



3 December 2017

Press Release

Council's Pre-Auction Statement on Temple Works throws down the gauntlet to any would-be buyer

Leeds City Council has published a statement in advance of the sale by auction this Thursday of the site known as Temple Works.

This document highlights the significant historical importance of the site, likely limits on how the site might be reconfigured and how it might be used, and the legal powers at Leeds City Council's disposal, in particular to ensure that urgent repair works are carried out.

Leeds Civic Trust Director Martin Hamilton says "The statement put out by Leeds City Council may be bland, but the message to would be purchasers is clear: Don't even consider bidding for the property unless you have deep pockets and are prepared to do things by the book."

Martin Hamilton adds "In addition to any purchase price, experts think that around £2 million would need to be spent quickly to stabilise the buildings, and upwards of £20 million for its refurbishment."

"Significantly, the Council states that it has not used its enforcement powers yet, but reserves the right to do so. This looks like an indication that the Council recognises the poor state of repair of the buildings and plans to move quickly post purchase to ensure that urgent works are carried out."

ENDS

Notes to Editors

The document provides detailed background and context for the site, which will be sold on Thursday at auction with no reserve.

Leeds Civic Trust Leeds Heritage and Design Centre 17-19 Wharf Street Leeds LS2 8EQ
T: (0113) 243 9594 F: (0113) 24 8355 E: office@leedscivictrust.org.uk W: www.leedscivictrust.org.uk

1) Historical Status

- Temple Mill is a Grade I listed building, as one of the top 2.5% of listed buildings which is of national importance
- Gate Lodge – a Grade 2* listed building

Both buildings are on Historic England's Heritage at Risk register

2) Potential for future development

In terms of the potential for future development of the site, the overarching Core Strategy, requires that applications for listed buildings/in conservation areas:

- Demonstrate a full understanding of these historic buildings
- Consider known or potential archeological remains
- Include heritage statements as part of any planning application

Enabling developments outside of the immediate vicinity of these historic buildings may be allowed (e.g. developments which may cross-subsidise development on-site) – but only in tandem with refurbishment and repair of the existing buildings

3) Potential uses

In terms of a use for the site, the existing Holbeck, South Bank Supplementary Planning Document specifically suggests:

- Opportunities for creative use of the buildings subject to detailed condition assessments
- The opportunity for sensitive physical interventions to facilitate greater public access to the building, including new entrances and access to the roof

The emerging South Bank Leeds Regeneration Framework Supplementary Planning Document subject to public consultation until 20 December states that:

- The open floor plate of the former weaving shed should be preserved but limited or temporary sub-division may be allowed
- Potential uses might include leisure, creative, office and employment uses
- The Planning Authority will strongly resist any application to demolish the listed buildings

4) Legal Powers

- The Council has statutory powers to secure the preservation of listed buildings, allowing it to undertake urgent works to ensure that the building is preserved and does not deteriorate further. These costs would be recovered from the owner
- The Council can also serve a repairs notice requiring works to be undertaken to preserve the building – which could then lead to a compulsory purchase order
- Whilst the Council has not used its statutory enforcement powers thus far the document states that it reserves the right to do so

For further information please contact Martin Hamilton (07717 003685 or 0113 2439594)

The Council's Planning Position Statement can be found at:

<https://southbankleeds.co.uk/news/temple-works-planning-position-statement>

A link to the auction can be found at:

<http://www.pugh-auctions.com/Lot/Leeds/20171207/087>