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Survey of Listed Building Owners in Northern Ireland

May 2025

Cover Photo: Melanie and Martin Hamil, owners of the former Strangford Presbyterian Church



NICS
ECONOMIST PROFESSION

DfC Analytics Division

Contents

1. Introduction	4
1.1. Background	4
1.1.1. Strategic Investment Board 2020 report	4
1.1.2. Historic Environment Division.....	4
1.1.3. Heritage in Northern Ireland	4
1.1.4. Market Failure in Heritage	5
1.2. Study on Market Failure in the Heritage Sector in Northern Ireland	6
1.3. Survey of Listed Building Owners in Northern Ireland	6
2. Survey Methodology	7
2.1. Questionnaire Development	7
2.2. Data Collection	7
3. Your Ownership	8
3.1. Type of listed building	8
3.2. Listed building grade.....	8
3.3. Type of owner.....	9
3.4. Length of time owned	10
4. Attitudes to historic assets.....	11
4.1. Importance of your listed building	11
4.2. Importance of maintaining your listed building	11
4.3. Importance of overall historic environment.....	12
4.4. Advantages of owning a listed building	13
4.5. Disadvantages of owning a listed building	14
5. Repair and Maintenance	16
5.1. Condition of listed building	16
5.2. Frequency of repair and maintenance	17
5.3. Reasons for maintaining listed building	18
5.4. Obstacles preventing maintenance.....	18
5.5. Assistance to encourage maintenance	19
5.6. Impact of climate change	21
5.7. Finding professional advice, contractors, and materials	22
5.8. Funding	23
6. Changes to your listed building	24
6.1. Listed building consent	24
6.2. Applying for Listed Building Consent	24
6.3. Evaluation of applying for Listed Building Consent	25
7. Engagement with the Department	27
7.1. Support from the Department	27
7.2. Information and Listed Building report	27
8. Summary	28
Appendix A	32

1. Introduction

1.1. Background

1.1.1. Strategic Investment Board 2020 report

The Strategic Investment Board (SIB) was engaged by the Historic Environment Division (HED) in 2020 to undertake a strategic review of the need for government intervention to support heritage in Northern Ireland, with a particular focus on the financial subvention provided by HED through the Historic Environment Fund (HEF). Detailing the findings of the review, SIB produced the report 'Strategic Review of State Subvention and Support for Heritage in Northern Ireland'.

The review found that while there is a wealth of evidence to demonstrate that heritage has a critical role to play for cultural, economic and social wellbeing, the historic environment in Northern Ireland is increasingly at risk of loss due to a lack of requisite protection works. SIB concluded that there is evidence that market failure in heritage exists in Northern Ireland, however, they could not find evidence regarding the precise nature and extent of this market failure and whether the private market does not sufficiently protect heritage because it is:

- Unaware of the importance of the historic environment; and/or
- Lacking suitably skilled conservation workers to undertake works; and/or
- Aware of the importance but unwilling to incur private financial loss for societal gain.

SIB recommended that a bank of pertinent evidence be gathered regarding the current historic landscape and challenges associated with the heritage sector in Northern Ireland.

1.1.2. Historic Environment Division

Department for Communities (DfC) has a statutory remit to compile and maintain a schedule of monuments and buildings which are deemed to be of special interest. Various pieces of legislation also ensure that consent is required before work can be undertaken to demolish, alter or extend scheduled monuments and listed buildings. In addition, councils must consult HED prior to determining an application for planning permission where the development proposal involves material alteration/demolition of a listed building, a historic monument or a historic park, garden or demesne, or impact to their setting.

SIB states that although HED has historically supported each category of intervention (education, advocacy, and capacity building; direct investment; transfer of assets; the 'carrot and stick' tools of financial and fiscal incentives, and regulation and enforcement), the primary focus of HED's resources has historically related to regulation, through maintenance of protected lists and schedules, and distribution of grant assistance, and to a lesser extent advice and enforcement.

SIB informs that the annual budget for HED is approximately £8m per annum, representing less than 0.1% of the total annual budget of DfC. They also report that statutory obligations which fall to HED can be in opposition, with the need to protect state care monuments potentially directly conflicting with the need to provide public access to those monuments.

1.1.3. Heritage in Northern Ireland

Heritage can be understood in a number of ways. The United Nations Scientific Organisation (UNESCO) identifies two categories, natural and cultural:

- Natural heritage refers to natural features, geological and physiographical formations and delineated areas that constitute the habitat of threatened species of animals and plants and natural sites of value from the point of view of science, conservation or natural beauty¹.
- Meanwhile, cultural heritage includes artefacts, monuments, buildings and sites that have a diversity of values including symbolic, historic, artistic, aesthetic, ethnological or anthropological, scientific and social significance. It includes both tangible heritage (movable, immobile and underwater) and intangible cultural heritage embedded into cultural, and natural heritage artefacts, sites or monuments².

While there may be intangible associations with historic buildings and places, the focus of HED is on Northern Ireland's fixed tangible cultural and natural heritage.

As of 31 March 2023, the Northern Ireland historic environment included the following statutorily designated heritage assets:

- 186 monuments in state care
- 2,035 scheduled historic monuments
- 9,072 listed buildings
- 60 conservation areas
- 4 protected wrecks

A number of assets were recorded as being at risk of loss. This included listed buildings and unlisted buildings of significance and scheduled historic monuments. On 31 March 2023, there were 1,037 buildings or monuments recorded on the Heritage at Risk register for Northern Ireland (HARNI).

SIB discloses that the number of structures at risk as recorded on the HARNI register has been steadily increasing, with condition surveys completed by HED showing a clear decline in condition of listed buildings between 2005 and 2013 despite the issuance of grant aid of £23.6m across the same period. Similarly, SIB state that a 2007 condition survey indicated an overall demise in the condition of historic monuments, with only a small proportion (6.9%) being in a 'complete' condition. The condition survey of listed buildings in 2013 estimated that 30.8% of all listed buildings in Northern Ireland were at some form of risk. An update to that research has been completed in parallel to this work.

1.1.4. Market Failure in Heritage

SIB (2020) notes that in economics, heritage can be seen as a cultural capital asset, which can give rise to both economic and cultural value simultaneously, contributing to the production of further cultural goods and services, job creation and wellbeing of local communities. Cultural value is multi-dimensional and can be reflected in a number of different dimensions including aesthetic, historic, symbolic, spiritual, social, authenticity and/or scientific values.

Linked to this, heritage delivers a range of tangible and intangible economic and social benefits beyond the market values derived by asset owners. There is evidence that the protection of the historic environment delivers a range of wider benefits including:

¹ [Natural heritage | UNESCO UIS](#)

² [Cultural heritage | UNESCO UIS](#)

- Promotion of tourism
- Regeneration and breathing new life into culturally important old buildings
- Valuing authenticity
- Creating cities, towns and villages with unique character to attract outside investment
- Social cohesion and volunteering opportunities
- Improving health and wellbeing, and
- Contributing to addressing shortages in the housing stock.

SIB concludes that it is evident that market failure exists with respect to the protection and preservation of the historic environment in Northern Ireland, as some owners or custodians of heritage assets do not conserve the historic environment to a level that is optimal to society. They explain that the private market (whether individuals or companies) will only invest in a project if the private returns outweigh the private costs. Therefore, since use values represent only a portion of the wider economic benefits derived from the historic environment, a market failure exists whereby heritage is undervalued by the private market.

1.2. Study on Market Failure in the Heritage Sector in Northern Ireland

In response to the recommendations in the SIB (2020) report 'Strategic Review of State Subvention and Support for Heritage in Northern Ireland', HED commissioned Analytics Division to undertake a study on market failure in the heritage sector in Northern Ireland. This study is comprised of four individual reports: a literature review, survey of listed building owners, survey of scheduled monument owners, and a market failure analysis of the heritage sector in Northern Ireland. All four reports are published on the DfC website.

1.3. Survey of Listed Building Owners in Northern Ireland

To build the evidence base on market failure in the heritage sector in Northern Ireland, Analytics Division and HED carried out surveys of owners of listed buildings and scheduled historic monuments. The surveys gathered evidence of the nature and extent of market failures.

This report summarises the findings of the survey of listed buildings owners in Northern Ireland. A separate report provides the findings of the survey of scheduled monument owners.

Please note that quoted figures in the report may not sum to the figures displayed in any corresponding charts due to rounding.

2. Survey Methodology

A survey to gather information on the issues faced by owners of listed buildings as they manage, maintain, or enhance their buildings was launched by the Department for Communities on the 30 March and closed on the 22 May 2023. The aim of this survey was to help the Department understand the overall issues that listed building owners face and help develop and refine the support that is offered.

2.1. Questionnaire Development

The questionnaire was developed by representatives from Analytics Division and HED, following review of the findings of a literature review, in order to gather evidence of market failure in Northern Ireland.

2.2. Data Collection

The survey was published on the NI Direct consultations webpage ([NI Direct - Citizen Space](#)) and publicised via the Department's Twitter feed. Letters were issued to the addresses of listed buildings to encourage owners to take part in the survey, in total 8000 letters were issued. This report provides an overview of the responses provided. Note that letters were issued only to listed buildings that were considered to be habitable rather than to the complete set of buildings which includes for example post boxes, bridges, railings etc.

A total of 623 respondents completed the online questionnaire and a further one respondent completed a paper-based questionnaire resulting in a response rate of 9%. Note that approximately 1,000 letters (12.5%) were returned as undeliverable with reasons given such as 'address inaccessible', 'address incomplete' and 'no such address'.

The base numbers shown in the tables throughout the report may vary as all respondents did not provide a response to every question.

Note that certain responses to questions 23, 26 and 37 were adjusted in order to match the routing of related questions.

In addition to the completed surveys, 56 listed building owners/occupiers contacted HED via email and letter providing valuable additional feedback.

3. Your Ownership

3.1. Type of listed building

The majority of respondents to the survey owned a residence (house/flat) (72%), whilst a tenth (10%) of responses related to a church. One in every twenty respondents (5%) owned a shop or office building. Some of the other types of listed buildings owned by respondents included a public house, castle, masonic hall, observatory, convent, gate lodge, a bridge and a courthouse.

The table below provides a breakdown by type of all the listed buildings in Northern Ireland. The sample of listed buildings surveyed is broadly representative of the overall population however the proportion of residences in the sample (72%) is higher in comparison to the overall population (55%). Note that caution should be used when comparing the breakdown of the sample surveyed to the overall set of listed buildings as type of building recorded by respondents may depend on current rather than previous use.

Table 1. Type of listed buildings

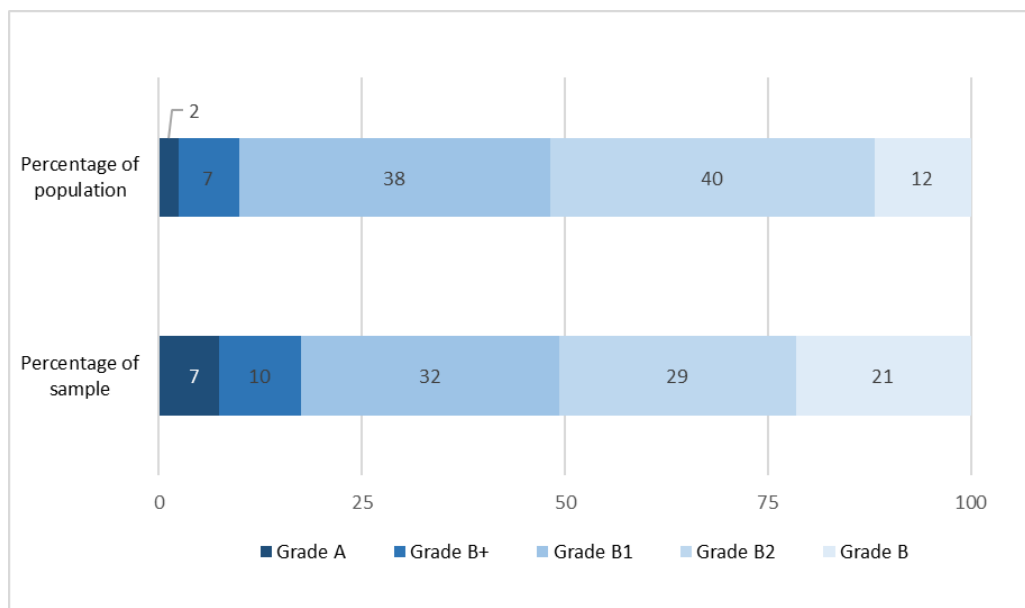
	Percentage of sample	Percentage of population
Residence (house/flat)	72	55
Church	10	12
Shop/Office building	5	12
Outbuilding (barn, gates, curtilage structure)	2	6
Community Hall (inc church hall)	1	2
School	1	3
Industrial building (mill, factory, etc)	1	3
Arts Venue (theatre, cinema etc)	0	1
Public Building (town hall, etc)	0	4
Defence building (hangar, listening station, barracks etc)	0	0
Other	6	4
Base	606	8000

3.2. Listed building grade

Around one in every fourteen respondents (7%) said their listed building was grade A, whilst around one in every ten said they owned a grade B+ listed building. Just under one third of respondents reported that their listed building was either grade B1 (32%) or B2 (29%), whilst just over a fifth of respondents (21%) said their listed building was grade B. Note that 163 respondents did not know the grade of their listed building.

The chart below provides a breakdown by grade of the sample of listed buildings and also of all the listed buildings in Northern Ireland. The sample of listed buildings surveyed is broadly representative of the overall population, however, the proportion of grade B2 buildings is lower in the sample (29%) than the population (40%), whilst the proportion of grade B buildings is higher in the sample (21%) compared to the overall population (12%).

Figure 1. Listed building grade



Sample base = 456

Population base = 8,000

Note - 163 respondents reported 'Don't know'

3.3. Type of owner

Private owners made up the majority of respondents to the survey (81%), whilst a tenth said that they were a church organisation (10%). The remaining owner types included social enterprise, charity, or non-governmental organisations (6%), public owners (3%), and developers (1%).

Table 2: Type of owner

	%
Private Owner	81
Church	10
Social Enterprise, charity or Non-Governmental Organisation	6
Public Owner i.e. government, public authority or arm's length body	3
Developer	1

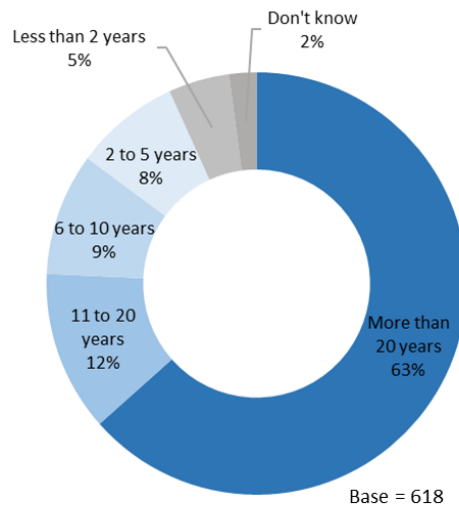
Base = 618

3.4. Length of time owned

The majority of respondents had owned their listed building more than 20 years (63%), whilst around a tenth of respondents said that they had owned their building either between 11 to 20 years (12%), 6 to 10 years (9%) or 2 to 5 years (8%). One in every twenty respondents (5%) owned their listed building less than 2 years.

Just under two-thirds of respondents (65%) reported that their property was listed when they acquired it whilst around one quarter of respondents (26%) said that it was not listed.

Figure 2. Length of time owned



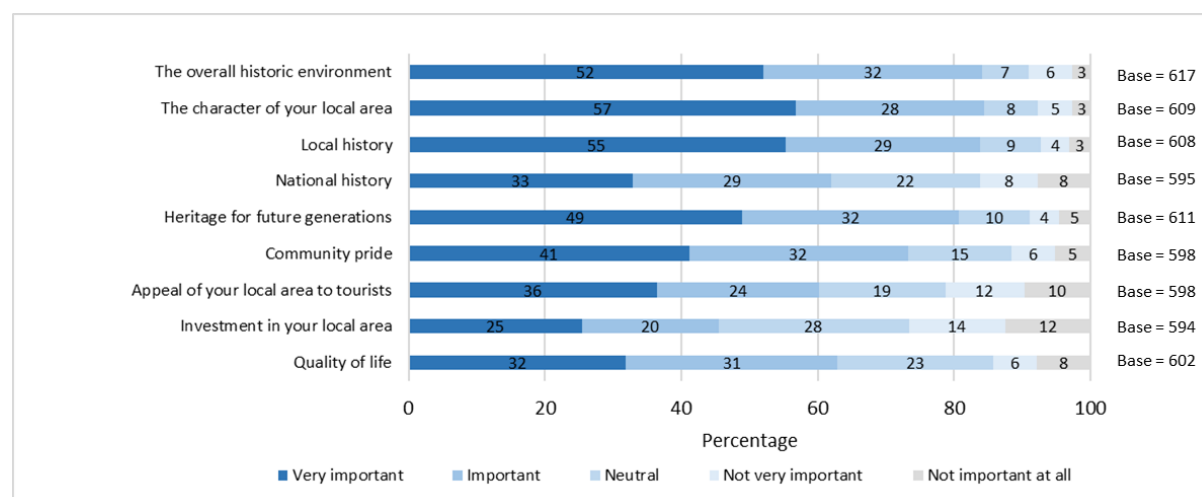
4. Attitudes to historic assets

4.1. Importance of your listed building

More than four-fifths of respondents thought that the listed building they owned or were responsible for was either very important or important in terms of the overall historic environment (84%), the character of their local area (84%), local history (84%) or heritage for future generations (81%). Just under three-quarters (73%) thought their building was either very important or important in terms of community pride, whilst three-fifths thought their building was important for quality of life (63%), national history (62%) or appeal of their local area to tourists (60%).

Over a quarter of respondents (27%) thought their building was not very important or not important at all in terms of investment in their local area whilst one fifth thought that it was not important in terms of appeal of their local area to tourists (21%). Lower proportions of respondents who owned or were responsible for a grade B2 listed building reported that their listed building was very important or important in terms of the categories listed in comparison to other grades.

Figure 3. Importance of your listed building



4.2. Importance of maintaining your listed building

Around seven in every ten respondents (71%) thought it was very important to maintain the listed building they owned or were responsible for, whilst over a fifth (22%) thought that it was important. Only three per cent of respondents thought that it was not very important or not important at all.

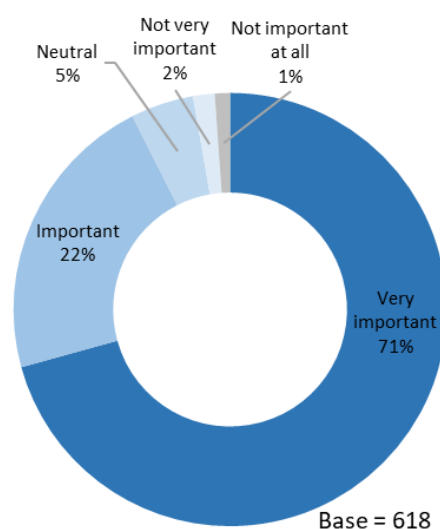
All developers (4 respondents) thought it was either very important or important to maintain their listed building. Over nine in every ten private owners (461 respondents), churches (58 respondents), social enterprise, charity or non-governmental organisations (32 respondents) and public owners (15 respondents) also thought this was the case.

All respondents who owned a public building (3 respondents) or arts venue (3 respondents) thought it was very important to maintain their listed building. In comparison, around nine-tenths of those who owned a residence (402 respondents), church (58 respondents), shop/office (27 respondents), community hall (8 respondents), industrial building (6 respondents), school (6 respondents) or other type of listed building (37 respondents) thought

that maintaining their listed building was either very important or important. Four-fifths of those who owned an outbuilding (8 respondents) also thought this was the case.

For each grade of building, around nine or more in every ten respondents thought that it was very important or important to maintain their listed building. Around three-quarters or more of those with a grade A, B+ or B1 listed building thought it was very important.

Figure 4. Importance of maintaining listed building



4.3. Importance of overall historic environment

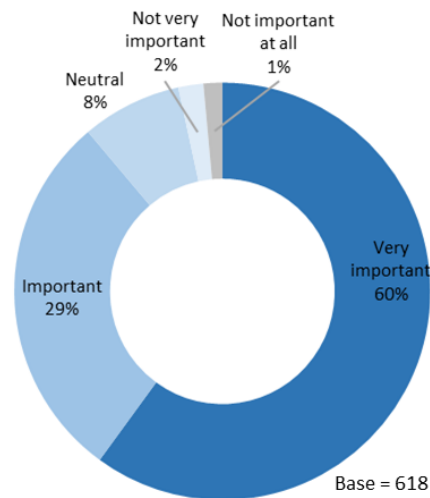
When asked about the importance of the overall historic environment in general, six in every ten respondents (60%) said they considered the overall historic environment very important whilst just under three-tenths (29%) thought that it was important. Only three per cent of respondents considered the overall historic environment not very important or not important at all.

Of those who considered the overall historic environment very important or important, just over nine in every ten respondents (91%) thought that the listed building they owned or were responsible for was important or very important in terms of the overall historic environment.

All developers (4 respondents) considered the overall historic environment to be either very important or important, whilst more than nine in every ten public owners (15 respondents), church organisations (59 respondents) and social enterprise, charity or non-governmental organisations (31 respondents) thought this was the case. Less than nine-tenths of private owners (438 respondents) thought the overall historic environment was either very important or important.

All respondents who owned a public building (3 respondents) or arts venue (3 respondents) thought the overall historic environment was either very important or important. Around nine in every ten respondents who owned a church (58 respondents), residence (385 respondents), a community hall (8 respondents), an industrial building (6 respondents) or other type of listed building (35 respondents) also thought that this was the case. Four-fifths of respondents who owned an outbuilding (8 respondents) or a shop/office building (24 respondents) thought the historic environment very important or important, whilst seven in every ten respondents who owned a school (5 respondents) thought the same.

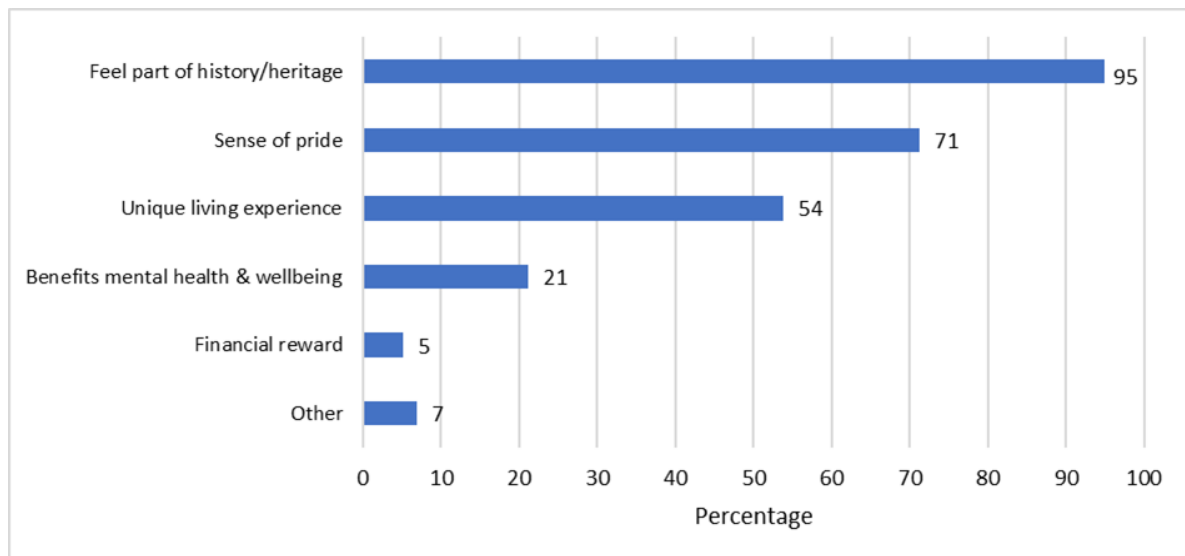
Figure 5. Importance of overall historic environment



4.4. Advantages of owning a listed building

Just over half of respondents (52%) said that there were advantages in owning a listed building. Of these respondents, over nine in every ten (95%) said that by owning a listed building they felt part of history/heritage whilst around seven in every ten (71%) said it gave them a sense of pride. Over half of respondents (54%) said their listed building provided a unique living experience and around one fifth (21%) said it benefited their mental health and wellbeing. Just one in every twenty respondents (5%) reported that financial reward was an advantage to owning a listed building.

Figure 6. Advantages to owning a listed building



Base = 316

Some of the other advantages noted in respondents' comments included:

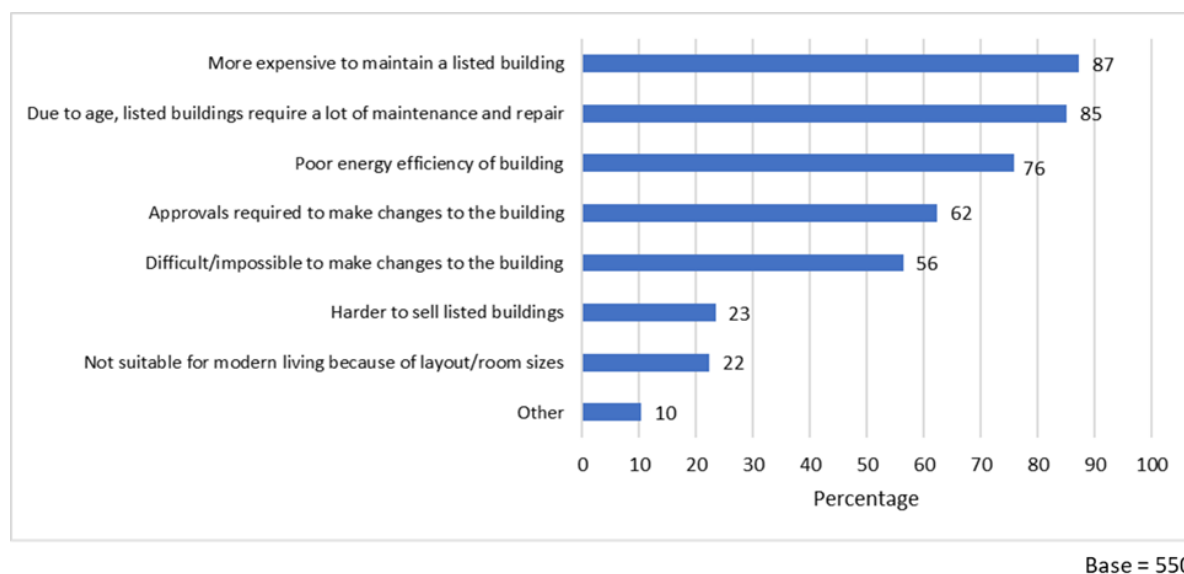
- Preserving heritage for the future generations (8 comments)
- Protection from development (8 comments)
- Preservation of original and attractive features (7 comments)
- Helps preserve the character of the area (7 comments)
- Enjoyable to live in a listed building (5 comments)
- Fosters a sense of community and engagement with heritage (3 comments)
- Rates relief when unoccupied (2 comments)
- Visitor attraction (2 comments)

4.5. Disadvantages of owning a listed building

Over nine in every ten respondents (91%) said that there were disadvantages in owning a listed building. Of these respondents, just under nine in every ten respondents reported that it was more expensive to maintain a listed building (87%) or that due to age, listed buildings require a lot of maintenance and repair (85%). Around three-quarters of respondents (76%) said that poor energy efficiency was a disadvantage whilst around three-fifths said disadvantages included approvals being required to make changes to the building (62%) or that it was difficult/impossible to make changes to the building (56%).

Around a fifth of respondents thought that listed buildings were harder to sell (23%) or that they were not suitable for modern living due to layout/room sizes (22%).

Figure 7. Disadvantages to owning a listed building



Some of the other disadvantages noted in respondents' comments included:

- Restrictions on renovations (24 comments)
 - Restrictions on windows (8 comments)
- Lack of financial support for repairs and maintenance (20 comments)
- Increased cost of insurance (14 comments)
- Difficult to find specialist workmen using traditional methods (7 comments)
- Lack of support (8 comments)
- Lack of Insulation/energy efficiency (6 comments)
- No tax relief on renovation or repairs (4 comments)

- Expensive to maintain and repair (4 comments)
- Problems with neighbours (3 comments)
- Buildings cannot easily be repurposed (3 comments)
- Issues with planning decisions in immediate area (3 comments)
- Anxiety (2 comments)
- Height of the building an issue when carrying out work (1 comment)

5. Repair and Maintenance

5.1. Condition of listed building

For the purposes of the survey, the condition of listed buildings was defined as follows:

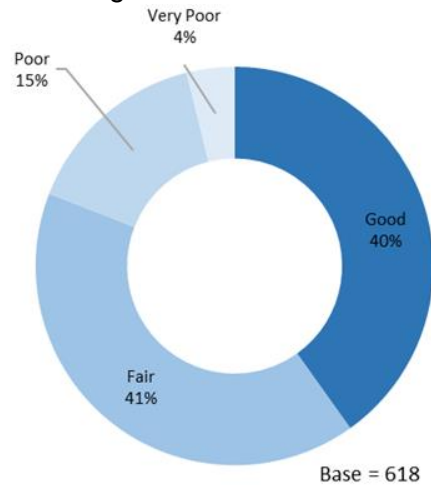
- Good: Structurally sound, weather-tight and with no significant repairs needed.
- Fair: Structurally sound but in need of repair (e.g. some window frames decayed, gutters blocked, pointing partly eroded); needing rehabilitation to meet current standards.
- Poor: Some structural issues evident. Roof in poor repair. Fabric generally deteriorating (e.g. leaking roof, deteriorating masonry, all gutters badly defective, window frames decayed, pointing eroded). Partial fire damage; rot outbreaks; severely damp; un-modernised.
- Very Poor: Not weatherproof, roofless, or roof severely damaged; windows broken. Structurally unstable: foundations shifting, walls bulging, joists rotten etc. Badly penetrated by wet/dry rot and/or rising damp; major fire damage; uninhabitable and wholly un-modernised.

Around four in every ten respondents said their listed building was either in good condition (40%) or in fair condition (41%). Just under one in every seven respondents (15%) said their listed building was in poor condition, whilst only four per cent of respondents considered their listed building to be in very poor condition.

Just over four-fifths of private owners (406 respondents), church organisations (51 respondents), or public owners (13 respondents) said their listed building was in either good or fair condition. Around three-quarters of respondents who are developers (3 respondents) or a social enterprise, charity or non-governmental organisation (25 respondents) said the same about the condition of their building.

All owners of an industrial building (7 respondents) said their building was either in good or fair condition, whilst over four-fifths of those owning a community hall (8 respondents), a shop/office (25 respondents), a church (52 respondents) or a residence (359 respondents) said this was the case. Around seven in every ten who owned an arts venue (2 respondents), school (5 respondents) or other type of listed building (25 respondents) said the condition of their building was either good or fair whilst three-fifths of outbuilding owners (6 respondents) said the same. All respondents who owned a defence building (2 respondents) and two-thirds of public buildings owners (2 respondents) said their building was in either poor or very poor condition.

Figure 8. Condition of listed building

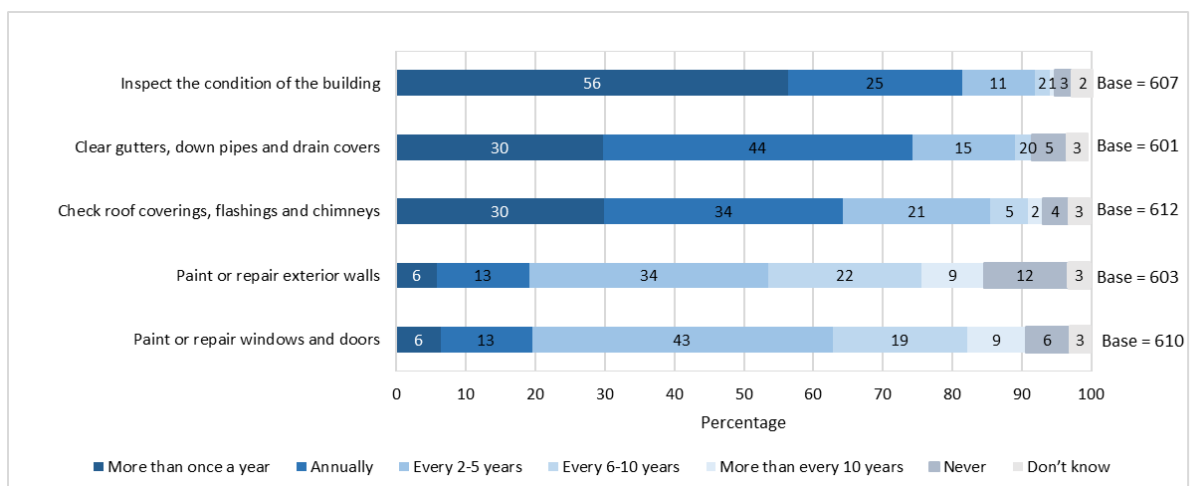


5.2. Frequency of repair and maintenance

With regards to caring for their listed building, over half of respondents (56%) inspected the condition of their property more than once a year, whilst a quarter (25%) inspected the condition annually. Between six and seven in every ten respondents cleared gutters, down pipes and drain covers (74%) or checked roof coverings, flashings and chimneys (64%) at least once every year whilst between five and six in every ten respondents painted or repaired windows and doors (63%) or painted or repaired exterior walls (53%) at least once every five years.

Three per cent of respondents said they never inspected the condition of their property whilst around one in every twenty respondents said they never painted or repaired windows and doors (6%), cleared gutters, down pipes and drain covers (5%) or checked roof coverings, flashings and chimneys (4%).

Figure 9. Frequency of repairs and maintenance

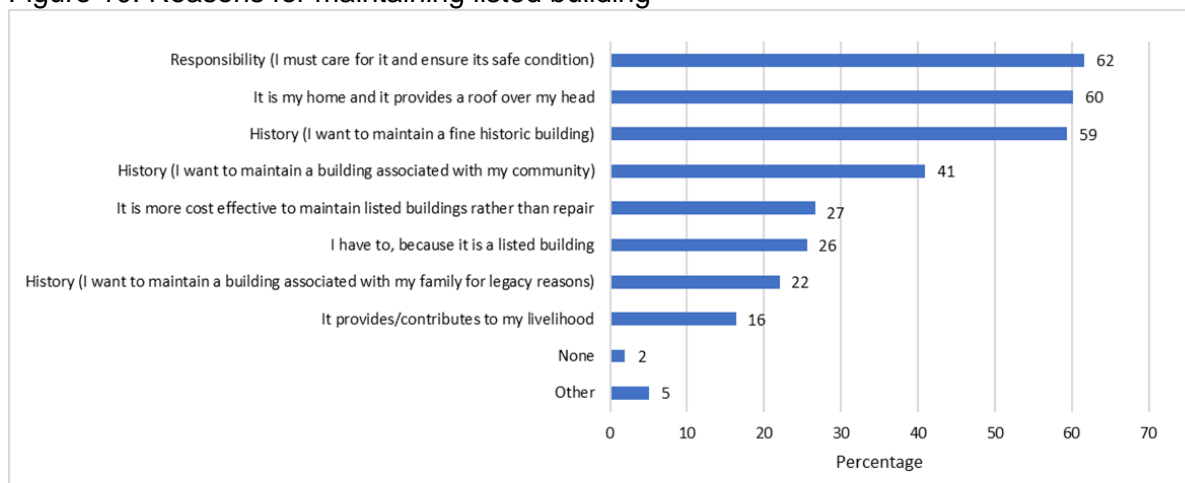


5.3. Reasons for maintaining listed building

Around three-fifths of respondents said reasons that motivate them to maintain their property included 'Responsibility (I must care for it and ensure its safe condition)' (62%), 'It's my home and provides a roof over my head' (60%) and 'History (I want to maintain a fine historic building)' (59%), whilst just over two-fifths (41%) said they were motivated by 'History (I want to maintain a building associated with my community)'.

Around a quarter of respondents said 'It is more cost effective to maintain listed buildings rather than repair' (27%) and 'I have to because it's a listed building' (26%). Only two per cent of respondents said they were not motivated to maintain their property.

Figure 10. Reasons for maintaining listed building



Base = 618

Other reasons for maintaining as noted in respondents' comments included:

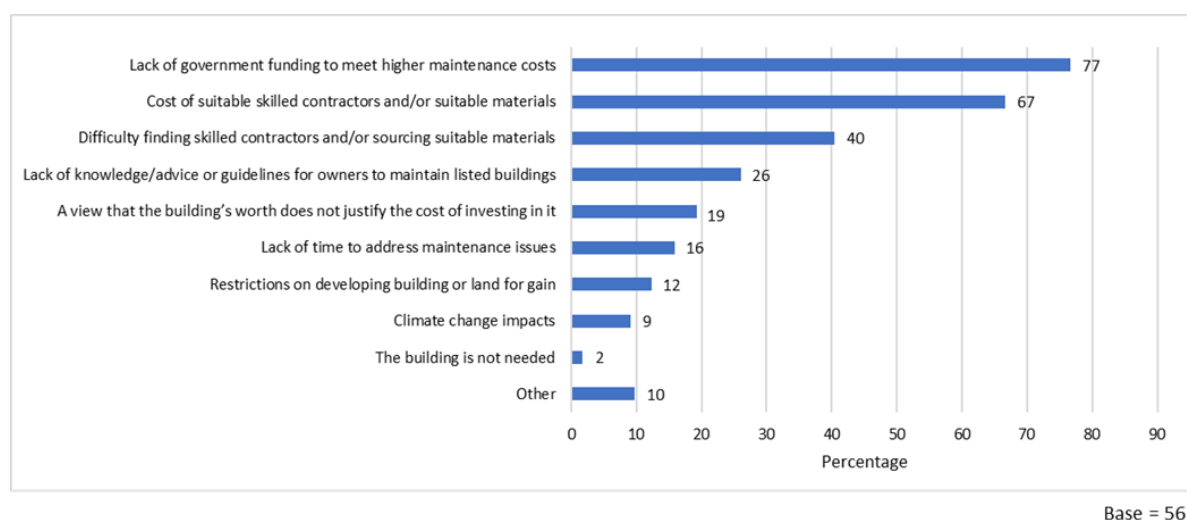
- Pride and love of property (12 comments)
- Important to maintain for the community (9 comments)
- Maintain for future generations/family (5 comments)
- Sustainability (2 comments)
- Adds to character of the area (2 comments)
- Health and safety (1 comment)
- Statutory obligation (1 comment)
- Having it appeal to prospective buyers (1 comment)

5.4. Obstacles preventing maintenance

The two most cited factors preventing respondents from maintaining their listed building were related to the costs involved. Over three-quarters of respondents (77%) said that lack of government funding to meet higher maintenance costs was a factor preventing them from maintaining their listed building, whilst two-thirds (67%) stated that the cost of suitable skilled contractors and/or materials was a factor.

Two-fifths of respondents (40%) said they had difficulty finding skilled contractors and/or sourcing suitable materials, whilst around a quarter of respondents (26%) said that lack of knowledge, advice or guidelines prevented them maintaining their listed building. Around a fifth of respondents (19%) thought the buildings worth did not justify the cost of investing in it.

Figure 11. Obstacles to maintaining building



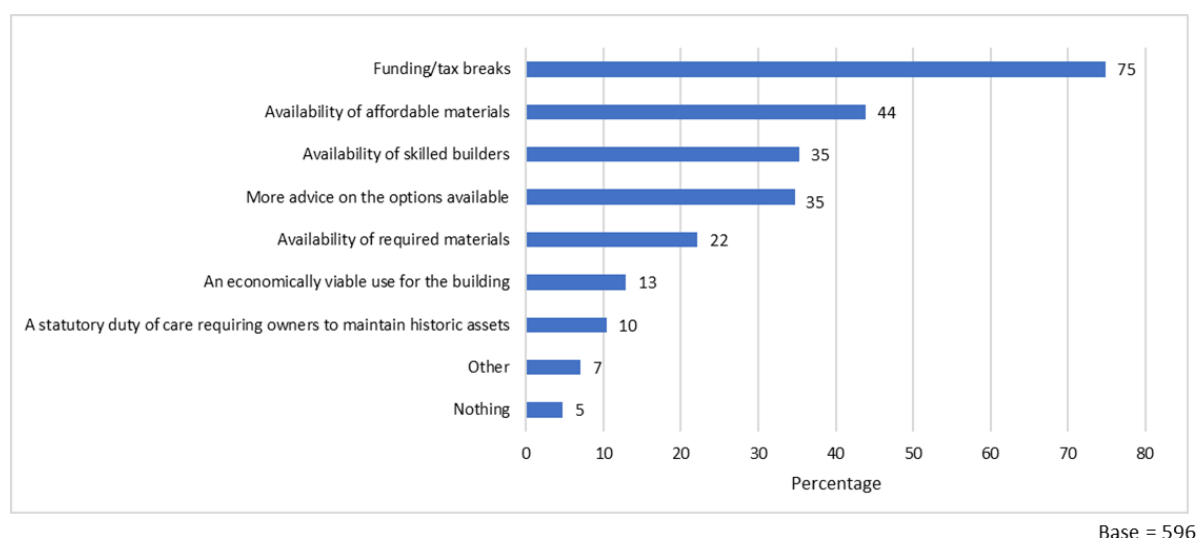
Other factors preventing maintenance as noted in respondents' comments included:

- Lack of funding or financial constraints (42 comments)
- Restrictions on renovations (23 comments)
 - Restrictions on windows (11 comments)
 - Restrictions and difficulties improving energy efficiency of building (2 comments)
 - Time frame restrictions on grant access for thatch roofs (2 comments)
- Paying VAT on repairs (7 comments)
- Lack of support (7 comments)
- Waiting on planning approval to make required changes (4 comments)
- Landlord not carrying out repairs (3 comments)
- Lack of maintenance of neighbouring properties (3 comments)
- Length of time to get planning permission/building control permission (2 comments)
- Height of building an issue for maintenance (1 comment)
- No factors preventing maintenance (7 comments)

5.5. Assistance to encourage maintenance

The majority of respondents (75%) said funding/tax breaks would encourage them to carry out outstanding repairs, whilst three to four in every ten respondents said that availability of affordable materials (44%), availability of skilled builders (35%) and more advice on the options available (35%) would encourage them. One tenth of respondents (10%) said that a statutory duty of care requiring owners to maintain historic assets would encourage them to carry out repairs and one in every twenty respondents (5%) said that nothing would encourage them.

Figure 12. Assistance to manage repairs



'Other' reasons that would encourage respondents to carry out repairs as noted in respondents' comments included:

- Grants for repairs (22 comments)
- Having less restrictions and more flexibility (14 comments)
 - Using more energy efficient and suitable building materials (5 comments)
 - More cooperative attitude and flexibility from HED (2 comments)
 - Setting the time frame for grant use to a more sensible time of year (1 comment)
- More support and expert advice (7 comments)
- Availability of skilled thatcher's (3 comments)
- Heritage skills training (2 comments)
- Help with the rates/VAT (2 comments)
- Issues in neighbouring building need to be fixed (1 comment)
- Recognition of historical importance of building (1 comment)
- Accelerated planning process (1 comment)
- Officials who process requests in a timely manner (1 comment)

One respondent noted that the listing status complicates and slows the process of repairs.

Points raised where 'nothing' would encourage respondents to carry out repairs included:

- High costs and requests for funding and support (19 comments)
- No outstanding repairs at the moment (15 comments)
- Too costly for repairs (6 comments)
- Not responsible for the repairs (6 comments)
- Don't need encouragement to carry out repairs (2 comments)

Two respondents noted difficulty finding a painter, in one case for Georgian style windows and associated time-consuming work and in another case for painting the bargeboards of the listed building due to height. Another respondent said that the implications of applying for Listed Building consent puts owners off making the application and those who do make the application are penalised. One respondent said they had significant concern for the future as builders and craftsmen with the necessary skills were disappearing and it was also more difficult now to get materials.

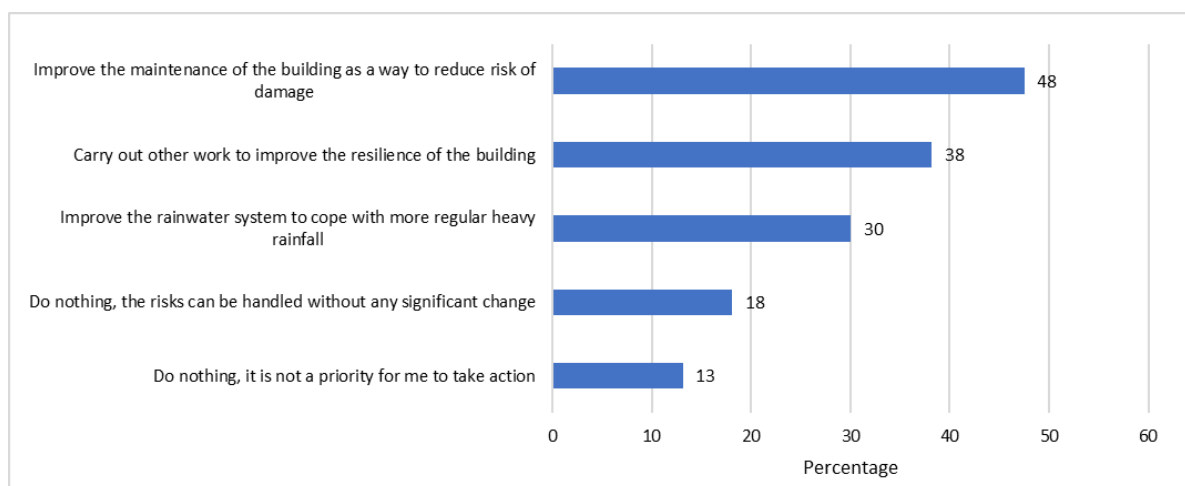
5.6. Impact of climate change

Over half of respondents (56%) said that they had considered the risks faced by their building due to climate change.

Of these respondents, just under half of respondents (48%) said that they intended to improve the maintenance of their building to reduce risk of damage, whilst around two-fifths (38%) said they intended to carry out other work to improve the resilience of the building. Three in every ten respondents (30%) said they intended to improve the rainwater system to cope with more regular heavy rainfall.

One to two in every ten respondents said that they would 'Do nothing, the risks can be handled without any significant change' (18%) or 'Do nothing, it is not a priority for me to take action' (13%).

Figure 13. Reducing risks due to climate change



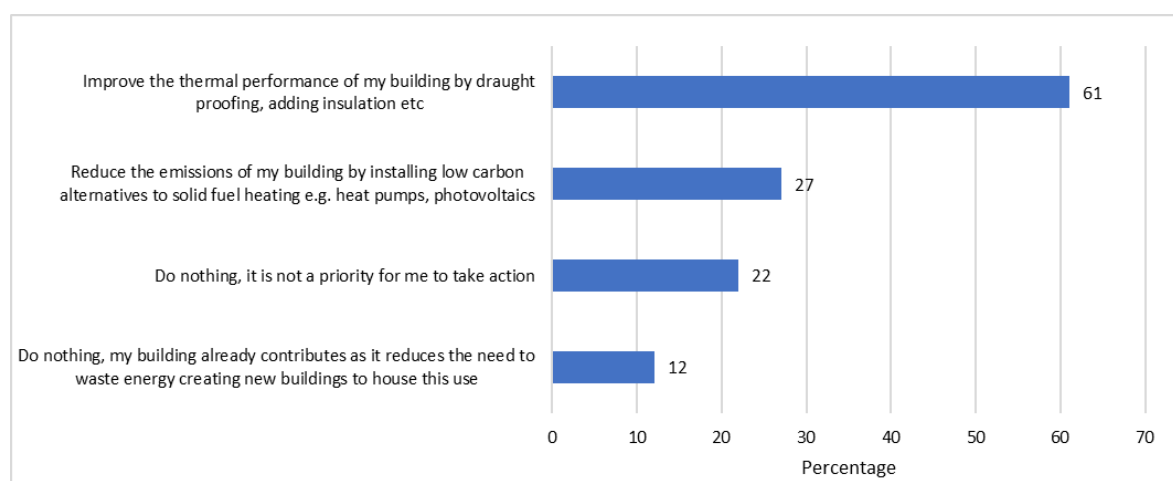
Base = 343

Almost two-thirds of respondents (65%) said that they had considered the climate impact of their building's energy efficiency and emissions.

Of these respondents, three-fifths (61%) said that they intended to improve the thermal performance of their building by draught proofing, adding insulation etc. whilst just under three in every ten respondents (27%) said that they intended to reduce the emissions of their building by installing low carbon alternatives to solid fuel heating, e.g. heat pumps, photovoltaics.

Just over a fifth of respondents (22%) said that they intended to 'Do nothing, it is not a priority for me to take action' and just over a tenth said they intended to 'Do nothing, my building already contributes as it reduces the need to waste energy creating new buildings to house this use'.

Figure 14. Reducing climate impact on energy efficiency



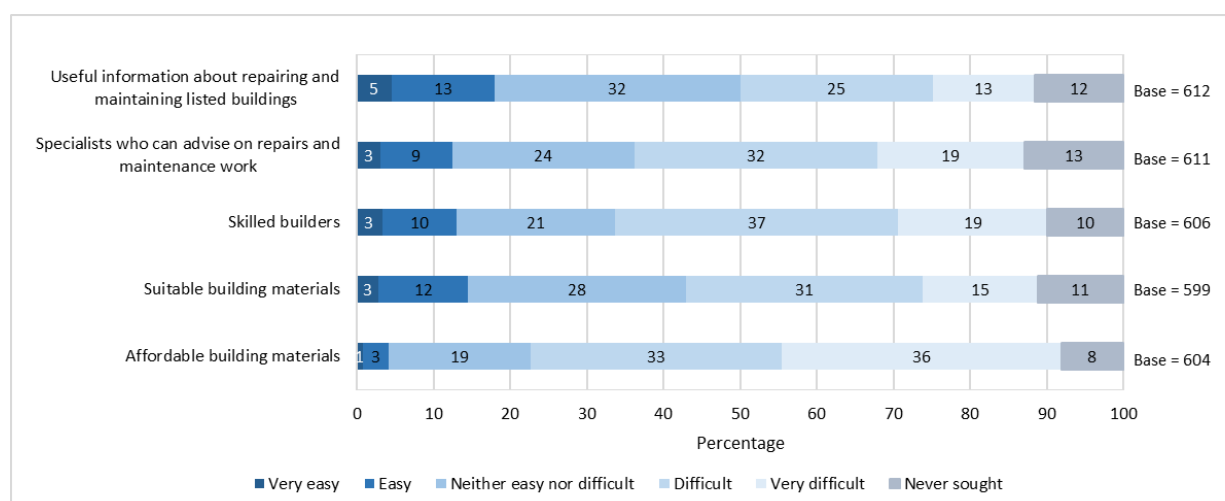
Base = 373

5.7. Finding professional advice, contractors, and materials

Around seven in every ten respondents (69%) said it was difficult or very difficult to find affordable buildings materials when they were undertaking or planning repairs, whilst just under a half of respondents (46%) said they found it difficult or very difficult to find suitable building materials. Over a half of respondents said it was difficult or very difficult to either find skilled builders (56%) or specialists who can advise on repairs and maintenance work (51%), whilst just under two-fifths of respondents had difficulty finding useful information about repairing or maintaining listed buildings (38%).

Around one in every ten respondents had never sought suitable or affordable building materials, skilled builders, specialists or information about repairing and maintaining listed buildings.

Figure 15. Ease of finding professional advice, contractors, and materials

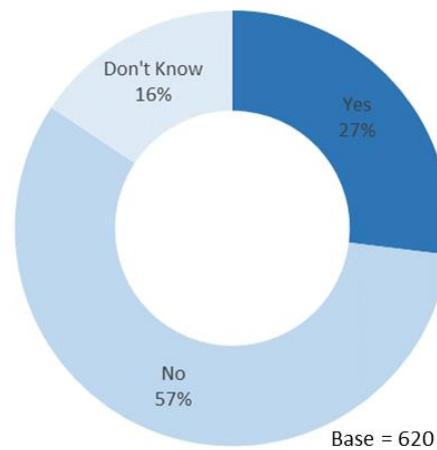


5.8. Funding

Just over a quarter of respondents (27%) said that they had received grant aid from the Department (or predecessors) to repair or maintain their listed building, whilst almost three in every five (57%) had not.

Of those respondents who had received funding, over three-quarters of respondents (78%) said they received grant aid more than five years ago, whilst less than one in every ten respondents said they received grant aid either in the last year (7%), one to two years ago (7%) or three to four years ago (8%).

Figure 16. Received funding from the Department

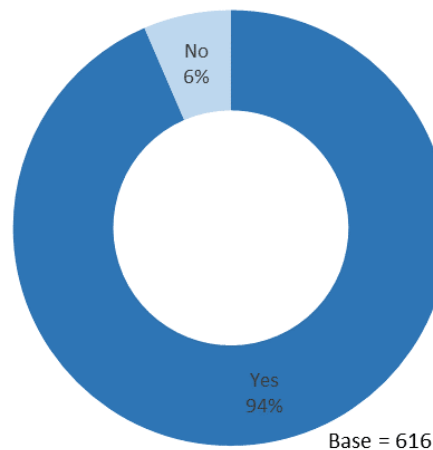


6. Changes to your listed building

6.1. Listed building consent

The vast majority of respondents (94%) were aware that changes that alter the character of a listed building require Listed Building Consent, however, around one in every twenty respondents (6%) were not.

Figure 17. Aware of Listed Building Consent

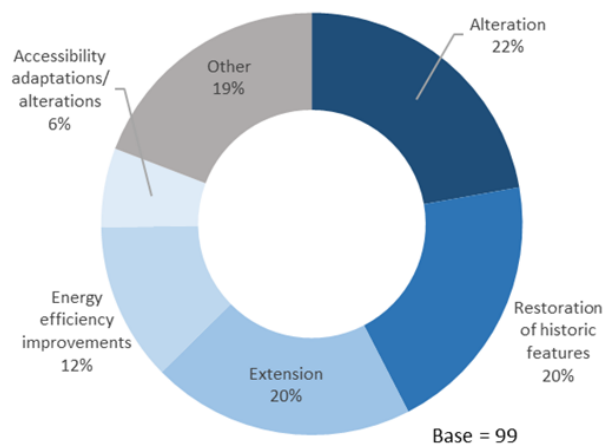


6.2. Applying for Listed Building Consent

Around one in every six respondents (17%) said they had applied for listed building consent in the past five years, whilst just under four-fifths (77%) said that they had not.

Of those who had applied for consent, around a fifth said that they had applied for an alteration (22%), restoration of historic features (20%), an extension (20%) or 'other' type of work (19%). Around one in every eight respondents (12%) had applied for energy efficiency improvements.

Figure 18. Type of work applied for



Other types of work applied for included repair to a thatch roof, replacing windows, ground works, insulation, installation of new telephone line, change of use of building, rebuilding a chimney, replacing gutters, renovation of an outhouse, repair to a boundary wall and sash window repair.

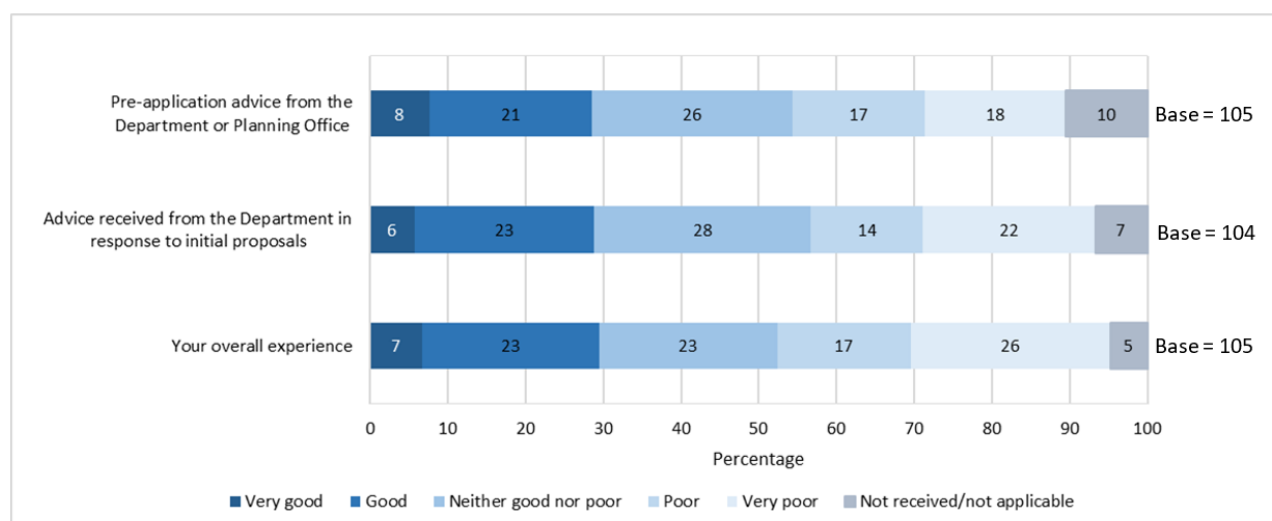
When applying for listed building consent in the past five years just under two-thirds of respondents (65%) employed an agent with experience of working with listed buildings and, of these respondents around three-quarters employed an agent with a formal conservation qualification.

Four-fifths of respondents (80%) said that their most recent application for listed building consent was approved.

6.3. Evaluation of applying for Listed Building Consent

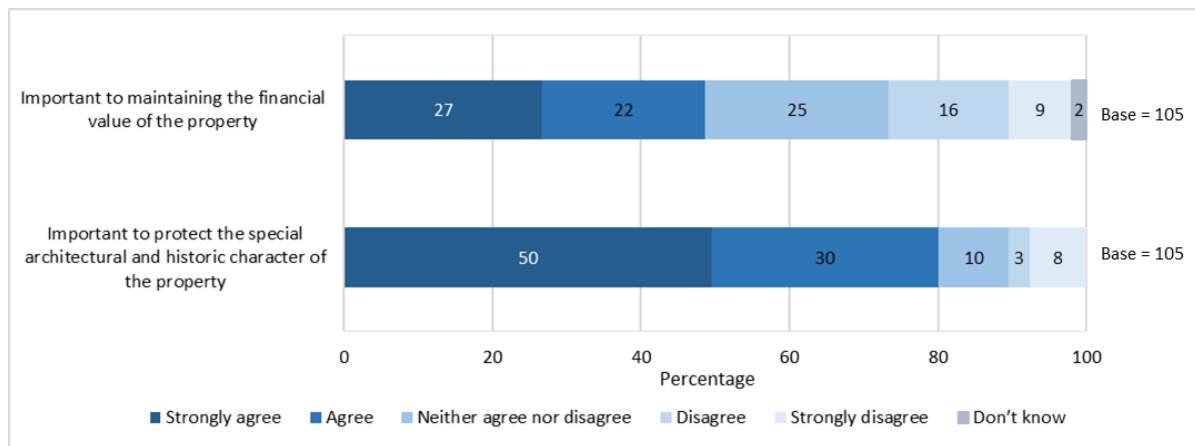
Of those who had applied for listed building consent in the past five years around three in every ten respondents rated the pre-application advice from the Department or planning office (29%), the advice received from the Department in response to initial proposals (29%) or their overall experience of applying for listed building consent (30%) as good or very good. However, higher proportions of respondents (around three to four in every ten) rated each of the categories as poor or very poor.

Figure 19. Advice received from Department



Four-fifths of respondents (80%) who had applied for listed building consent in the past five years agreed or strongly agreed that the requirement to obtain listed building consent was important to protect the special architectural and historic character of the property, whilst around a half (49%) agreed or strongly agreed that it was important for maintaining the financial value of the property.

Figure 20. Importance of listed building consent



7. Engagement with the Department

7.1. Support from the Department

Just over half of respondents (53%) said they had met or talked to a representative of the Department regarding their listed building. Almost seven in every ten respondents (69%) said that they did not feel that the Department supports the interests of listed building owners within government.

7.2. Information and Listed Building report

Over half of respondents (54%) said that they were not aware of the information that the Department publishes on its website on listed buildings and over six in every ten respondents (62%) said that they were not aware that the Department publishes its listing reports on its website. Of those who are aware that the Department publishes its listing reports on its website, just under three-quarters of respondents (72%) had read the report on their own listed building.

8. Summary

Your ownership

The majority of respondents owned a residence (house/flat) (72%), whilst a tenth (10%) of responses related to a church and one in every twenty respondents (5%) owned a shop or office building. Over a fifth of respondents reported that their listed building was either grade B1 (23%) or B2 (21%). One in every twenty respondents (5%) said their listed building was grade A.

Private owners made up the majority of respondents to the survey (81%), whilst a tenth said that they were a church organisation (10%). The remaining owner types included social enterprise, charity, or non-governmental organisations (6%), public owners (3%), and developers (1%).

The majority of respondents had owned their listed building more than 20 years (63%), whilst around a tenth of respondents said that they had owned their building either between 11 to 20 years (12%), 6 to 10 years (9%) or 2 to 5 years (8%). Just under two-thirds of respondents (65%) reported that their property was listed when they acquired it whilst around one quarter of respondents (26%) said that it was not listed.

Attitudes to historic assets

More than four-fifths of respondents thought that the listed building they owned or were responsible for was either very important or important in terms of the overall historic environment (84%), the character of their local area (84%), local history (84%) or heritage for future generations (81%). Just under three-quarters (73%) thought their building was either very important or important in terms of community pride, whilst three-fifths thought their building was important for quality of life (63%), national history (62%) or appeal of their local area to tourists (60%).

Around seven in every ten respondents (71%) thought it was very important to maintain the listed building they owned or were responsible for, whilst over a fifth (22%) thought that it was important. Only three per cent of respondents thought that it was not very important or not important at all.

When asked about the importance of the overall historic environment in general, six in every ten respondents (60%) said they considered the overall historic environment very important and just under three-tenths (29%) thought that was important. Only three per cent of respondents considered the overall historic environment not important at all.

Advantages and Disadvantages of owning a listed building

Just over half of respondents (52%) said that there were advantages in owning a listed building, whilst over nine in every ten respondents (91%) said that there were disadvantages.

Of those respondents who said there were advantages, over nine in every ten (95%) said that by owning a listed building they felt part of history/heritage, whilst around seven in every ten (71%) said it gave them a sense of pride. Over half of respondents (54%) said their listed building provided a unique living experience and around one fifth (21%) said it benefited their mental health and wellbeing. Just one in every twenty respondents (5%) reported that financial reward was an advantage to owning a listed building.

In comparison, of those respondents who said there were disadvantages, just under nine in every ten respondents reported that it was more expensive to maintain a listed building (87%) or that due to age, listed buildings require a lot of maintenance and repair (85%). Around three-

quarters of respondents (76%) said that poor energy efficiency was a disadvantage, whilst around three-fifths said disadvantages included approvals being required to make changes to the building (62%) or that it was difficult/impossible to make changes to the building (56%).

Repair and maintenance

Around four in every ten respondents said their listed building was either in good condition (40%) or in fair condition (41%). Just under one in every seven respondents (15%) said their listed building was in poor condition whilst only four per cent of respondents considered their listed building to be in very poor condition.

With regards to caring for their listed building, over half of respondents (56%) inspected the condition of their property more than once a year, whilst a quarter (25%) inspected the condition annually. Between six and seven in every ten respondents cleared gutters, down pipes and drain covers (74%) or checked roof coverings, flashings and chimneys (64%) at least once every year whilst between five and six in every ten respondents painted or repaired windows and doors (63%) or painted or repaired exterior walls (53%) at least once every five years.

Three per cent of respondents said they never inspected the condition of their property.

Around three-fifths of respondents said reasons that motivate them to maintain their property included 'Responsibility (I must care for it and ensure its safe condition)' (62%), 'It's my home and provides a roof over my head' (60%) and 'History (I want to maintain a fine historic building)' (59%). Only two per cent of respondents said they were not motivated to maintain their property.

Obstacles and assistance

The two most cited factors preventing respondents from maintaining their listed building were related to the costs involved. Over three-quarters of respondents (77%) said that lack of government funding to meet higher maintenance costs was a factor preventing them from maintaining their listed building, whilst two-thirds (67%) stated that the cost of suitable skilled contractors and/or materials was a factor.

Two-fifths of respondents (40%) said they had difficulty finding skilled contractors and/or sourcing suitable materials, whilst around a quarter of respondents (26%) said that lack of knowledge, advice or guidelines prevented them maintaining their listed building. Around a fifth of respondents (19%) thought the buildings worth did not justify the cost of investing in it.

The majority of respondents (75%) said funding/tax breaks would encourage them to carry out outstanding repairs, whilst three to four in every ten respondents said that availability of affordable materials (44%), availability of skilled builders (35%) and more advice on the options available (35%) would encourage them. One tenth of respondents (10%) said that a statutory duty of care requiring owners to maintain historic assets would encourage them to carry out repairs and one in every twenty respondents (5%) said that nothing would encourage them.

Climate change

Over half of respondents (56%) said that they had considered the risks faced by their building due to climate change. Of these respondents, just under half of respondents (48%) said that they intended to improve the maintenance of their building to reduce risk of damage, whilst around two-fifths (38%) said they intended to carry out other work to improve the resilience of the building. Three in every ten respondents (30%) said they intended to improve the rainwater system to cope with more regular heavy rainfall.

Almost two-thirds of respondents (65%) said that they had considered the climate impact of their building's energy efficiency and emissions. Of these respondents, three-fifths (61%) said that they intended to improve the thermal performance of their building by draught proofing, adding insulation etc. whilst just under three in every ten respondents (27%) said that they intended to reduce the emissions of their building by installing low carbon alternatives to solid fuel heating e.g. heat pumps, photovoltaics.

Finding professional advice, contractors, and materials

Around seven in every ten respondents (69%) said it was difficult or very difficult to find affordable buildings materials when they were undertaking or planning repairs. It is worth noting, however, that the survey of owners took place during a period of construction inflation.

Just under a half of respondents (46%) said they found it difficult or very difficult to find suitable building materials and over a half of respondents said it was difficult or very difficult to either find skilled builders (56%) or specialists who can advise on repairs and maintenance work (51%). Just under two-fifths of respondents had difficulty finding useful information about repairing or maintaining listed buildings (38%).

Funding

Over one quarter of respondents (27%) said that they had received grant aid to repair or maintain their listed building whilst one in every six respondents (16%) said that they didn't know if they had ever received grant aid.

Changes to your listed building

Around one in every twenty respondents (6%) were not aware that changes that alter the character of a listed building require Listed Building Consent. Around one in every six respondents (17%) said they had applied for listed building consent in the past five years whilst just under four-fifths (77%) said that they had not.

Applying for Listed Building Consent

Of those who had applied for consent in the past five years, around a fifth said that they had applied for an alteration (22%), restoration of historic features (20%), an extension (20%) or 'other' type of work (19%). Around one in every eight respondents (12%) had applied for energy efficiency improvements. Four-fifths of respondents (80%) said that their most recent application for listed building consent was approved.

When applying for consent, just under two-thirds of respondents (65%) employed an agent with experience of working with listed buildings and of these respondents around three-quarters employed an agent with a formal conservation qualification.

Of those who had applied for consent, around three in every ten respondents rated the pre-application advice from the Department or planning office (29%), the advice received from the Department in response to initial proposals (29%) or their overall experience of applying for listed building consent (30%) as good or very good. Around three to four in every ten respondents rated each of the categories as poor or very poor.

Four-fifths of respondents (80%) who had applied for listed building consent in the past five years agreed or strongly agreed that the requirement to obtain listed building consent was important to protect the special architectural and historic character of the property whilst around a half (49%) agreed or strongly agreed that it was important for maintaining the financial value of the property.

Engagement with the Department

Just over half of respondents (53%) said they had met or talked to a representative of the Department regarding their listed building. Almost seven in every ten respondents (69%) said that they did not feel that the Department supports the interests of listed building owners within government.

Over half of respondents (54%) said that they were not aware of the information that the Department publishes on its website on listed buildings and over six in every ten respondents (62%) said that they were not aware that the Department publishes its listing reports on its website. Of those who are aware of this information, just under three-quarters of respondents (72%) had read the report on their own building.

Appendix A

Listed Buildings Questionnaire

Overview

Dear owner, we would like to know a little more about the issues that you are facing as you manage, maintain, and develop the listed building at this address. This will help us to understand the overall issues that listed building owners face and help us develop and refine the support we offer.

You should note that any individual responses will not be published and a summary report will only reflect the opinions received in general terms. If you want to know how your information will be used you can view our privacy notice at [Supplementary Privacy Notices of DfC Business Areas | Department for Communities \(communities-ni.gov.uk\)](#).

Section 1 - Your ownership

1 How long have you/your organisation owned this listed building?

Please select only one item

- ☐ Less than 2 years
- ☐ 2 to 5 years
- ☐ 6 to 10 years
- ☐ 11 to 20 years
- ☐ More than 20 years
- ☐ Don't know

2 What type of listed building does your response relate to?

Please select only one item

- ☐ Residence (house/flat)
- ☐ Outbuilding (barn, gates, curtilage structure)
- ☐ Shop/Office building
- ☐ Public Building (town hall, etc)
- ☐ Church
- ☐ Community Hall (inc church hall)
- ☐ Industrial building (mill, factory, etc)
- ☐ Defence building (hangar, listening station, barracks etc)
- ☐ Prison
- ☐ School
- ☐ Arts Venue (theatre, cinema etc)
- ☐ Folly/Memorial (garden building, dovecote, war memorial, milestone, statue etc)

☐ Other

If Other, please specify below:

3 Was your property listed when you/your organisation acquired it?

Please select only one item

☐ Yes

☐ No

☐ Don't know

4 What type of owner are you?

Please select only one item

☐ Private Owner

☐ Developer

☐ Public Owner i.e. government, public authority or arm's length body

☐ Social Enterprise, charity or Non-Governmental Organisation

☐ Church

5 What grade is your listed building?

Please select only one item

☐ Grade A

☐ Grade B+

☐ Grade B (most grade B's have been sorted into either B1 or B2)

☐ Grade B1

☐ Grade B2

☐ Don't Know

Section 2 – Views of your listed building

6 Do you think there are any advantages in owning a listed building?

Please select only one item

- ☐ Yes (continue to Q7)
- ☐ No (skip to Q8)

Section 2 - Advantages

7 What do you think the advantages are? Please select all that apply.

Please select all that apply

- ☐ Unique living experience
- ☐ Feel part of history/heritage
- ☐ Financial reward
- ☐ Benefits mental health & wellbeing
- ☐ Sense of pride
- ☐ Other

If Other, please specify below:

Section 2 - Views of your listed building cont'd

8 Do you think there are any disadvantages in owning a listed building?

Please select only one item

- ☐ Yes (continue to Q9)
- ☐ No (skip to Q10)

Section 2 - Disadvantages

9 What do you think the disadvantages are? Please select all that apply.

Please select all that apply

- ☐ Difficult/impossible to make changes to the building
- ☐ Approvals required to make changes to the building
- ☐ Due to age, listed buildings require a lot of maintenance and repair
- ☐ More expensive to maintain a listed building
- ☐ Harder to sell listed buildings
- ☐ Not suitable for modern living because of layout/room sizes
- ☐ Poor energy efficiency of building
- ☐ Other

If Other, please specify below:

Section2 - Views of your listed building cont'd

10 To what extent do you consider it important for you to maintain the listed building you own/are responsible for?

Please select only one item

- ☐ Very important
- ☐ Important
- ☐ Neutral
- ☐ Not very important
- ☐ Not important at all

11 How important do you think the listed building you own or are responsible for is in terms of the following?

	Very important	Important	Neutral	Not very important	Not important at all
The overall historic environment <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The character of your local area <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local history <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National history <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heritage for future generations <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community pride <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal of your local area to tourists <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Investment in your local area <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quality of life <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12 To what extent do you consider the overall historic environment important?

Please select only one item

- ☐ Very important
- ☐ Important
- ☐ Neutral
- ☐ Not very important
- ☐ Not important at all

Section 3 - The Condition of your building

13 What condition would you say that your listed building is in?

Please select only one item

- ☐ Good: Structurally sound, weather-tight and with no significant repairs needed.
- ☐ Fair: Structurally sound but in need of repair (e.g. some window frames decayed, gutters blocked, pointing partly eroded); needing rehabilitation to meet current standards.
- ☐ Poor: Some structural issues evident. Roof in poor repair. Fabric generally deteriorating (e.g. leaking roof, deteriorating masonry, all gutters badly defective, window frames decayed, pointing eroded). Partial fire damage; rot outbreaks; severely damp; un-modernised.
- ☐ Very Poor Not weatherproof: roofless, or roof severely damaged; windows broken. Structurally unstable: foundations shifting, walls bulging, joists rotten etc. Badly penetrated by wet/dry rot and/or rising damp; major fire damage; uninhabitable and wholly un-modernised

14 Are there any factors preventing you from maintaining the building you own in a good condition?

Please select all that apply

- ☐ Lack of time to address maintenance issues
- ☐ Lack of knowledge/advice or guidelines for owners to maintain listed buildings
- ☐ Difficulty finding skilled contractors and/or sourcing suitable materials
- ☐ Cost of suitable skilled contractors and/or suitable materials
- ☐ Lack of government funding to meet higher maintenance costs (eg. use of traditional materials)
- ☐ A view that the building's worth does not justify the cost of investing in it
- ☐ Restrictions on developing building or land for gain
- ☐ The building is not needed
- ☐ Climate change impacts
- ☐ Other

If Other, please specify below:

15 What motivates you to maintain your property? Please select all that apply.

Please select all that apply

- ☐ It is my home and it provides a roof over my head
- ☐ It provides/contributes to my livelihood
- ☐ Responsibility (I must care for it and ensure its safe condition)
- ☐ History (I want to maintain a fine historic building)
- ☐ History (I want to maintain a building associated with my family for legacy reasons)
- ☐ History (I want to maintain a building associated with my community)
- ☐ It is more cost effective to maintain listed buildings rather than repair
- ☐ I have to, because it is a listed building
- ☐ Other

☐ None

If Other, please specify below:

16 What would encourage you to carry out outstanding repairs?

Please select all that apply

- ☐ Nothing
- ☐ An economically viable use for the building
- ☐ Funding/tax breaks
- ☐ A statutory duty of care requiring owners to maintain historic assets
- ☐ Availability of skilled builders
- ☐ Availability of required materials
- ☐ Availability of affordable materials
- ☐ More advice on the options available
- ☐ Other

If Nothing, please explain why:

If Other, please specify below:

Section 3 - The Condition of your building - climate change risks

17 Have you considered the risks faced by your building due to climate change? E.g. dealing with heavier prolonged rainfall, hotter summers, increased fungal growth, insect infestation.

Please select only one item

- ☐ Yes (continue to Q18)
- ☐ No (skip to Q19)

Section 3 - The Condition of your building - climate change risks cont'd

18 Do you intend to:

Please select all that apply

- ☐ Do nothing, it is not a priority for me to take action
- ☐ Do nothing, the risks can be handled without any significant change

- ☐ Improve the maintenance of the building as a way to reduce risk of damage
- ☐ Improve the rainwater system to cope with more regular heavy rainfall
- ☐ Carry out other work to improve the resilience of the building

Section 3 - The Condition of your building - energy efficiency

19 Have you considered the climate impact of your building's energy efficiency and emissions?

Please select only one item

- ☐ Yes (continue to Q20)
- ☐ No (skip to Q21)

Section 3 - The Condition of your building - energy efficiency cont'd

20 Do you intend to:

Please select all that apply

- ☐ Do nothing, it is not a priority for me to take action
- ☐ Do nothing, my building already contributes as it reduces the need to waste energy creating new buildings to house this use
- ☐ Improve the thermal performance of my building by draught proofing, adding insulation etc
- ☐ Reduce the emissions of my building by installing low carbon alternatives to solid fuel heating e.g. heat pumps, photovoltaics

Section 3 - The Condition of your building - repairs

21 Thinking about repairs and maintenance to your property, how often do you or your organisation:

	More than once a year	Annually	Every 2-5 years	Every 6-10 years	More than every 10 years	Never	Don't know
Inspect the condition of the building <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clear gutters, down pipes and drain covers <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Check roof coverings, flashings and chimneys <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paint or repair exterior walls <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paint or repair windows and doors <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☐ Not applicable to my property because it is a memorial, gate etc.

22 Thinking about repairs you have undertaken in the past or are in the process of planning how easy or difficult was it to find:

	Very Easy	Easy	Neither easy nor difficult	Difficult	Very difficult
Useful information about repairing and maintaining listed buildings <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Specialists who can advise on repairs and maintenance work <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Skilled builders <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suitable building materials <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable building materials <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

23 Has your listed building ever received grant aid from the Department (or our predecessors DoE, NIEA, Department of Finance) to repair or maintain your listed building?

Please select only one item

- ☐ Yes (continue to Q24)
- ☐ No (skip to Q25)
- ☐ Don't know (skip to Q25)

Section 3 - The Condition of your building - grant aid

24 When was grant aid received?

Please select only one item

- ☐ In the last year
- ☐ 1-2 years ago
- ☐ 3-4 years ago
- ☐ More than 5 years ago

Section 4 - Changes to your listed building

25 Are you aware that changes that alter the character of a listed building require Listed Building Consent from your local planning office?

Please select only one item

- ☐ Yes
- ☐ No

26 In the past 5 years have you applied for listed building consent?

Please select only one item

- ☐ Yes (continue to Q27)
- ☐ No (skip to Q33)
- ☐ Don't know (skip to Q33)

Section 4 - Changes to your listed building cont'd

27 What types of work were you applying for?

Please select only one item

- ☐ Alteration
- ☐ Extension
- ☐ Restoration of historic features
- ☐ Accessibility adaptations/alterations

- ☐ Energy efficiency improvements
- ☐ Other

If Other, please specify below:

28 How would you rate the following?

	Very good	Good	Neither good nor poor	Poor	Very poor
Pre-application advice from the Department or Planning Office <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Advice received from the Department in response to initial proposals <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Your overall experience <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

29 To what extent do you agree or disagree with the following statements. The requirement to obtain listed building consent is:

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Important to maintaining the financial value of the property <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Important to protect the special architectural and historic character of the property <i>Please select only one item</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

30 Was your most recent application approved?

Please select only one item

- ☐ Yes
- ☐ No

31 So thinking of your most recent application, did you employ an agent with experience of working with listed buildings?

Please select only one item

☐ Yes (continue to Q32)

☐ No (skip to Q33)

Section 4 - Changes to your listed building cont'd

32 Did the agent you employed have formal conservation qualification such as conservation accreditation from the RIBA, RICS, RIAI, RIAS, CIOB, CARE, AABC or CIAT?

Please select only one item

☐ Yes

☐ No

☐ Don't know

Section 5 - Engagement with the Department

33 Have you ever met or talked to a representative of the Department in regard to your listed building?

Please select only one item

☐ Yes

☐ No

34 Do you feel that the Department supports the interests of listed building owners within government?

Please select only one item

☐ Yes

☐ No

35 Are you aware of the information that the Department publishes on its website on listed buildings?

Please select only one item

☐ Yes

☐ No

36 Are you aware that the Department publishes its listing reports on its website?

Please select only one item

☐ Yes (continue to Q37)

☐ No (End of survey)

Section 5 - Engagement with Department cont'd

37 Have you ever read the report on your listed building?

Please select only one item

☐ Yes

☐ No

Almost done...

Information provided by respondents will be held and used for the purposes of the administration of this current exercise and subsequently disposed of in accordance with the provisions of the Data Protection Act 2018 and General Data Protection Regulation.

Thank you very much for taking time to complete this survey.