



**Buildings at Risk Register (BARR):  
Survey of A-listed entries in Scotland  
2013**

**February 2013**

## At A Glance

1. 8.0% of A-listed entries are at risk (and are included on the Buildings At Risk Register) in 2013, compared to 8.2% in 2011 and 8.7% in 2009. This means that 262 A-listed entries are assessed as at risk out of the 3,264 A-listed entries in the survey scope and assessed.
2. Of the 277 A-listed entries on the BARR in 2009, 78 have been removed as they are no longer considered to be at risk. Over this period 63 A-list entries have been added to the BARR.
3. At risk levels are higher in rural areas than in urban areas. 5.4% (113) of A-listed buildings in urban areas and small towns are on the BARR, compared to 12.4% (149) in rural and remote areas.
4. 69% (168) of A-listed entries on the BARR are assessed as being at minimal, low or moderate risk; 23% (57) are assessed as being at high risk; and 8% (19) at critical risk. An entry need not be in a ruinous condition to be at critical risk. A properly maintained building in a ruinous condition need not be at high or critical risk if it is deemed that it is stable and unlikely to experience rapid deterioration. Rural and remote areas have above average proportions of A-listed buildings at high or critical risk.
5. 33% (81) of A-listed entries on the BARR are assessed as being in good or fair condition; 52% (127) are in a poor or very poor condition and 15% (36) are in a ruinous condition. Rural and remote areas have above average proportions of properties in a very poor or ruinous condition.
6. Nine out of ten A-listed entries on BARR are vacant.

## Introduction

1. The Buildings at Risk Register (BARR) for Scotland highlights properties of architectural or historic merit throughout the country that are considered to be at risk or under threat. To be at risk, a building does not necessarily need to be in a poor condition, it may simply be standing empty with no clear future use. Many buildings at risk are in this latter category. The BARR was established in 1990 and is managed by Historic Scotland (HS). The BARR can be consulted at <http://www.buildingsatrisk.org.uk>.
2. This report presents the findings from a rolling survey of Category A-listed buildings (buildings of national or international importance). It describes the profile of A-listed buildings at risk across Scotland and looks at trends between 2009 and 2013. The assessment of buildings at risk is based on a robust methodology. Details of the approach and the terms and definitions used in this report are explained in Annex 1.
3. The 2009 survey represented a complete survey of Scotland's A-listed buildings. The 2011 results represented a resurvey of one third of A-listed buildings. The 2013 results represent a resurvey of the remaining two thirds and a desk based reassessment of the buildings within the 2011 survey.

4. These data are used to populate the Scottish Government's National Performance Framework (Scotland Performs) Indicator 42 (Scotland's) Historic Sites. The measure of success is to *decrease the percentage of category A-listed buildings on the Buildings at Risk Register*. Scotland Performs can be consulted at <http://www.scotland.gov.uk/About/Performance/scotPerforms/indicator/historic>
5. 2013 is the third data point to be published on Scotland Performs. The second data point was published in 2011 and the first data point was published in 2009.

## Findings

### Number of A-listed entries on the BARR in Scotland

6. 8.0% of A-listed buildings are at risk (and are included on the BARR) in 2013, compared to 8.2% in 2011 and 8.7% in 2009 (Table 1). This means there has been a decrease of 0.2 percentage points in the performance between 2011 and 2013. This compares to a decrease of 0.5 percentage points in the performance between 2009 and 2011. The ongoing reduction in the number of A-listed buildings at risk is an encouraging story against the economic conditions of the intervening period.

**Table 1: Number of A-listed entries on the BARR in Scotland**

Survey scope	2009	2011	2013
Category A-listed entries	3,667	3,681	3,678
Scheduled monuments and listing entries (dual designation)	411	396	381
Category A-listed entries within survey scope	3,256	3,285	3,297
Category A-listed entries within scope and assessed	3,199 <sup>1</sup>	3,247 <sup>2</sup>	3,264 <sup>3</sup>
Number of A-listed entries assessed as being at risk and placed on the BARR	277	267	262
% of A-listed entries on the BARR	8.7%	8.2%	8.0%

### Scotland Performs

7. The agreed threshold for assessing recent change in performance against this National Indicator is +/- 0.3%. Any difference within 0.3 percentage points of the last data point suggests that the position is more likely to be maintaining than showing any change. The Scottish Government have therefore decided that the arrow on the Scotland Performs website should change from Performance Improving to **Performance Maintaining**. Over time it will become increasingly difficult to achieve a performance improving arrow. There is a core of 'hard to tackle' cases, which because of their unique circumstances are very challenging – and these are likely to remain on the BARR.

<sup>1</sup> 3,256 entries in scope less 57 where assessment by site visit was not achieved because owner denied access or building was not accessible.

<sup>2</sup> 3,285 entries in scope less 38 where assessment by site visit was not achieved because owner denied access or building was not accessible.

<sup>3</sup> 3,296 entries in scope less 33 where assessment by site visit was not achieved because owner denied access or building was not accessible.

## Change between 2009 and 2013

8. Of the 277 A-listed entries on the BARR in 2009, 199 remain at risk in 2013, 32 have been saved, in 8 cases the identified risk is no longer present so are no longer considered to be at risk, 26 are in the process of being restored, 1 has been demolished, 1 has been downgraded to a Category-B, 1 has been delisted, and 9 have been removed as a result of data cleaning. In total 78 no longer qualify for inclusion on the BARR.
9. Of the 58 which have been removed due to positive action (32 saved and 26 in the process of being restored), 33 are in urban areas, 19 are rural, 2 are in small towns, 2 are in rural settlements and 2 are in remote locations.
10. As a result of resurvey work an additional 63 A-listed entries have been added to the BARR. Of these, 4 are new Category-A list entries and a further 3 entries have been added as a result of data cleaning. At 2013 there are 262 A-listed entries on the BARR in Scotland.

## Location

11. Table 2 shows that the majority of A-listed entries are located in towns and cities. The survey found that at risk levels are lower in urban areas than in rural areas. The distribution of A-listed entries on the BARR is similar in 2009, 2011 and in 2013. Annex 1 outlines the location types used in the survey.

**Table 2: A-listed BARR entries by location**

	Urban Areas	Small Towns	Rural Settlements	Rural	Remote	Total
<b>A-List entries in survey scope</b>						
2009	1,801	229	186	969	14	3,199
2011	1,825	230	195	983	14	3,247
2013	1,832	229	200	991	12	3,264
<b>% of Total</b>						
2009	56.3%	7.2%	5.8%	30.3%	0.4%	100%
2011	56.2%	7.1%	6.0%	30.2%	0.4%	100%
2013	56.1%	7.0%	6.1%	30.4%	0.4%	100%
<b>A-List entries on BARR</b>						
2009	109	9	26	130	3	277
2011	108	7	26	123	3	267
2013	104	9	26	122	1	262
<b>% on BARR</b>						
2009	6.1%	3.9%	14.0%	13.4%	21.4%	8.7%
2011	5.9%	3.0%	13.3%	12.5%	21.4%	8.2%
2013	5.7%	3.9%	13.0%	12.3%	8.3%	8.0%

## Movement on and off the BARR by location

12. Table 3 shows the movement of A-listed buildings on and off the BARR between 2009 and 2013. Between 2009 and 2013 some 141 entries have either been added to or removed from the BARR. This activity has taken place across all locations with no significant differences apparent between urban and rural areas. The higher figure for remote areas is as a result of a small number of sites changing status within a very small group of buildings.

**Table 3: A-listed entries added to and removed from the BARR**

Location Type	Number of A-listed entries in survey scope	At Risk 2009: since removed	Not At Risk 2009: since added	Total	% changing status
Urban areas	1,832	39	34	73	4.0%
Small towns	229	4	4	8	3.5%
Rural settlements	200	4	4	8	3.5%
Rural	991	28	20	48	4.8%
Remote	12	3	1	4	33.3%
<b>Total</b>	<b>3,264</b>	<b>78<sup>4</sup></b>	<b>63<sup>5</sup></b>	<b>141</b>	<b>4.3%</b>

## Classifying risk and condition

13. Where it is appropriate, entries on the BARR are categorised by degree of risk and by condition. Where a list entry covers multiple buildings, not all of which are at risk, it is not appropriate to apply one measure of risk or condition to the whole entry. As such, 16 entries (2009) and 18 entries (2013) are excluded from the risk and condition figures in the following analysis. Annex 1 provides the risk and condition definitions used.

### Risk

14. The A-listed entries on the BARR are categorised into one of five risk categories. These are explained in Annex 1. An entry need not be in a ruinous condition to be at critical risk. Where the rate of deterioration is rapid, or other factors, such as the threat of demolition are present, the condition can be anything from poor to good.

15. In 2013 most entries are in the same category of risk as they were in 2011 and 2009. The small number of entries where risk has increased has been more than balanced by entries where full restoration, or some remedial action has been under taken. Additionally, the resurvey has given an opportunity to assess rate of deterioration. Where buildings have demonstrated greater than expected resilience at resurvey this has been recognised by a decrease in the risk level. Table 4 shows that overall a smaller proportion of A-list BARR entries are at high or critical risk in 2013 (31.1%), than in 2009 (42.5%).

<sup>4</sup> Total includes 10 removed as a result of data cleaning.

<sup>5</sup> Total includes 3 added as a result of data cleaning.

**Table 4: A-list BARR entries by category of risk**

Risk category	Number of A-listed entries on BARR			% of total		
	2009	2011	2013	2009	2011	2013
Minimal	5	3	1	1.9%	1.2%	0.4%
Low	64	71	78	24.5%	28.7%	32.0%
Moderate	81	75	89	31.0%	30.3%	36.4%
High	87	73	57	33.3%	29.6%	23.3%
Critical	24	25	19	9.2%	10.1%	7.8%
<b>Total</b>	<b>261<sup>6</sup></b>	<b>247<sup>7</sup></b>	<b>244<sup>8</sup></b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

## Risk and location

16. In 2013, 76 out of 3,264 (2.4%) A-listed entries are in a high or critical category of risk, compared to 111 out of 3,199 3.5% in 2009 (Table 5).
17. All location types have seen a decrease in the percentage of entries at high or critical risk. In all of the years measured/reported - 2013, 2011 and 2009 there are higher proportions of A-listed entries in a high or critical category of risk in rural areas than in urban areas or in small towns.

**Table 5: A-list buildings on BARR by risk and location**

Location type	All A-listed entries in survey scope			Number of A-listed entries in high or critical risk			% of A-listed entries in high or critical risk		
	2009	2011	2013	2009	2011	2013	2009	2011	2013
Urban	1,801	1825	1,832	35	30	27	1.9%	1.6%	1.5%
Small Town	229	230	229	5	3	2	2.2%	1.3%	0.9%
Rural Settlement	186	195	200	12	11	8	6.5%	5.6%	4.0%
Rural	969	983	991	57	53	39	5.9%	5.4%	3.9%
Remote	14	14	12	2	1	0	14.3%	7.1%	0.0%
<b>Total</b>	<b>3,199</b>	<b>3,247</b>	<b>3,264</b>	<b>111</b>	<b>98</b>	<b>76</b>	<b>3.5%</b>	<b>3.0%</b>	<b>2.3%</b>

## Condition

18. A-listed entries on the BARR are also categorised into one of five conditions. These are explained in Annex 1. A properly maintained building in a ruinous condition need not be at high or critical risk if it is deemed that it is stable and unlikely to experience rapid deterioration.
19. The condition profile of A-listed BARR entries is similar in 2009 and 2013 (Table 6). Some cases have deteriorated in condition due to lack of action but a similar number have been improved in condition as a result of remedial work.
20. Table 6 shows that the proportion of buildings in very poor or ruinous conditions is similar in 2009 and 2013. A higher proportion of A-listed entries are in good or fair condition in 2013 (33.2%) than in 2009 (29.1%).

<sup>6</sup> 277 entries At Risk less 16 where there were a mix of At Risk and not At Risk buildings.

<sup>7</sup> 267 entries At Risk less 20 where there are a mix of At Risk and not At Risk buildings.

<sup>8</sup> 262 entries At Risk less 18 where there are a mix of At Risk and not At Risk buildings.

**Table 6: A-listed entries on the BARR and condition**

Condition	Number of A-listed entries on BARR			% of total		
	2009	2011	2013	2009	2011	2013
Good	19	17	18	7.3%	6.9%	7.4%
Fair	57	64	63	21.8%	25.9%	25.8%
Poor	88	73	71	33.7%	29.6%	29.1%
Very poor	62	60	56	23.8%	24.3%	23.0%
Ruinous	35	33	36	13.4%	13.4%	14.8%
<b>Total</b>	<b>261 (fn 6)</b>	<b>247 (fn 7)</b>	<b>244 (fn 8)</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

## Condition and location

21. The profile of condition is similar to that of risk in both 2009 and 2013. Overall 2.9% of A-listed entries are in a very poor or ruinous condition in 2013, compared to 3.0% in 2009. In both 2013 and 2009 there are higher proportions of A-listed entries in a very poor or ruinous condition in rural areas than in urban areas or in small towns (Table 7).

**Table 7: A-list entries on the BARR by condition and location**

Location type	All A-listed entries in survey scope			A-listed entries in a very poor or ruinous condition			% of A-listed entries in a very poor or ruinous condition		
	2009	2011	2013	2009	2011	2013	2009	2011	2013
Urban	1,801	1,825	1,832	25	25	26	1.4%	1.4%	1.4%
Small town	229	230	229	4	2	2	1.7%	0.9%	0.9%
Rural settlement	186	195	200	13	12	9	7.0%	6.7%	4.5%
Rural	969	983	991	54	53	55	5.6%	5.5%	5.5%
Remote	14	14	12	1	1	0	7.1%	7.1%	0.0%
<b>Total</b>	<b>3,199</b>	<b>3,247</b>	<b>3,264</b>	<b>97</b>	<b>93</b>	<b>92</b>	<b>3.0%</b>	<b>2.9%</b>	<b>2.9%</b>

## Occupancy

22. Where it is appropriate, entries<sup>9</sup> on the BARR are categorised by type of occupancy. Table 8 shows that nine out of ten A-listed entries on the BARR are vacant in 2013 (91%) and eight out of ten in 2009 (79%). A number of the buildings which were partially occupied in 2009 have since been restored while a number of others have been removed through data cleaning.

23. The percentage of A-listed structures for which vacancy is inappropriate has increased from 10% (29 of 277) in 2009 to 13% (35 of 262) in 2013.

**Table 8: A-list BARR entries and occupancy type**

Occupancy type	Number of A-listed entries on BARR with an occupancy code			% of total		
	2009	2011	2013	2009	2011	2013
Fully occupied	10	8	3	4.0%	3.4%	1.3%
Partially occupied	36	36	15	14.5%	15.1%	7.0%
Vacant	197	193	207	79.4%	81.1%	90.8%
Unknown	5	1	2	2.0%	0.4	0.9
<b>Total</b>	<b>248<sup>10</sup></b>	<b>238<sup>11</sup></b>	<b>227<sup>12</sup></b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

<sup>9</sup> The figures for occupancy exclude A-list items for which the term is inappropriate. These include bridges, gateways, fountains, monuments, mausolea, cemeteries, walled gardens, docks and sundials.

<sup>10</sup> 277 entries At Risk less 29 where the nature of the structure rendered 'vacancy' inappropriate.

24. In 2013 100% of vacant A-listed buildings at high or critical risk were unoccupied, up from 79% (197 of 248) in 2009 (Table 9).

**Table 9: A-list BARR entries in high or critical risk and occupancy type**

Occupancy type	Number of A-listed entries on BARR with an occupancy code			Number of A-listed entries in high or critical risk			% of A-listed entries in high or critical risk		
	2009	2011	2013	2009	2011	2013	2009	2011	2013%
Fully occupied	10	8	3	1	1	0	10.0%	12.5%	0.0%
Partially occupied	36	36	15	11	11	0	30.6%	30.6%	0.0%
Vacant	197	193	207	92	84	67	46.7%	43.5%	32.4%
Unknown	5	1	2	2	0	0	40.0%	0.0%	0.0%
<b>Total</b>	<b>248</b> (see fn 10)	<b>238</b> (see fn 11)	<b>227</b> (see fn 12)	<b>106</b>	<b>96</b>	<b>67</b>	<b>42.7%</b>	<b>40.3%</b>	<b>29.5%</b>

## Building use

25. Over time an A-listed building may have more than one use. They are normally classified according to the main use. However, if a building has become predominantly associated with a later use, this is used for the purposes of classification. Table 10 shows the predominant building use of A-listed entries on the BARR.

26. The profile of A-listed entries on the BARR by building use is similar in 2009 and 2013. Over a third are Residential (35% in 2009 and 34% in 2013). Of the categories with the greatest numbers of buildings, Religion has seen an increase from 24 in 2009 to 28 in 2013 and Commercial has remained at 18. The other large categories have seen decreases (Table 10).

**Table 10: A-listed buildings on the BARR and building use type**

Building use type	Number of A-listed entries on BARR			% of total		
	2009	2011	2013	2009	2011	2013
Residential	97	98	90	35.0%	36.7%	34.4%
Farming	51	48	44	18.4%	18.0%	16.8%
Religion	24	22	28	8.7%	8.2%	11.1%
Commercial	18	19	18	6.5%	7.1%	6.9%
Industrial	20	18	17	7.2%	6.7%	6.1%
Other	67 <sup>13</sup>	62 <sup>14</sup>	65 <sup>15</sup>	24.2%	23.2%	24.8%
<b>Total</b>	<b>277</b>	<b>267</b>	<b>262</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

<sup>11</sup> 267 entries At Risk less 29 where the nature of the structure renders 'vacancy' inappropriate.

<sup>12</sup> 262 entries At Risk less 35 where the nature of the structure renders 'vacancy' inappropriate.

<sup>13</sup> The other use types in 2009, with number of At Risk buildings, were: Administration (1), Defence (7), Education (7), Fishing (1), Funerary (14), Health (6), Law (3), Monuments (2), Public Service (2), Recreation (9), Transport and Communication (15).

<sup>14</sup> The other use types in 2011, with number of At Risk buildings, are: Administration (1), Defence (7), Education (6), Funerary (13), Health (6), Law (4), Monuments (2), Public Service (2), Recreation (6), Transport and Communication (15).

<sup>15</sup> The other use types in 2013, with number of At Risk buildings, are: Administration (2), Defence (7), Education (7), Fishing (1), Funerary (12), Health (10), Law (2), Monuments (2), Public Service (1), Recreation (7), Transport and Communication (14).



## Movement On and Off the BARR by Building use

27. Of the 141 changes of status 40% (57 of 141) are residential buildings. There have been no additions or removals for defence buildings during the period 2009 to 2013 (Table 11). Industrial buildings are the fifth largest group (17 buildings, 6.1%) but rank ninth for removals and additions (5 buildings, 3.5%).

**Table 11: Additions to and Removals from the BARR by building use type**

Building use type	At Risk 2009, now removed	At Risk 2013, new since 2009	Total Changing Status	% of total changing status (141)
	2009	2013		
Residential	32	25	57	40.4%
Farming	11	4	15	10.7%
Religion	5	9	14	9.9%
Commercial	5	5	10	7.1%
Transport & Comm	5	4	9	6.4%
Education	4	4	8	5.7%
Health	1	5	6	4.3%
Recreation	4	2	6	4.3%
Industrial	4	1	5	3.5%
Other <sup>16</sup>	7	4	11	7.8%
<b>Total</b>	<b>78</b>	<b>63</b>	<b>141</b>	<b>100%</b>

## Conclusions

28. The reduction in the percentage of A-listed entries on the BARR from 8.7% in 2009 (277 out of 3,199) to 8.0% in 2013 (262 out of 3,264) is an encouraging story against the economic conditions of the intervening period.

29. Between 2009 and 2013 78 entries have been removed from the BARR. Of these, 58 have been removed due to positive action: 32 have been saved and 26 are in the process of being restored. These have been proportionately spread across different locations.

30. Most categories of buildings have seen a decrease in the number at risk. However religious buildings have seen an increase while industrial and defence buildings have seen no change.

31. The percentage of A-listed structures for which vacancy is inappropriate has increased from 10% (29 of 277) in 2009 to 13% (35 of 262) in 2013. Over the period structures which cannot be occupied, such as cemeteries, gateways, redundant bridges and mausolea, have proven less likely to be restored than other buildings and more likely to fall into disrepair.

32. The percentage of A-listed entries at risk is substantially higher for those which are located in rural areas (12.3%) than those which are in urban areas (5.7%). Rural entries also have a higher proportion which are in high or critical risk (3.9%) than those in urban areas (1.5%)

<sup>16</sup> Removals and additions for other use types were: Administration (1 removal, 2 additions), Defence (0 and 0), Fishing (0 and 0), Funerary (3 and 1), Law (1 and 0), Monuments (1 and 1), Public Service (1 and 0).

33. 9 out of 10 (90.8%) A-listed entries at risk are vacant. For entries in high or critical risk 100% are vacant.
34. The profile of A-listed entries on the BARR is similar in 2009 and 2013. The most typical A-listed building on the BARR is vacant; outwith a town or city; and is associated with a residential or farming use. Some 42% (89 out of 212<sup>17</sup>) A-listed BARR entries fall within this profile in 2013, compared to 36% (84 out of 232) in 2009.

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<sup>17</sup> It was not possible or sensible to code all of the A-list BARR cases with details of occupancy, location, risk, condition and building use. So, these figures are based on the cases which have been fully coded for these analyses.

### Buildings at Risk Register (BARR): terms, definitions and approach

#### What is a Building at Risk (BAR)?

A Building at Risk (BAR) is usually a listed building, or an unlisted building within a conservation area, that meets one or several of the following criteria:

- Vacant with no identified new use
- Suffering from neglect and/or poor maintenance
- Suffering from structural problems
- Fire-damaged
- Unsecured
- Open to the elements
- Threatened with demolition

#### What is the Buildings at Risk Register (BARR)?

The Buildings at Risk Register for Scotland records properties of architectural or historic merit throughout the country that are considered to be at risk or under threat. It was established in 1990 and is funded and managed by Historic Scotland. Visit [www.buildingsatrisk.org.uk](http://www.buildingsatrisk.org.uk) for further details and information.

#### What is the difference between a list *entry* and a listed *building*?

It is important to recognise that there is a difference between a list *entry* and a listed *building*. The List of buildings of Architectural or Historic Merit is compiled for Scottish Ministers by their executive agency, Historic Scotland. Listing entries can include more than one property. For example, Great King Street in Edinburgh's New Town is covered by 4 list entries, although there are significantly more listed buildings and flatted properties. The BARR records listed buildings that are at risk. Similarly, a List entry might not include other buildings or elements that would rightly be considered to be within the curtilage of the listed building, and therefore covered by the listing. So, it is possible that the main item in the List is not At Risk (say a large Country House) but there may be At Risk components (such as a lodge house or walled garden) which are. The survey picks up this distinction as far as is practical to do so. This report presents the numbers of list entries rather than individual listed properties which are at risk.

**Category A-list entries** are those entries of national or international importance, either architectural or historic, or fine little-altered examples of some particular period, style or building type. These entries cover a wide range of entities including residential buildings, industrial sites, sundials, dovecots, and others.

#### Survey approach

The baseline survey of Scotland's A-listed buildings was carried out in 2008/9. One-third of A-listed buildings were surveyed in 2010/11; and the remaining two-thirds in 2011/12 and 2012/13. At the conclusion of the resurvey a desk based check was made of those buildings identified as being At Risk in the first two years in order to make the final results as up-to-date as possible.

In addition to new data from resurveying, a number of BARR records have been updated to reflect verified events at buildings, such as the commencement or completion of restoration work; or to reflect the most recent available information from Local Authorities and Historic Scotland. Table 11 shows the breakdown of A-listed entries in survey scope in 2009 and 2013.

**Table 11: A-listed entries on the BARR**

	2009 Survey		2013 Survey	
	Number of A-list entries	Comments	Number of A-list entries	Comments
<b>Entries in scope</b>	<b>3,256</b>	The 3,256 A-list entries in scope were organised by local planning authority areas for fieldwork purposes.	<b>3,297</b>	The 3,297 A-list entries in scope were organised by local planning authority areas for fieldwork purposes.
<b>Entries assessed</b>	<b>3,199</b>	This baseline survey is based on the assessment of 3,199 category A-listed entries (98% of all A-listed entries in the survey scope). Assessments took place between March 2008 and May 2009.	<b>3,264</b>	The survey assessed 3,264 category A-listed entries (99% of all A-listed entries in the survey scope). Assessments took place between January 2010 and December 2012.
<i>Assessment by site visit</i>	3,053	The vast majority of cases (3,053 of the 3,256 entries in scope) were assessed by site visit.	3,135	The vast majority of cases (3,135 of the 3,264 entries in scope) were assessed by site visit.
<i>Desk-based assessment (Remote or Inaccessible)</i>	50	To avoid costly and time consuming visits to remote parts of the country a very small number (50) of entries were assessed using desk-based methods.	129	To avoid costly and time consuming visits to remote parts of the country a very small number (129) of entries were assessed using desk-based methods and consultation with heritage professionals.
<i>Verification and discussion (National Bodies)</i>	96	At the time of compiling the original dataset (2009), the BARR team had not completed site visits to all of the A-listed entries in the hands of the Crown, Historic Scotland, the National Trust for Scotland, Network Rail, the Northern Lighthouse Board, British Waterways, Her Majesty's Prison Service and Southern & Scottish Energy.		
<b>Entries not assessed (site visit not achieved)</b>	<b>57</b>	A small number of site visits were not achieved <sup>18</sup> (57 cases) and it was not possible to verify the condition of the building through desk-based methods.	<b>33</b>	A very small number of site visits were not achieved <sup>19</sup> (33 cases) and it was not possible to verify the condition of the building through desk-based methods.

<sup>18</sup> Reasons for not visiting included owner denying access or buildings too inaccessible to visit.

<sup>19</sup> Reasons for not visiting included owner denying access or buildings too inaccessible to visit.

## Location types

Each building on BARR has been allocated to one of five location types. The purpose of this is to enable an analysis as to whether location type is a factor in the likelihood of a building being at risk. The location types are:

- URBAN – Part of a town with a population of 3,000 or more.
- SMALL TOWN – Population between 500 and 3,000
- RURAL SETTLEMENT – Villages with a population below 500
- RURAL – not part of a town or village
- REMOTE – more than a 1 hour journey from an A or M road or a small town

## How does the Buildings at Risk Service assess condition?

The condition of a building is usually assessed during site visits undertaken by the Buildings at Risk Service. It is solely the opinion of the Service. Usually based upon a visual inspection of the external fabric, it does not constitute a structural appraisal and independent expert advice should always be sought. The following categories are used to describe the condition of a building, though other criteria often come into play.

- **RUINOUS:** The building is a roofless shell. Little of the original fabric remains other than the external walls.
- **VERY POOR:** The building is either extensively fire damaged, partially collapsed, or is suffering from major structural problems. It may be totally or partially roofless, but retains a little more fabric than just the external walls. Very little of the interior remains.
- **POOR:** The building has been vacant for a number of years and does not appear to be maintained. Most of the external fabric remains, but there are obvious signs of deterioration such as slipped slates, vegetation growth, broken windows, vandalism, or blocked rainwater goods.
- **FAIR:** The building is only recently vacant but there is no identified new use. Although previously well maintained, it now requires minor repairs. There are some signs of neglect.
- **GOOD:** The building fabric is generally sound, and its overall condition does not necessarily place it at risk. However, it is under threat of demolition, or its future sustained use is in doubt.

## How does the Buildings at Risk Service assign a category of risk?

A category of risk is also assigned to buildings on BARR, and describes the extent to which they are at risk. The category of risk is solely the opinion of the Buildings at Risk Service. The following criteria are used to assign a category of risk to buildings on the Register. Because a building in a very poor state of repair may be subject to concerted attempts to rescue it, the assessment of risk is not always directly associated with condition.

- **CRITICAL:** The building is threatened with demolition, and a real or perceived conservation deficit now makes rescue unlikely. It is suffering from an acute structural problem that could lead to full or partial collapse, and there is an immediate threat of further deterioration. It is an A-listed property in poor or very poor condition or a B-listed property in very poor condition.
- **HIGH:** There is no immediate danger of collapse but the condition is such that unless urgent remedial works are carried out the building's condition will sharply deteriorate.
- **MODERATE:** The building is in a fair condition but is deteriorating. There are concerns that the building could suffer further decay leading to more serious problems.
- **LOW:** The building is in fair or good condition, but there is a risk of slow decay. There is no identified new use for the building. Although there is a possibility of rescue, the condition of the building still gives cause for concern.
- **MINIMAL:** The building is vacant but in good condition. A rescue package has been agreed, though not yet implemented.