

**Appendix I – Qualifying and Non Qualifying  
Works BHIS 2019**

## Qualifying works:

Structural stability	<p><b>Works essential to stabilise a structure or part of a structure</b> Works should involve minimal removal or dismantling of historic fabric and proposals for the reinstatement of fabric should be included</p> <p>The installation of specialist systems to monitor structural movement</p>
Roofs	<p><b>Repair (or renewal) of roof structures, coverings and features</b> Works should use appropriate materials and detailing; the salvage and re-use of existing slate and other materials from the structure should be a priority</p> <p>Repairs to thatched roofs should use appropriate traditional materials and detailing in accordance with the Advice Series <i>A Guide to the Repair of Thatched Roofs</i>. The use of materials and methods appropriate to the region and the evidence from the building itself should always be preferred.</p> <p>Works to renew damaged or missing metal sheeting, gutter linings and flashings (of materials such as lead, copper or zinc) should be to appropriate detailing. Where there is a risk of theft of metalwork from a roof, the use of suitable substitute materials as an interim solution may be considered acceptable. In some circumstances, it may be necessary to redesign the substrate to the sheeting to comply with current good practice; however the visual and physical implications need to be carefully considered before changes are made</p> <p>Roof features such as dormer windows, skylights, chimneystacks and pots, cupolas, balustrades, etc. should be retained and appropriately repaired</p>
Rainwater disposal	<p><b>Repair or replacement of rainwater goods</b> Lead and cast-iron rainwater goods should be repaired or, where this is not feasible, replaced on a like-for-like basis to ensure efficient disposal of rainwater from the building. However, where there is a risk of theft or vandalism, the use of suitable substitute materials as an interim solution may be considered acceptable</p> <p>Overflows and weirs to rainwater disposal systems should be provided so that, in the case of a blockage, water is visibly shed clear of the structure</p>
External walls	<p><b>Works to repair external walls</b> Works to repair walls including surfaces and decorative elements, wall coverings or claddings; works to remedy defects or problems that have the potential to create serious future damage if left untreated, such as foundation settlement, chimney collapse, fungal attack on timber, or salt migration within the fabric</p> <p>Works to deal with issues of damp such as the provision of ventilation, and the creation of French drains (subject to the requirements of the National Monuments Service in the case of archaeologically sensitive sites)</p> <p>Works to repair or replace elements set in walls such as panels, ironwork or fixtures</p>

## Qualifying works (continued):

External joinery	<p><b>Repairs to external joinery</b> Works to prevent water ingress</p> <p>Repairs to significant elements of external joinery such as windows, doors and associated elements, with minimal replacement of decayed timber and appropriate selection and detailing of new sections. Salvage and reuse of historic glass should be prioritised.</p> <p>Draught-proofing works to windows and doors in accordance with the <i>Advice Series</i> may qualify (See 'Energy Efficiency Improvements' and 'Non-Qualifying Works' over)</p>
Stained glass	<p><b>Repairs to stained glass windows</b></p> <p>Repair of stained glass panels and associated fittings, and the installation of wire guards or repositioning of panels within isothermal glazing, should be carried out in accordance with Chapter 6 of <i>The Conservation of Places of Worship</i> (Advice Series, 2011)</p>
External Fixtures	<p><b>Repair and conservation of external fixtures</b></p> <p>Qualifying fixtures may include for example urns, statues, balconies, canopies, flagpoles, weathervanes and sundials that urgently need conservation</p> <p>It should be noted that urgent structural repairs should always be given priority over the conservation of fixtures. Fixtures attached to the exterior generally should be prioritised over those protected from the elements</p>
Interiors	<p><b>Repair and conservation of internal structure and features</b></p> <p>This includes repairs to internal structural elements such as floors, walls, staircases and partitions (see also 'Non-Qualifying works' below)</p> <p>Works to conserve significant decorative historic features such as wall and ceiling plasterwork, interior joinery and fittings and decorative elements as appropriate</p>
Machinery	<p><b>Repair of machinery which is an integral part of a structure</b></p> <p>Machinery which qualifies may include moving parts of buildings of industrial heritage interest or scientific interest, or machinery such as stage machinery for historic theatres or service installations such as early or historic lifts, plumbing mechanisms and heating systems</p>
Historic ruins	<p><b>Works to stabilise or protect masonry or other elements at risk</b></p>

## Qualifying works (continued):

Energy efficiency improvements	<p><b>Works to increase the thermal performance and energy efficiency of the building in line with the relevant Advice Series guidance</b></p> <p>In order to qualify the works must be appropriately detailed, using materials appropriate for use in an historic building, and specified by a qualified conservation professional. The building must be in good repair and well-maintained. Qualifying energy efficiency works may include:</p> <ul style="list-style-type: none"><li>○ Draught-proofing of windows, doors and other openings</li><li>○ Attic/loft insulation to pitched roofs</li><li>○ Replacement of outdated services with high-efficiency units and updated controls</li><li>○ Repair and upgrading of historic window shutters</li><li>○ Installation of appropriately detailed secondary glazing</li><li>○ Insulation of suspended timber floors</li></ul>
ACAs	<p><b>Works to structures which contribute to the character of an ACA</b></p> <p>Repair works to the exterior of a structure which contributes to the character of an ACA or repairs to its main structural elements</p> <p>This includes the reinstatement of architectural features where appropriately detailed and specified such as sash windows, shopfronts, railings or similar <b>only where the reinstatement is essential to the design and character of the historic building, townscape or street</b>. It should not include works of conjectural reconstruction and details of features should be based on sound physical or documentary evidence</p> <p>Works such as repair and/or redecoration schemes for multiple buildings may be considered where this is an objective of the planning authority</p>
Services	<p><b>Works to functional services</b> for example electricity, gas, heating and drainage only where they are necessarily disturbed in the course of other funded repairs</p>
Temporary works	<p><b>Works to reduce the risk to a structure</b> from collapse or partial collapse, weather damage, fire, vandalism and unauthorised access. Such works should ensure the maintenance of adequate ventilation of the structure and the protection of significant features of the building from endangerment</p> <p>In exceptional circumstances, where it is considered necessary to remove fixtures or features of interest for safe-keeping, this shall be conditional on the inclusion of acceptable proposals for their secure storage for later reinstatement within a stated timeframe</p>
Other works	<p>A case may be made by the applicant and/or the LA for other works not listed above which they deem to be of exceptional importance</p>
Professional fees	<p>Professional fees incurred for the portion of capital works funded to include surveys and method statements indicating methods and sequence of works, on site supervision and monitoring, reasonable travel and subsistence costs and sign-off on project</p>

## Non-Qualifying Works

Routine works	<p><b>Routine maintenance and minor repairs</b></p> <p>Works of this nature are considered to be the duty of the owner/occupier and should be carried out on a regular basis to protect a structure from endangerment</p>
Alterations	<p><b>Alterations and improvements</b></p> <p>All new works to a structure, for example the installation or renewal of damp-proofing, loft conversion and extensions do not qualify with the exception of energy efficiency improvement works outlined in Section 2.6</p>
Demolition	<p><b>Demolition</b></p> <p>Works to demolish or remove any part or element of a protected structure do not qualify except where the project involves careful dismantling prior to reinstatement or the removal of later work which alters or obscures the original design of the building</p>
Restoration	<p><b>Restoration and Reconstruction</b></p> <p>Works of conjectural reconstruction where there is no sound physical or documentary evidence of the earlier state of the structure of element</p>
Non-essential	<p><b>Non-essential works</b></p> <p>Works that are not essential to secure the conservation of the structure</p>
Pre-existing	<p><b>Pre-existing works</b></p> <p>Works that have commenced before notification of funding approved under the scheme has been received or where works have commenced before the LA has undertaken an inspection of the building for which works are proposed</p>
External Walls	<p><b>External walls and damp-proofing</b></p> <p>The removal of render from a previously rendered exterior and associated repointing are excluded except where these are inappropriate later interventions that are damaging the historic fabric</p> <p>The application of tanking or waterproof plasters to combat damp problems</p> <p>Works to install a new damp proof course , whether a physical or a chemical one</p>

## Non-Qualifying works (continued):

External joinery	<p><b>External joinery</b></p> <p>The fitting of double-glazed units, including slim-profile double glazed units and vacuum sealed units, into the existing or new sashes or casements</p> <p>The fitting of storm glazing</p> <p>The replacement of historic glass with energy-efficient glass</p>
Energy efficiency	<p><b>Energy efficiency</b></p> <p>The installation of micro-renewables such as photo-voltaic panels or wind turbines</p> <p>The application of external wall insulation does not qualify except where an insulated render can be applied that would not require the removal of historic render and would be of a thickness appropriate to the architectural detailing of the building.</p> <ul style="list-style-type: none"><li>○ The application of appropriate internal wall insulation will not qualify except in circumstances where no architectural features will be impacted upon and where the 'breathability' of the overall structure is not adversely affected.</li><li>○ Insulation of solid floors will not qualify except where the historic floor has previously been lost.</li></ul>
Public realm	<p><b>Public Realm Works (ACAs)</b></p> <p>In the case of ACAs, public realm works will be excluded</p>