

THE ENGLISH HERITAGE RISK SCALE

CONDITION

OCCUPANCY

RISK CATEGORY

Very Bad

Means a building where there has been structural failure or where there are clear signs of structural instability; (where applicable) there has been a loss of significant areas of the roof covering, leading to major deterioration of the interior; or where there has been a major fire or other disaster affecting the building.

1 Vacant

1 Extreme Risk

2 Partially Occupied

2 Grave Risk

3 Occupied

3 At Risk

Poor

Means a building or structure with deteriorating masonry and/or leaking roof and/or defective rainwater goods, usually accompanied by rot outbreaks within and general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.

1 Vacant

2 Partially Occupied

3 Occupied

Fair

Means a building which is structurally sound, but in need of minor repair or showing signs of a lack of general maintenance. A tired or vacated building sliding into decay with potential for rapid deterioration. A minor leak may turn into a persistent one, leading to an outbreak of dry rot, or vandals may begin to target an empty, but hitherto sound, building.

1 Vacant

2 Partially Occupied

4 Vulnerable Buildings