



POLICY AND RESOURCES SCRUTINY COMMITTEE – 10TH APRIL 2018

SUBJECT: PROPERTY REVIEW REPORT 2018

**REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151
OFFICER**

1. PURPOSE OF REPORT

- 1.1 The report seeks Members consideration and endorsement of the Property Review Report 2018, attached at Appendix 1, prior to its presentation to Cabinet.

2. SUMMARY

- 2.1 The Property Review Report 2018 attempts to provide a succinct overview and record of what is a very large and diverse non domestic property portfolio. It presents some key metrics, highlights in period trends, summarises disposals and acquisitions and sets out some of the challenges that lay ahead. It makes no recommendations.
- 2.2 The report follows on from the State of the Estate Report issued in May 2016 but is based on a more structured format intended to ease updating and comparison with subsequent versions. It is proposed that the Property Review Report is updated and reissued annually.

3. LINKS TO STRATEGY

- 3.1 The report is for information only but will assist with the future effective management of our built assets and therefore potentially contribute to the following Well-being Goals within the Well-being of Future Generations Act (Wales) 2015:
- A prosperous Wales
 - A resilient Wales
 - A healthier Wales
 - A Wales of cohesive communities

4. THE REPORT

- 4.1 A State of the Estate Report was presented to Cabinet on 13th July 2016 and highlighted some key property related issues and presented a number of property related Key Performance Indicators (KPIs).
- 4.2 Whilst the Property Review Report 2018 follows on from the State of the Estate report it is based upon a more structured format and attempts to provide a succinct overview and record of what is a very large and diverse non domestic property portfolio. It presents some key metrics, highlights in period trends, summarises disposals and acquisitions and outlines some of the challenges that lay ahead.

- 4.3 It is intended that the Property Review Report is updated and re-issued annually with progress and trends clearly set out.

5. WELL-BEING OF FUTURE GENERATIONS

- 5.1 The Property Review Report presents the current status of the Council's buildings and reflects asset management activity to date. The effective asset management of Council buildings contributes to the Well-Being goals as set out in Links to Strategy above. In particular:

- A sustainable Wales: This includes reducing carbon emissions in our buildings and improvements to energy performance in our buildings by improvement works, renewable technologies and replacement of old inefficient buildings with new BREEAM Excellent buildings.
- A prosperous Wales: The report includes references to land/building disposals. In most cases freehold disposals are of land that has been identified as surplus to operational requirements and is sold for residential/commercial development thus encouraging regeneration. The disposals have also supported the provision of increased affordable housing via the council's relationship with housing associations.
- A more equal Wales: the report references the expenditure on maintenance and this includes works to improve access to our buildings. All public access buildings have now achieved the foundation standard for accessibility.
- A Wales of more cohesive communities: The report references how in the future greater focus in asset management will need to be around increasing community involvement as stakeholders. This will potentially involve Community Hubs and linking into other public organisations via the Public Service Board. Community Asset Transfer is an area where there is likely to be increased focus in the future.

6. EQUALITIES IMPLICATIONS

- 6.1 An EqIA screening has been completed in accordance with the council's Strategic Equality Plan and supplementary guidance and no potential for unlawful discrimination and/or low level or minor negative impact has been identified, therefore a full EqIA has not been carried out. The report is for information purposes only, so the Council's full Equalities Impact Assessment process does not need to be applied.

7. FINANCIAL IMPLICATIONS

- 7.1 There are no financial implications arising from this report.

8. PERSONNEL IMPLICATIONS

- 8.1 There are no personnel implications arising from this report.

9. CONSULTATIONS

- 9.1 The Property Review Report reflects the feedback received from consultees.

10. RECOMMENDATIONS

- 10.1 That the content of the Property Review Report 2018, attached as Appendix 1, is considered and endorsed by the Scrutiny Committee prior to its presentation to Cabinet.

11. REASONS FOR THE RECOMMENDATIONS

- 11.1 To provide Members of the Scrutiny Committee with an opportunity to consider and endorse the content of the Property Review Report 2018.

12. STATUTORY POWER

- 12.1 Local Government Act 1972. This is a Cabinet function.

Author: Mark Williams, Interim Head of Property Services
Consultees: Cllr Lisa Phipps – Cabinet Member for Homes and Places
Stephen Harris – Interim Head of Corporate Finance
Sue Richards – Interim Head of Service – Education, Planning & Strategy
Dave Whetter – Interim Head of Regeneration
Marcus Lloyd – Acting Head of Engineering Services
Mike Headington – Green Spaces and Transport Services Manager
Mark S Williams – Interim Corporate Director of Communities
Shaun Couzens – Chief Housing Officer
Jeff Reynolds – Sports and Leisure Facilities Manager
Jo Williams – Assistant Director – Adult Services
Gareth Jenkins – Assistant Director – Children’s Services
Lisa Lane – Corporate Solicitor

Background Paper:
Cabinet Report 13th July 2016 - State of the Estate Report 31st March 2016

Appendices:
Appendix 1 Property Review Report 2018

Property Review Report

February 2018



ISLWYN HIGH SCHOOL – OPENED JULY 2017

Caerphilly County Borough Council

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Foreword



I welcome this opportunity to review the Council's estate, highlight progress made and summarise future challenges.

With an increasingly onerous funding environment, the need to rationalise our estate and ensure that retained buildings are efficiently utilised and properly maintained is more important than ever. This property review report provides a succinct overview and record of what is a very large and diverse property portfolio. It also presents some key metrics, summarises recent progress made and sets out some of the challenges that lie ahead.

The delivery of several superb new buildings, all designed by Property Services, and the associated closure of ageing assets has lifted the quality of the estate.

Whilst much has been achieved over recent years, there remains significant scope to further rationalise the estate and dispose of surplus assets. The next phase of the Welsh Government 21st Century Schools initiative, Band B, provides further opportunity to improve our school buildings. I look forward to what should be a challenging, but productive, and rewarding period.

Councillor Lisa Phipps
Cabinet Member for Homes and Places

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1. Introduction

This is Caerphilly's second property review report. The first report, entitled *State of the Estate*, was issued in May, 2016. This property review report excludes housing but otherwise attempts to provide a succinct overview and record of what is a very large and diverse property portfolio. It also presents some key metrics, summarises recent progress made and set outs some of the challenges that lay ahead.

Since the first report was issued, the Council has adopted a Corporate Asset Management Strategy (CAMS) covering the period 2016-2026 and introduced a set of outcomes that will be applied to the management of all Council assets. Key elements of the CAMS include:

- Establish an Asset Management Group;
- Enhance the role of Property Services to Estate Managers and introduce a staffing structure that is fit for purpose;
- A phased transfer of all property into a central corporate portfolio managed by Property Services together with directorate personnel employed to manage property matters. The transfer commenced with corporate services and social services;
- Establish a Landlord/Tenant arrangement where Property Services acts as a Landlord and all building/land users are tenants;
- Reactive maintenance centralised and a framework of suppliers created;
- Link Facilities Management with Health & Safety, particularly around Legionella and Asbestos Management and Statutory Testing of buildings;
- Update Building Condition surveys;
- Service Area Asset Management Plans to be produced and linked to an overarching Asset Management Plan, to ensure that property provision is planned in a holistic way;
- Develop a 5 and 10 year vision and strategy for property assets via the proposed Asset Management Group, and ensure that the strategy is linked to the council's Medium Term Financial Plan;
- Ensure information systems are maintained and capture a complete and accurate range of essential property data and record a comprehensive Asset Information Plan (data base) for every site.

In addition, the CAMS is supported by, and linked to, a number of corporate and service strategies, developed to ensure resources are aligned to meet the Council's priorities. These include:

- The Medium Term Financial Plan 2016-2021;
- Property Asset Management Strategy;
- Conservation Strategy 2014-2019;
- The Well-being of Future Generations (Wales) Act 2015;
- The Single Integrated Plan 2013-2017;
- Local Housing Strategy;
- Library Service Strategic Action Plan 2014-2017;
- 21st Century Schools programme;
- Strategic Equality Plan 2016-2020.

Property is a key resource that has a value, but also a cost. When *not* maintained and used efficiently, it can become a financial burden. The management of land and property assets is also governed by a range of legislative and statutory obligations, including Health and Safety law, the Equalities Act 2010, Legionella, Fire and Asbestos legislation.

The Council has property with a replacement value of £722m, which makes it the second most costly resource, after staff, to manage. These assets are integral to the services delivered to the people of Caerphilly, and the manner in which they are managed impacts on the Council's ability to meet its aims and objectives. Our objective is to have "*The right buildings, in the right place, operating in the right way, facilitating safe and effective delivery of the Council's services*"

However, Caerphilly, like all local authorities, has to respond to unprecedented austerity measures whilst trying to provide sustainable, quality services to its residents and visitors. It is therefore vital that the Authority's buildings are well utilised, operate efficiently and that the portfolio is rationalised where appropriate.

This Property Review Report provides a snapshot of the buildings portfolio. In particular, the appendices include a useful list all current buildings. It is the intention that the report is updated and issued annually with trends, progress and challenges clearly highlighted.

2. Definitions

Core Corporate Offices – are those offices which are fully maintained and managed by Property Services. Service specific office accommodation, that is managed by the service area, is excluded. A list of corporate sites is included in Appendix 1.

Schools – All operational primary, secondary and special schools. A list of operational schools is included in Appendix 2.

Note, two of our secondary schools were provided, and are managed, under a PFI arrangement. Therefore, whilst the GIA and carbon figures within this report include these schools, the condition data does not, as noted in the report.

Leased Out buildings/Industrial – These include buildings managed by both Property Services and Economic Development. A schedule is included in Appendix 3.

Other Operational buildings – These include all other operational buildings that are not included in the above categories, excluding housing. A breakdown is included in Appendix 4.

Non-op/Surplus Sites – These are buildings that are vacant and surplus to service requirements. A schedule is included at Appendix 5.

In period – period is May 2016 to February, 2018.

3. The Property Review

3.1 Size of the Estate

The Council's Corporate Estate extends over 633 sites, many of which contain more than one building. The buildings range hugely in age, construction type and condition. The portfolio ranges from highly efficient, state of the art buildings like the new Islwyn High School, to the delicate and irreplaceable Llancaiach Fawr Manor, which dates back to circa 1500. In between, there are various Victorian, Edwardian and post-war building types. Most of the Council's buildings are low rise, indeed the only building over 18m high is Ty Penallta.

The key changes since the State of the Estate Report was produced in May 2016 include:

- The new Islwyn High School was completed and the aging Pontllanfraith and Oakdale Comprehensive schools were closed.
- The leases were surrendered on Cameron House and Ebenezer Resource Centre, and Newbridge Library was demolished.
- The new Idris Davies School was completed and replaced Pontlottyn and Abertysswg Primary Schools.

The gross internal area of the portfolio stands at around 476,592 sq.m. and, whilst this represents a 6,447 sq.m reduction since May 2016, the portfolio remains one of the largest public sector portfolios in Wales. A more detailed breakdown of the portfolio is tabulated below.

SIZE OF THE ESTATE		
	Number of Sites	GIA (sq.m)
Core Corporate Offices	13	32,725
Schools	88	246,254
Other Operational Sites	247	109,552
Leased Out Sites	41	13,143
Leased Out - Industrial Units	239*	33,075*
Non-op/Surplus Sites	21	41,843
Totals	649	476,592

*Approx. areas to be confirmed

3.2 Condition of the Estate

The condition of the Council's buildings is regularly surveyed. The current data was gathered between 2012 and 2016. A new tranche of building condition surveys commenced in the autumn of 2017, with the rolling programme due to be completed in 2021. This programme includes schools and operational buildings but excludes leased out property.

The condition rating and estimated cost of the backlog maintenance, based upon the current surveys, is tabulated below:

CONDITION – RATING*

	A - Good	B - Satisfactory	C - Poor	D - Bad
Corporate Offices*	8.12%	81.99%	7.25%	2.64%
Other Buildings*	7.77%	76.20%	11.05%	4.94%
Schools*	5.29%	22.35%	71.24%	1.12%
Totals	7.06%	60.18%	29.85%	2.91%

* The methodology for calculating ratings has varied historically and the ratings are therefore misleading. New condition surveys are being undertaken and all will be based on recent WG guidance and in particular the Faithful & Gould method of calculation will be applied in all cases.

CONDITION - VALUE OF BACKLOG MAINTENANCE

	Priority 1 - Urgent	Priority 2 - Essential	Priority 3 - Desirable
Corporate Offices	£35k (-)	£536k (-)	£1,413k (-)
Other Buildings	£982k (-)	£6,677k (-)	£7,025k (-)
Schools	£1,315k (-)	£12,976k (-)	£22,139k (-)
Totals	£2,332 (-)	£20,189k (-)	£30,577 (-)

(-) Movement will be measured in next report.

Budgets do not allow all backlog maintenance issues to be addressed, but the available Asset Management maintenance funding is fully utilised each year with projects selected broadly on the basis of the following hierarchy:

- Works required to maintain safety;
- Works required to maintain water tightness;
- Works required to maintain heating;
- Other works.

In-period notable capital projects, all of which help raise the quality of the estate and were designed, specified and project-managed by Property Services, include:

- The new £24m Islwyn High School was completed in 2017 and the ageing Pontllanfraith and Oakdale Comprehensive schools were closed;
- A two-year £2m improvement programme at Blackwood Comprehensive School was commenced;
- Construction of the new £8m Abertysswg and Pontllytyn PS (Idris Davies) continued on schedule, and was completed in November 2017. The two current schools, which are old and not fit for purpose, were closed;
- The contract for the construction of a £2m nine classroom extension at Newbridge Comprehensive School was placed and construction commenced;
- A much needed two classroom extension to Trinity Fields School and Resource Centre was completed;
- Construction of an extension to Fochriw Community centre was commenced;
- The demolition of Ty Pontllanfraith was commenced;
- The demolition of Oakdale Comprehensive Schools was commenced.

These significant investments in the estate, and the closure of four ageing schools which were not fit for purpose, significantly improve the condition and quality of the estate.

3.3 Statutory Compliance

The majority of the statutory inspection and testing of buildings is managed by Property Services for most of the estate. Notable exclusions include leased-out buildings, where the tenant has this responsibility. The target is to ensure all buildings have in-date certification at all times.

The percentage of buildings with in-date certification, up to 31st January, 2018, is summarised below for the four highest risk disciplines:

STATUTORY TESTING - COMPLIANCE

	Gas	Periodic Electrical	Annual Legionella	Fire Risk
Corporate Offices	100% (-)	99% (-)	100% (-)	100% (-)
Schools	100% (-)	100% (-)	100% (-)	100% (-)
Other buildings	100% (-)	99% (-)	100% (-)	100% (-)
Totals	100% (-)	99% (-)	100% (-)	100% (-)

(-) Movement will be measured in next report.

Where a testing contractor identifies an issue that presents an immediate danger to building users, appropriate action will immediately be taken to either manage or remove the risk. Other faults which require attention, but not require immediate rectification, are listed and given a priority rating.

For Priority 1 and 2 faults, rectification within 60 days is the target. However, historically for most buildings, the relevant building manager was responsible for instructing rectification of identified faults. This resulted in an inconsistent approach, with many faults not being rectified quickly enough.

To address this issue, from 1st September 2017, it has been agreed that Property Services will progress the rectification of P1 and P2 faults relating to electrical, gas and legionella elements, without instruction, and the costs will be charged back to the relevant cost centre. For all corporate buildings, other than schools, this approach will also extend to actions arising from fire related inspections and tests. For schools, this duty will remain with the relevant head-teacher.

Clearly, it will take time to clear backlog tasks, but the streamlined process will lead to significant improvement which will, hopefully, be evidenced by the data presented in the next annual report.

The outstanding remedial tasks, as at January, 2018, are summarised below:

STATUTORY TESTING - REMEDIAL TASKS OUTSTANDING >60 DAYS

	Gas	Periodic Electrical	Annual Legionella	Fire Risk
Corporate Offices	0 (-)	1 (-)	0 (-)	0 (-)
Schools	78 (-)	2 (-)	145 (-)	306 (-)
Other buildings	9 (-)	0 (-)	15 (-)	124 (-)
Totals	87 (-)	3 (-)	160 (-)	430 (-)

(-) Movement will be measured in next report.

3.4 Utilisation

The Council's Asset Management Strategy seeks to rationalise the property portfolio and ensure the retained assets are efficiently utilised.

In terms of corporate offices, Pontllanfraith House was closed and Ty Dyffryn was fully vacated by the end of December, 2017. The remaining corporate offices are now better utilised, but there is still room for improvement and the next phase of rationalisation will involve further consolidation.

The historical demographics and the topography of the borough led to a proliferation of smaller schools. Changes in demographics has resulted in surplus school places and the rationalisation of these was a key objective of the Council and the Welsh Government 21st Century School Band A programme. The completion of Islwyn High School allowed the closure of two poorly utilised schools, and completion of the new Abertysswg and Pontlottyn schools, at the end of 2017, has done the same.

The Council leases out a total of 280 sites/units, and occupation has historically been very good and demand remains strong.

Across the whole estate there are 15 surplus and vacant buildings.

Selected utilisation metrics are tabulated below.

UTILISATION

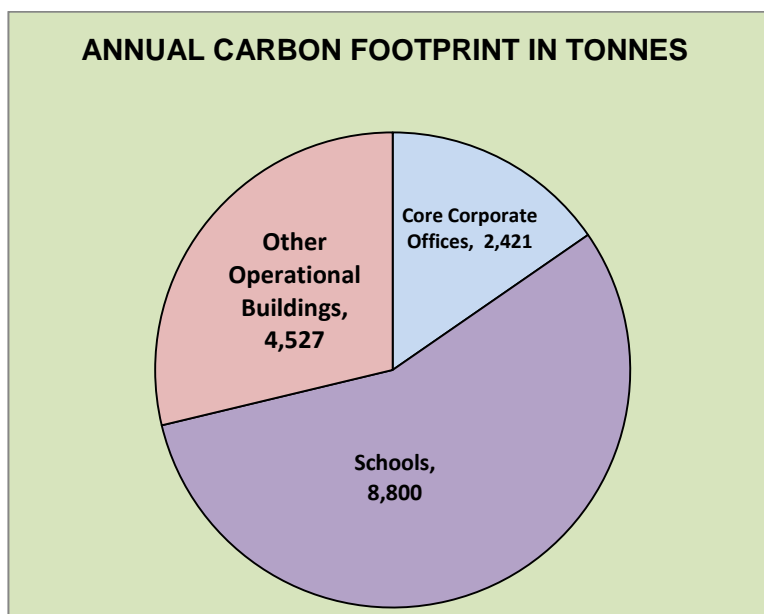
Corporate Offices	Desks assigned	97.5% (-)	Empty Desks (grouped)	53 (-)
Schools	Places allocated Primary	90% (↑6.7%)	Places allocated secondary	83% (↑9.7%)
Leased Out Portfolio	Leases current	98% (-)	Vacant	9 (-)
Surplus and Vacant Buildings		15		

() Movement in period May 2016 - August 2017

(-) Movement will be measured in next report

3.5 Carbon Footprint

The annual carbon footprint of the whole built estate, excluding leased-out buildings, is currently 15,778 tonnes, a decrease of 337 tonnes in-period. The breakdown across building type is presented below.



The Council's carbon reduction strategy was launched in 2008/9 and is based on delivering Invest to save and renewable technologies projects, promoting good housekeeping and efficient asset management.

In-period highlights include delivering nine invest-to-save energy reduction projects, totalling £200,000, which have reduced the Council's annual carbon footprint by some 125 tonnes. Furthermore, the new Islwyn High School is highly insulated, passively ventilated, equipped with high efficiency LED lighting throughout and features a large 280 panel photovoltaic (PV) array which will generate 60 megawatt hours (mWh) of electricity per annum.

The Council now has registered PV arrays on sixteen buildings and these annually generate over 220 mWh of electricity, reducing the Council's carbon footprint by 210 tonnes. These arrays also attract an annual generation and export income of £58,000.

3.6 Replacements, Acquisitions and Disposals

Replacements

The Oakdale and Pontllanfraith Comprehensive Schools were replaced with the new Islwyn High School.

The Pontlottyn and Abertysswg Primary Schools were replaced with the new Idris Davies School, Abertysswg.

Acquisitions

We have entered into an agreement with **Charter Housing Association Ltd** (an association operating within the Pobl Group Ltd) for the management and occupation of **Hillcrest, Hengoed Road, Hengoed** with the aim of ensuring high quality provision of housing services and support for the people who are occupying the property

We have entered into an occupational agreement with **Aneurin Bevan Health Board** in respect of **Trinant Health Centre, Trinant** for Flying Start's operational purposes

We have sanctioned the provision of additional accommodation at the **Family Centre, Penyrheol** for Flying Start's operational purposes

Disposals

The Bedwellty School site was sold to Llanmoor Development Co Ltd for £721,543;

Land adjoining Islwyn Indoor Bowling Centre was sold for £280,000;

15 Woodbine Road, Blackwood, was sold at auction for £130,000;

Land adjoining Ty Ni Community House Caerphilly was sold for £106,230;

A number of lower value disposals were also completed in-period with a total capital receipt of £250,000.

4. A Forward Look

Working our buildings harder, improving the condition of the estate and disposing of unwanted assets are key priorities for Property Services. Looking forward, anticipated activity will include:

Strategy

Mandated by the Corporate Asset Management Strategy, the process of asset challenge, and production of individual Service Asset Management plans, through regular asset management meetings with directorate management teams, will continue. The objective is to ensure property provision is planned in a holistic way, and linked with service strategies, and hence inform future replacements, acquisitions and disposals. Collaboration will be promoted and co-location in 'Community Hubs' will be proposed where beneficial and efficient. It is proposed that an Asset Management Co-ordinator is recruited to support service areas in the production of the asset management reviews.

New Buildings

Design of the new £4m Children's Unit at Pontllanfraith has commenced and construction is expected to start in 2018.

Construction of the £2m nine-classroom extension to Newbridge Comprehensive School commenced in autumn 2017.

Demolitions

The demolition of Ty Pontllanfraith and Oakdale Comprehensive School are in progress. The vacant Pontllanfraith Comprehensive School will be demolished in 2018. Demolition of two or three smaller disused buildings in Risca is also expected in 2018.

Disposals

Efforts to sell Ty Dyffryn and the Pontllanfraith House site will continue.

Work that will lead to the marketing of the Pontllanfraith and Oakdale Comprehensive Schools has commenced.

Enterprise House is leased in and the lease expires in 2018 and options, including vacating it, are being discussed with the relevant service area

Ty Pontygwindy is leased in and the lease expires in October, 2021. Dialogue on the future of this building will continue.

Condition Surveys

The next round of building condition surveys commenced in autumn, 2017. This will be a four year programme encompassing all of the corporate estate.

Statutory Testing and Remedials

With Property Services now progressing key remedial tasks, in addition to managing the statutory testing for the majority of the estate, clearing backlog remedial tasks will be a key priority for 2018. Property services will also assist colleagues in Economic Development to help ensure our leaseholders are fulfilling their obligations in terms of statutory testing.

Welsh Government 21st Century Schools Band B

Property Services will continue to support colleagues in Education to develop the outline Band B proposals. Development of scheme proposals could commence in 2018.

Appendix 1

Core Corporate Offices (13 in Total)

Adult Services Duty & Information Team - Foxes Lane, Oakdale

Bargoed Contact Centre - 1 St. Gwladys Way

Caerphilly Social Services Mill Road - Adult Services

Cherry Tree House, Crumlin

Enterprise House Corporate Offices, Tir-y-berth

Leased in

Penmaen House - Occupational Therapy Team

Tir-y-berth Depot & Offices

Ty Gilfach Offices, William Street

Ty Graddfa HART office - first floor

Ty Pontygwindy, Caerphilly

Leased in

Ty Penallta Corporate Offices , Hengoed

Ty Tredomen Corporate Offices, Hengoed

Woodfieldside Business Park Corporate Offices - Units 1-3 & 6

Appendix 2

Schools (88 in total)

English Medium Primary

Aberbargoed Primary School
Abercarn Primary School
Bargoed Park Primary School
Bedwas Infants School
Bedwas Junior School
Blackwood Primary School
Bryn Awel Primary School, Rhymney
Bryn Primary School, Blackwood
Cefn Fforest Primary School
Coed-y-brain Primary School, Llanbradach
Crumlin High Level Primary School
Cwm Glas Infants School, Llanbradach
Cwm Ifor Primary School, Caerphilly
Cwmaber Infants School, Abertridwr
Cwmaber Junior School, Abertridwr
Cwmcarn Primary School
Cwmfelinfach Primary School
Cwrt Rawlin Primary School, Caerphilly
Deri Primary School
Derwendeg Primary School, Hengoed
Fleur-de-lis Primary School, Pengam
Fochriw Primary School
Gilfach Fargoed Primary School
Glyngaer Primary School, Gelligaer
Graig-y-rhacca Primary & Community School
Greenhill Primary School, Gelligaer
Hendre Infants School, Caerphilly
Hendre Junior School, Caerphilly
Hendredenny Park Primary School, Caerphilly
Hengoed Primary School
Libanus Primary School, Blackwood
Llancaeath Junior School, Nelson
Llanfabon Infants School, Nelson
Machen Primary School
Maesycwmmer Primary School
Markham Primary School
Nant-y-Parc Primary School, Senghenydd
Pantside Primary School, Newbridge
Pengam Primary School
Penllwyn Primary School, Pontllanfraith
Pentwynmawr Primary School, Newbridge
Phillipstown Primary School
Plas-y-felin Primary School, Caerphilly
Pontllanfraith Primary School
Rhiw-syr-dafydd Primary School, Oakdale
Rhydri Primary School
Risca Primary School

Part leased in

St. Gwladys Primary School, Bargoed
St. Helen's Roman Catholic Primary School, Caerphilly
St. James' Primary School, Caerphilly
The Twyn Primary School, Caerphilly
Tir-y-berth Primary School
Trinant Primary School
Ty Isaf Infants School, Risca
Ty Sign Primary School, Risca
Tynewydd Primary School, Newbridge
Tyn-y-wern Primary School , Trethomas
Upper Rhymney Primary School
Waunfawr Primary School, Crosskeys
White Rose Primary School , New Tredegar
Ynysddu Primary School
Ystrad Mynach Primary School

English Medium Secondary

Bedwas High School
Blackwood Comprehensive
Cwmcarn High School
Islwyn High School, Oakdale
Lewis Boys Comprehensive School, Pengam
Lewis Girls Comprehensive School, Ystrad Mynach
Newbridge Comprehensive School
Risca Community Comprehensive School
St. Cenydd Comprehensive School, Caerphilly
St. Martin's Comprehensive School, Caerphilly

PFI

Welsh Medium Primary

Ysgol Bro Sannan, Aberbargoed
Ysgol Gymraeg Bro Allta, Ystrad Mynach
Ysgol Gymraeg Cwm Derwen, Oakdale
Ysgol Gymraeg Cwm Gwyddon, Abercarn
Ysgol Gymraeg Gilfach Fargoed, Gilfach
Ysgol Gymraeg Trelyn, Pengam
Ysgol Gynradd Gymraeg Caerffili
Ysgol Gynradd Gymraeg Y Castell, Caerphilly
Ysgol Ifor Bach, Abertridwr
Ysgol-y-Lawnt Primary School, Rhymney

3-18 School

Idris Davies School 3-18

Welsh Medium Secondary

Ysgol Gyfun Cwm Rhymni, Fleur-de-lis
Y Gwindy, Caerphilly

PFI

Special Resource Base

Trinity Fields School & Resource Centre, Ystrad Mynach

Appendix 3

Leased Out Sites (280 in total)

Via Economic Development (239 units)

Caerphilly Business Park	34 units
Dyffryn Business Park, Ystrad Mynach	40 units
Lawn Industrial Estate, Rhymney	18 units
New Tredegar Business Park	19 units
Oakdale Business Park, Oakdale	13 units
Park Road Industrial Estate, Risca	7 units
Penmaen Industrial Estate, Pontllanfraith	15 units
Penmaen Small Business Centre, Pontllanfraith	40 units
St. David's Industrial Estate, Pengam	16 units
Tram Road Industrial Estate, Pontllanfraith	5 units
Waunfawr Business Park, Crosskeys	3 units
Woodfieldside Business Park, Pontllanfraith	21 units
Lowry Plaza shops, Bargoed	8 units

Via Property Services (41 in total)

Abercarn Welfare Ground Cricket Pavilion
Abercarn Welfare New Bowls pavilion
Bargoed Park – Rugby Club Store
Bargoed Park Lodge
Blackwood Showfield Band Hall
Caerphilly Day Centre
Caerphilly Variety Club Family Centre
Cefn-y-brithdir Farm, Brithdir
Crosskeys RFC & Silver band
Crumlin OAP Hall
Fleur-de-lis Boxing Club, Pengam
Former Caerphilly Library
Former Risca Cash Office
Former Risca UDC Office – Risca Choir
Gelligroes Mill, Pontllanfraith
Gilfach OAP Hall, Gilfach
Gilfach Welfare ground – tennis pavilion
Kendon & Woodview Community Centre
Islwyn Indoor Bowling Centre, Pontllanfraith
Llanfach Cemetery Lodge, Abercarn
Maesycwmmmer OAP Hall
Nelson Miner's Welfare Institute
Newbridge Welfare Ground Cricket pavilion
Oxford House - Newport & South Wales Railway Museum Ltd.
Penallta Rugby Club - ground floor Ty Graddfa
Penmaen House, Phoenix Transport
Penyrheol Cemetery Chapel, Caerphilly
Risca Family Centre
Risca Old Cemetery Chapel
Risca Old Cemetery – former Sexton's house, 65 Cromwell Rd.
Tanybryn Playing Fields Pavilion, Risca
The Bryn Park Bowls pavilion, Bedwas
Treowen Stars Sports & Social Club
Ty Clyd Bungalow, Bargoed
Ty Isaf Recreation Ground pavilion
Virginia Park Changing Rooms, Caerphilly – former boys brigade
Virginia Park Tennis pavilion, Caerphilly
White Rose Resource Centre, New Tredegar

Appendix 4

Other Operational Sites (239 in total)

Depots/Storage (12)

Aberbargoed ROW Store – 22-24 Bowen
Abercarn Grounds Maintenance Depot
Bargoed Park Grounds Maintenance Depot
Bedwas Highways Sub-Depot
Blackwood Showfield Grounds Maintenance Depot
Islwyn Park Grounds Maintenance & Staff Room
New Tredegar Business Park – Winding House Storage
Newbridge Welfare Ground Grounds Maintenance Storage
North Rhymney Housing Depot – DLO
Penallta Grounds Maintenance Depot
Penmaen NCS Highways Depot
Waunfawr Park Grounds Maintenance Depot

Business Units, Tredomen Plateau (3)

Tredomen Business & Technology Centre
Tredomen Gateway Building
Tredomen Innovation & Technology Centre

Miscellaneous Sites (2)

Coed Top Hill Reed Bed Facility, Gelligaer
Former Hengoed Fire Station, Ysbyty Ystrad Fawr

Bus Station Buildings (1)

Blackwood Bus Station (inc. cafe & toilets)

Customer First Offices (1)

Pontlottyn Customer First Centre

Cemetery Buildings (7)

Bedwas Cemetery
Bedwellty Cemetery
Dan-y-Graig Cemetery, Risca
Gwaelod-y-Brithdir Cemetery, Brithdir
Llanfach Cemetery, Abercarn
Rhymney Cemetery
Risca Old Cemetery

Community Centres (Not Council Owned) (2)

Civic Amenity Sites (6)

Aberbargoed Civic Amenity *Leased in*
Full Moon Civic Amenity, Crosskeys
Penallta Civic Amenity
Penmaen Civic Amenity, Pontllanfraith
Rhymney Civic Amenity
Trehir Landfill & Civic Amenity, Caerphilly

Community Centres (37)

Abertridwr Community Centre
Abertysswg Community Centre
Ael-y-Bryn Community Centre
Argoed Community Centre
Bargoed Community Centre
Cascade Community Centre
Cefn Fforest Community Centre
Cefn Hengoed Community Centre
Channel View Community Centre
Cwmfelinfach Community Centre
Deri Community Centre
Deri Institute
Fleur-de-Lis Community Centre
Fochriw Community Centre
Gelligaer Community Centre
Graig-y-Rhacca Community Centre
Hengoed Community Centre
Llanbradach Community Centre
Lower Rhymney Community Centre
Machen Village Hall & Library
Maesycwmmwr Village Hall
Markham Community Leisure Centre
Nelson Community Centre
Oakdale Community Centre
Pentwynmawr Community Centre
Penybryn Community Centre
Penyrheol Community Centre
Phillipstown Community Centre
Plasmawr Community Centre, Blackwood
Rhymney Community Centre
Rhymney Day Centre
Senghenydd Community Centre
The Twyn Community Centre
Tirphil Community Centre
Tir-y-Berth Village Hall
Trecenydd Community Centre, Caerphilly
Van Community Centre, Caerphilly

Libraries (16)

Glan-y-Nant Memorial Hall, Pengam
Rudry Village Hall

Community Education (3)

Crumlin Institute – bridges into Work
Former Risca Library
Oxford House Adult Education Unit

Leased in

Learning Centres (2)

Glan-y-Nant Learning Unit, Pengam
The Hive Tuition Centre, Caerphilly

Leased in

Countryside Services (8)

Parc Cwm Darran Camping Site
Penallta Country Park
Pen-y-Fan Pond Country Park
Sirhowy Farm, Cwmfelinfach
Babell Chapel, Sirhowy
Full Moon Cottage, Sirhowy
Ty Fry Farm, Aberbargoed
Ty Fry Grasslands Educational
Centre, Aberbargoed

Leased in

Leased in

Leased in

Leisure Centres (12)

Bedwas Leisure Centre & Pool
Caerphilly Leisure Centre
CCBC Centre for Sporting Excellence
Cefn Fforest Leisure Centre
Cwmcarn Leisure Centre
Heolddu Leisure Centre
New Tredegar Leisure Centre
Newbridge Leisure Centre
Pontllanfraith Leisure Centre
Risca Leisure Centre
St. Cenydd Leisure Centre
Sue Noake Leisure Centre

Flying Start Offices (14)

Aberbargoed Flying Start store
Abertysswg Flying Start
Blackwood Flying Start
Bryn Flying Start, Pontllanfraith
Graig-y-Rhacca Flying Start
Hengoed Flying Start
Nant-y-Parc Flying Start
Pantside Flying Start
Parc-y-Felin Flying Start
Penllwyn Millenium Flying Start
Phillipstown Flying Start

Aberbargoed Library
Abercarn Library
Abertridwr Library
Bargoed Library & Customer First
Bedwas Library
Blackwood Library & Customer First
Caerphilly Library & Customer First
Deri Library
Llanbradach Library
Nelson Library
Newbridge Library
Oakdale Library
Pengam Library
Rhymney Library
Risca Library & Customer First
Ystrad Mynach Library

Leased in

Museums & Tourism (5)

Blackwood Miner's Institute
Caerphilly Visitor Centre
Cwmcarn Forest Drive
Elliot Colliery Winding House Museum
Llancaiach Fawr Manor House

Part Leased out

Part Leased out

Offices/Administration (15)

5-6 De Clare Court Housing Office, Caerphilly
Blaenau Gwent & Caerphilly Youth Offending Service
Brodawel House – Community Support Team
Community Regeneration Office – 43 Atlee Court
Eastern Valleys Area Housing Office, Blackwood
Graig-y-Rhacca Area Housing Office
Gwent Speech & Language Unit, Cwmbran
Hafod Deg Resource Centre, Rhymney
Lansbury Park Area Housing Office
Llanhilleth Youth Offending Team
Pontypool Adult Social Services
Risca Adult Reablement Team, Brooklands Bungalow
Risca Basic Skills Office
Telecare Service Office, Parc Penrhos, Caerphilly
Graig-y-rhacca Resource Centre

Leased in

Leased in

Leased in

Part Leased out

JV / Leased in

JV/Leased in

Leased in

Rhymney Flying Start
Trinant Flying Start
St. James' ICC Flying Start

Leased in

Public Conveniences (5)

Abercarn Welfare Ground Toilets
Bargoed Bus Interchange Toilets
Cardiff Road Toilets, Caerphilly
Tredegar Grounds Toilets, Risca
Ystrad Mynach Toilets
(PCs also at Blackwood Bus Station)
(PCs also at Caerphilly Visitor Centre)

Social Services (24)

Day Centres (12)

Blackwood Resource Centre, 29-31 Lilian Road
Brondeg Day Centre for Older People
Brooklands Adult Day Centre, Risca
Coed-y-Cwm Adult Day Centre, Wylie
Markham Resource Centre
Rhymney Integrated Health & Social Care
Springfield Resource Centre
Windy Ridge Gardening Project, Pontllanfraith
Woodfieldside Unit 12 – Blackberry Catering
Woodfieldside Unit 13-15 – Pont Woodcraft
Woodfieldside Unit 9-11 – Sirhowy Crafts
Ystrad Mynach Day Centre for Adults

Leased in

Leased in

Residential (12)

Beatrice Webb Home for the Elderly
Brodawel Home for the Elderly
Castle View Home for the Elderly
Hengoed Group Home – 14 Graig Road
Min-y-Mynydd Home for the Elderly
Montclair Residential Home for the Elderly
Newbridge Group Home – 14 Coed Duon View
Penyrheol Community House – Ty Ni
Ty Clyd Home for the Elderly
Ty Gwilym Residential Home
Ty Iscoed Home for the Elderly
Hillcrest, Hengoed Road, Hengoed

Leased in

Other (1)

Caerphilly Children's Centre

Action for Children building. Some office space leased in

Sports Pavilions (68)

Abercarn Welfare Ground Football Pavilion
 Abercarn Welfare Ground Old Bowls Pavilion
 Abertridwr Welfare Park Changing Rooms
 Abertysswg Playing Fields Changing Rooms
 Aneurin Park Pavilion, Caerphilly
 Bargoed Park Athletic Club Store
 Bargoed Park Grandstand
 Bargoed Park Rugby Changing Rooms
 Bargoed Welfare Bowls Pavilion
 Bedwellty Pavilion
 Blackwood Showfield Changing Rooms
 Britannia Sports Pavilion
 Brithdir Welfare Ground Pavilion
 Castell Maen Pavilion, Caerphilly
 Cefn Fforest Miner's Welfare Pavilion
 Croespenmaen Football Field Pavilion
 Cwmcarn Pavilion, Feeder Row
 Deri Playing Fields Pavilion
 Fields Park Recreation Pavilion, Newbridge
 Fochriw Welfare Park Pavilions
 Gelligaer Recreation Ground Bowls Pavilion
 Gelliwen Recreation Ground Pavilion, Cwmsyfiog
 Gilfach Welfare Ground Bowls Pavilion
 Graig-y-Rhacca Leisure Area Changing Rooms
 Hollybush Recreation Ground Pavilion
 Islwyn Park Bowls Pavilion
 Islwyn Park Rugby Changing Rooms
 Islwyn Park Sports Pavilion
 Kay Field Pavilion, Crumlin
 Libanus Playing Fields Pavilion, Blackwood
 Llanbradach Welfare Football Pavilion
 Llanfabon Pavilion, Trethomas
 Longbridge Field Sports Pavilion, Risca
 Machen Playing Fields Changing Room
 Maesycwmmmer Playing Fields Changing Rooms
 Markham Pavilion, King Georges Field
 Morgan Jones Park Bowls Pavilion
 Morgan Jones Park Changing Rooms & Toilets
 New Tredegar Bowls Pavilion
 Newbridge Welfare Ground Bowls Pavilion
 Nine Mile Pont Recreation Ground Pavilion,
 Cwmfelinfach
 Oakdale Miner's Welfare Recreation Pavilion
 Owain Glyndwr Playing Field Pavilion
 Pantside Playing Field Pavilion, Newbridge
 Pentwynmawr Changing Rooms, Newbridge
 Pontlottyn Recreation Ground Pavilions
 Pontlottyn Welfare Ground Pavilion
 Pontymister Athletic Ground Pavilion
 Rhymney Eisteddfod Field Sports Pavilion
 Rhymney War Memorial Park Bowls Pavilion
 Rhymney War Memorial Park Rugby Pavilion
 Risca Fernlea Pavilion
 Senghenydd Welfare Ground Bowls Pavilion
 St. David's Recreation Ground Pavilion, Fleur-de-Lis
 The Bryn Playing Fields Pavilion, Pontllanfraith
 Tir-y-Berth Playing Fields Pavilion
 Trelyn Park Pavilion, Fleur-de-Lis
 Trinant Recreation Ground Pavilion, Newbridge
 Ty Isaf Recreation Ground Bowls Pavilion, Risca
 Wattsville Recreation Ground Pavilion
 Waunfawr Park Main Pavilion, Crosskeys
 Waunfawr Park Bandstand, Crosskeys
 Waunfawr Park Cricket Pavilion, Crosskeys
 Waunfawr Park Cycle Hire, Crosskeys
 Waunfawr Park Rugby Changing Rooms, Crosskeys
 Wern Park Recreation Ground Pavilion, Nelson
 Ynys Field Recreation Ground Pavilion, Pengam
 Ystrad Mynach Park Bowls Pavilion

Youth Centres (6)

Crosskeys Youth Centre
 Oakdale 'The Zone' Youth Club
 Rhymney Youth Centre
 Risca Youth Centre
 The Hangar Youth & Community, Aberbargoed
 Ynysddu Youth Club

Appendix 5

Non-Operational and Surplus Sites (15 in total)

Surplus buildings/sites for disposal (7)

Abertysswg Primary School	<i>Expressions of interest invited</i>
Pontlottyn Primary School	<i>Expressions of interest invited</i>
Former Ty Darran Home, Risca	<i>Advertised for sale</i>
Oakdale Comprehensive School	<i>Demolition underway surveys & marketing to follow</i>
Pontllanfraith Comprehensive School	<i>Demolition on hold pending decision on LC</i>
Ty Dyffryn, Ystrad Mynach	<i>Agent appointed and marketed for sale</i>
Ty Pontllanfraith Offices	<i>Demolition underway, survey and sale will follow</i>

Surplus buildings/sites currently under review (8)

Bargoed Park – disused toilets	<i>Park has charitable status which will complicate sale</i>
Former Risca Gym/Library, (Brooklands)	<i>Vacant - under review. Possible sale /demolition</i>
Fleur-de-lis High Street toilets	<i>Vacant and future being reviewed. Possible sale</i>
Former Rhymney Function Centre	<i>Vacant held pending wider review</i>
Nelson Bus Station public toilets;	<i>Vacant and future being reviewed. Possible sale</i>
Neuadd-y-parc OAP Hall, Caerphilly	<i>Probable let to charitable trust</i>
Tir-y-berth Meals on Wheels	<i>Vacant future being reviewed. Options include possible car park for Tir-y-Berth.</i>
Tir Trosnant Animal Pound	<i>Expressions of interest invited</i>