



## **CABINET – 15TH MAY 2019**

**SUBJECT: PROPERTY REVIEW REPORT 2019**

**REPORT BY: INTERIM CORPORATE DIRECTOR (COMMUNITIES)**

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### **1. PURPOSE OF REPORT**

- 1.1 To provide Cabinet with a factual summary of the Authority's property (land and building) holdings and to seek Cabinet endorsement of the property review that covers the period 2018 – 2019.

### **2. SUMMARY**

- 2.1 The Property Review Report attempts to provide a succinct overview and record of what is a very large and diverse non domestic property portfolio.
- 2.2 It presents some key metrics, highlights in period trends, summarises disposals and acquisitions and sets out some of the challenges ahead.
- 2.3 The report follows on from the 2018 Property Review Report which was considered and endorsed by Cabinet in May 2018.

### **3. RECOMMENDATIONS**

- 3.1 Cabinet is asked to note the 2019 Property Review Report, the changes in the property portfolio since 2018 and to endorse the annual report attached at Appendix 1.

### **4. REASONS FOR THE RECOMMENDATIONS**

- 4.1 To allow Cabinet to fully understand the scale and complexity of the Authority's non-domestic (land and building) property portfolio.
- 4.2 To inform Cabinet of the changes in the portfolio over the last 12 months and to highlight key trends and challenges.

### **5. THE REPORT**

- 5.1 The Authority's land and building holdings is a very large and diverse non-domestic property portfolio.
- 5.2 The factual summary of the portfolio is appended to this report in the form of an annual property review report.

5.3 The Property Review Report is structured to provide a summary of:-

- The size of the estate;
- Condition of the estate;
- Statutory compliance;
- Utilisation;
- Carbon footprint;
- Replacements, acquisitions and disposals.

5.4 The summaries above are then supported by 5 appendices which provide data on:-

- Core Corporate Offices
- Schools
- Leased Out Sites
- Other Operational Buildings
- Non Operational & Surplus Sites

5.5 There are a number of key elements within the Property Review Report that Cabinet should note.

5.6 The table included at page 8 (size of the estate) outlines the key categories of building and demonstrates that the estate has reduced by 21 buildings over the last 12 months.

5.7 The table at page 9 (condition rating) outlines the condition rating of key categories of buildings ranging from Category A (good) to Category D (bad). Although none of the buildings fall into this latter category, the table demonstrates that the highest percentage of Category C – (operational bad) buildings lie within the portfolio of Leisure Centres. This supports the Sports and Active Recreation strategy that was recently adopted by Cabinet.

The table also demonstrates that there is further work to be done to improve the condition of the Authority's schools portfolio and this is clearly the focus of the Band B 21<sup>st</sup> Century Schools Programme.

5.8 The table at page 10 of the appended report (value of backlog maintenance) illustrates how the condition ratings actually translate into a cost profile across the building categories.

5.9 The table at page 12 (statutory testing compliance) demonstrates the excellent progress that the Authority has made over the period in ensuring that all statutory testing and maintenance is up to date and fully compliant.

5.10 Page 17 of the report outlines 7 of the key disposals (from the total of 21) that have been agreed and/or completed realising a saving in excess of £1m.

The report also highlights that there are a further 23 disposals being considered/planned.

5.11 Finally the report includes a forward look at page 18 which outlines key tasks and challenges for the next 12 months.

## 6. ASSUMPTIONS

6.1 The report is generally a factual summary of the property estate and is therefore not based on any assumptions.

6.2 The forward look does, however, assume that the austerity will continue and that the Authority's continued asset rationalisation programme will consequently need to continue in accordance with its asset management strategy.

## 7. LINKS TO RELEVANT COUNCIL POLICIES

7.1 The report links to the emerging Community Asset Transfer Policy as well as the Corporate Plan 2018-2023.

### 7.2 Corporate Plan 2018-2023

The report contributes towards or impacts the Corporate Well-being Objectives as follows:

- Objective 1 ***Improve education opportunities for all.***  
Many buildings, in addition to schools within our portfolio, provide educational opportunities e.g. libraries, youth centres, adult education facilities
- Objective 2 ***Enabling employment.***  
There are several buildings utilised by adult education who are aiding citizens of the borough to improve their employability options, through basic skills etc. Furthermore, the industrial units portfolio supports over 400 businesses in the borough.
- Objective 3 ***Address the availability, condition and sustainability of homes throughout the county borough and provide advice, assistance or support to help improve people's well-being***  
By ensuring land with residential potential is reviewed and supported where suitable to promote affordable housing in the borough.
- Objective 5 ***Creating a county borough that supports a healthy lifestyle in accordance with the sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015.***  
Numerous buildings and land within the Council portfolio are utilised to undertake a healthy lifestyle e.g. parks, leisure centres etc.
- Objective 6 ***Support citizens to remain independent and improve their well-being.***  
Numerous buildings promote independent living providing support e.g. community buildings holding groups and classes, day centres etc.

7.3 There are further links to a number of other specific policies and strategies, namely:

- Medium Term Financial Plan 2016 – 2021.
- Conservation Strategy 2014 – 2019.
- Local Housing Strategy.
- 21<sup>st</sup> Century Schools Programme.
- Sport and Active Recreation Strategy 2019 – 2029.
- Emerging Community Asset Transfer Policy.
- Service Transformation Strategy (in development).

## 8. WELL-BEING OF FUTURE GENERATIONS

8.1 This report links directly to the Well-being goals within the Well-being of Future Generations Act (Wales) 2015:

Many buildings in addition to schools within our portfolio provide educational opportunities e.g. libraries, youth centres, adult education facilities.	A Prosperous Wales, A More Equal Wales, A Wales of Vibrant Culture Thriving Welsh Language, A Healthier Wales, A Globally Responsible Wales.
There are several buildings utilised by adult education who are aiding citizens of the borough to improve their employability options, through basic skills etc.	A Prosperous Wales, A More Equal Wales, A Healthier Wales, A Globally Responsible Wales.

By ensuring land with residential potential is reviewed and supported where suitable to promote affordable housing in the borough,	A Prosperous Wales, A Resilient Wales A Wales of Cohesive Communities A More Equal Wales, A Wales of Vibrant Culture Thriving Welsh Language, A Healthier Wales, A Globally Responsible Wales.
Numerous buildings and land within the Council portfolio are utilised to undertake a healthy lifestyle e.g. parks, leisure centres etc.	A Prosperous Wales, A Healthier Wales, A More Equal Wales, A Resilient Wales
Numerous buildings promote independent living providing support e.g. community buildings holding groups and classes, day centres etc.	A Healthier Wales A More Equal Wales

8.2 The report is consistent with the five ways of working as defined within the sustainable development principle in the Act in that it supports:

- **Long Term** The Asset Management Strategy provides longer term asset management solutions and allows for more effective and predictable resource and financial commitments in the future, and we will balance short term needs with the need to safeguard the ability to meet long term generational needs, where those long term needs are identifiable
- **Prevention** Carefully prioritised budget commitment for planned maintenance regimes will afford timely proactive response, thus ensuring the asset is best maintained and safe for use. Confidence in developed future maintenance programmes will prevent unnecessary deterioration of the assets and lessen the burden of reactive responses, promoting a more efficient use of finite budgets.
- **Integration** An efficient and effective property portfolio will support the council in carrying out its activities and meet its objectives where there are property requirements. The Asset Management Strategy is predicated on all areas functioning in an integrated manner to ensure the efficient and effective management of Property and Land Assets within the authority.
- **Collaboration** The Asset Management Strategy is based upon a collaborative approach bringing service departments together through Property Services to deliver not only a planned maintenance regime across the council but also promoting dialogue across service divisions.
- **Involvement** The Asset Management Strategy - Property & Land explains the Council's long-term approach to achieving its aims, fulfilling its Vision and how the goals and objectives are to be delivered. The Strategy provides guidance for directing Property Services and its activities over the longer-term. The Asset Management Strategy (Land and Property) along with the individual service priorities directly influence the individual service area asset management plans. In accordance with the Council's Constitution the strategy encompasses *"All land and property owned by the Council, with the exception of tenancies of Council Houses, Council built garages and garage plots on Council housing land..."*  
Property Services will ensure the Asset Management strategy and process is aligned with the Service Transformation Strategy which is in development.  
The importance of involving people with an interest in achieving the well-being goals, and ensuring that those people reflect the diversity of the area which the body serves.

## **9. EQUALITIES IMPLICATIONS**

- 9.1 An EIA screening has been completed in accordance with the Council's Strategic Equality Plan and supplementary guidance. No potential for unlawful discrimination and/or low level or minor negative impact has been identified, therefore a full EIA has not been carried out.

## **10. FINANCIAL IMPLICATIONS**

- 10.1 Effective management and rationalisation of property assets in a key component of the Medium Term Financial Plan as the Authority aims to achieve the financial savings resulting from public sector austerity.
- 10.2 The appended property review outlines the financial receipts realised over the last 12 months as a result of the disposal of land and buildings and provides an indication of further disposals of surplus property to be considered over the next 12 months.

## **11. PERSONNEL IMPLICATIONS**

- 11.1 There are no direct personnel implications arising from this report.

## **12. CONSULTATIONS**

- 12.1 The report reflects the views of the consultees listed below.

## **13. STATUTORY POWER**

- 13.1 Local Government Acts.

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Background Papers:

Report to Cabinet 16<sup>th</sup> May 2018 (Property Review Report 2018)

Appendices:

Appendix 1 - Annual Property Review Report 2019

# Property Review Report

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*April, 2019*



Caerphilly County Borough Council

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### Foreword



I am pleased to present this annual Property Review Report - it is an opportunity to review the Council's estate, highlight progress made and summarise future challenges.

We have a large estate which is costly to maintain and rationalisation remains a necessity in the current funding climate. Ensuring that retained buildings are efficiently utilised and properly maintained is more important than ever. Whilst much has been achieved over recent years, there remains significant scope to further rationalise the estate and dispose of surplus assets.

This report records the good progress made and highlights key activity since the previous report was published. In particular, a number of surplus assets have been sold or leased out with the cost burden associated with the maintenance of an empty building replaced with a useful capital receipt or a regular rental income. Leased in property has been closely scrutinised and challenged and our own buildings are now better utilised.

A key highlight of this year's report is the significant improvement in statutory testing compliance across our buildings. The Statutory Maintenance Group oversees compliance and the majority of the remedial works arising from testing are now actioned by Property Services without instruction. As a consequence, I am pleased that a step improvement in compliance has been achieved.

Work has started on the delivery of the Welsh Government 21<sup>st</sup> Century Schools Band B projects and Property Services will lead the delivery of a challenging programme of work over coming years.

**Councillor Lisa Phipps**

Cabinet Member for Homes and Places

# 1. Introduction

This is Caerphilly's third annual 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.

Caerphilly County Borough Council is committed to creating an effective and efficient estate which provides value for money for the taxpayer, reduces our environmental impact, maximises opportunities to generate income and supports transformation in the way that the council uses its estate to deliver its services. Our property assets, and the way in which we use them, are key in supporting and enabling us to transform the way in which we, together with our partners, deliver public services to meet the needs of our citizens.

The Council's Asset Management Strategy – Property and Land, seeks to ensure that the property portfolio is sustainably and efficiently managed and remains fit-for-purpose for the future, in support of frontline delivery and an increasingly flexible workforce. Budget challenges mean rationalisation of the portfolio is a key objective. Corporate revenue budgets will reduce with time and the rental of surplus assets is preferred to sale where a beneficial revenue stream can be secured.

Notwithstanding the need to rationalise the estate, strategic acquisitions will be considered where clear benefit can be demonstrated. Such benefits could include allowing other, less suitable, buildings to be declared surplus, securing a revenue income from third party rental or supporting economic development

In addition, the Asset Management Strategy - Property and Land 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;
- Conservation Strategy 2014-2019;
- The Well-being of Future Generations (Wales) Act 2015;
- Local Housing Strategy;
- 21<sup>st</sup> Century Schools programme;
- Strategic Equality Plan 2016-2020
- Key elements of the Service Transformation Strategy (in development).
- Sport and Active Recreation Strategy 2019-29

The Council has a large property portfolio with a replacement value of £760m<sup>1</sup>. 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*"

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<sup>1</sup> as at 31/03/18

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. Our buildings cost in excess of £23m each year to run and maintain, it is therefore vital that the Authority's buildings are well utilised, operate efficiently and that the portfolio is rationalised where appropriate.

Notwithstanding this, acquisitions will be considered where clear strategic benefits for the Authority can be demonstrated. Benefits could include allowing other less suitable buildings to be declared surplus, securing a revenue income from third party rental and supporting economic development.

This Property Review Report provides an annual snapshot of the buildings portfolio with trends, progress and challenges clearly highlighted and the appendices provide a useful schedule of all current Authority buildings.

## 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 core corporate offices 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.

**Leisure Centres** – These are the operational leisure/sports centres. This does not include small leisure buildings such as pavilions.

**Leased Out buildings/Industrial** – These include buildings and land 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 council 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 March, 2018 to April, 2019.

### 3. The Property Review

#### 3.1 Size of the Estate

The Council's Corporate Estate currently comprises 771 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 property changes since the last Property Review Report include:

- Cwmcarn High School and Leisure Centre were vacated and are due to be demolished. A new Welsh Medium primary school is planned for the site.
- The demolition of Ty Pontllanfraith Offices has been completed and a housing scheme based on the Garden Village concept is being developed in collaboration with Pobl Group.
- The vacant Pontlottyn and Abertysswg Primary School sites have been sold.
- The Ty Dyffryn site has been leased out for 10 years, removing the Council's ongoing rates and maintenance liabilities.
- Approval was made for the leasehold disposal of Tir Trosnant Farm site for a period of 10 years.
- Penmaen House has been vacated by the Council and is to be leased out to an external organisation.
- Enterprise House has been vacated and has been handed back to the landlord.
- Cabinet took the decision to close Pontllanfraith Leisure Centre

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The gross internal area of the portfolio stands at around 475,534 sq.m. and, whilst this represents a considerable reduction since February 2018, the portfolio remains one of the largest public sector portfolios in Wales.

A more detailed breakdown of the portfolio is tabulated below.

<b>SIZE OF THE ESTATE</b>				
	<b>Number of Sites</b>		<b>GIA (sq.m)</b>	
<b>Core Corporate Offices</b>	<b>11</b>	<b>(-2)</b>	<b>31,662</b>	<b>(-1,063)</b>
<b>Schools</b>	<b>87</b>	<b>(-1)</b>	<b>241,006</b>	<b>(-5,248)</b>
<b>Leisure Centres</b>	<b>11</b>	<b>(-1)</b>	<b>24,351</b>	<b>(-319)</b>
<b>Other Operational Buildings and Sites</b>	<b>223</b>	<b>(-12)</b>	<b>76,675</b>	<b>(-8,207)</b>
<b>Leased Out</b> (buildings, part buildings, business units and ground leases where building owned by others)	<b>423</b>		<b>72,892<sup>2</sup></b>	
<b>Non-op/Surplus buildings</b>	<b>16</b>	<b>(-5)</b>	<b>28,948</b>	<b>(-12,895)</b>
<b>Totals</b>	<b>771</b>	<b>(-21)</b>	<b>475,534</b>	<b>(-27,732)</b>

( ) Movement in period February, 2018 – March, 2019

<sup>2</sup> Approx. areas, no cad plans available for some sites.

## 3.2 Condition of the Estate

The condition of the Council’s buildings is regularly surveyed. The latest tranche of building condition surveys commenced in the autumn of 2017, with the rolling programme due to be completed in 2021.

The current condition ratings for the portfolio are summarised below:

### CONDITION – RATING<sup>3</sup>

	<b>A</b> Good	<b>B</b> Satisfactory	<b>C+</b> <sup>4</sup> Operational Fair	<b>C</b> <sup>4</sup> Operational Poor	<b>C-</b> <sup>4</sup> Operational Bad	<b>D</b> Bad
<b>Corporate Offices</b>	<b>2.9%</b> (-5.2)	<b>62.9%</b> (-19.1)	<b>17.5%</b> (+27.0)	<b>16.8%</b> (+27.0)	<b>0.0%</b> (+27.0)	<b>0.0%</b> (-2.6)
<b>Leisure Centres<sup>5</sup></b>	<b>4.9%</b>	<b>62.4%</b>	<b>22.4%</b>	<b>0.0%</b>	<b>10.3%</b>	<b>0.0%</b>
<b>Other Operational Buildings</b>	<b>8.4%</b>	<b>36.2%</b>	<b>32.5%</b>	<b>14.9%</b>	<b>8.0%</b>	<b>0.0%</b>
<b>Schools</b>	<b>1.9%</b> (-3.3)	<b>33.0%</b> (+10.7)	<b>52.5%</b> (-6.2)	<b>13.2%</b> (-6.2)	<b>0.2%</b> (-6.2)	<b>0.0%</b> (-1.1)
<b>Total all Buildings</b>	<b>3.4%</b> (-3.6)	<b>38.0%</b> (-22.2)	<b>43.4%</b> (+28.7)	<b>12.8%</b> (+28.7)	<b>2.4%</b> (+28.7)	<b>0.0%</b> (-2.9)

( ) Movement in period February, 2018 – March, 2019

<sup>3</sup> The authority is currently in the process of updating all building condition surveys.

<sup>4</sup> The methodology for calculating ratings has varied historically and, therefore, can be misleading. Ratings above are based on recent WG guidance using the Faithful & Gould method of calculation which includes new grades C+ and C-. Therefore, the comparison figures for condition C are calculated on the overall % in C, as a direct comparison cannot be made in this edition of the report.

<sup>5</sup> New indicator

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

<b>CONDITION - VALUE OF BACKLOG MAINTENANCE<sup>3</sup></b>			
	<b>Priority 1 – Urgent</b>	<b>Priority 2 - Essential</b>	<b>Priority 3 - Desirable</b>
<b>Corporate Offices</b>	<b>£30k</b> (- £5k)	<b>£902k</b> (- £366k)	<b>£1,518k</b> (+ £106k)
<b>Leisure Centres<sup>5</sup></b>	<b>£73k</b>	<b>£1,220k</b>	<b>£2,230k</b>
<b>Other Operational Buildings</b>	<b>£638k</b>	<b>£5,003k</b>	<b>£5,999k</b>
<b>Schools</b>	<b>£440k</b> (- £875k)	<b>£14,113k</b> (+ £1,137k)	<b>£20,661k</b> (- 1,478k)
<b>Total all Buildings</b>	<b>£1,181</b> (- £1,151k)	<b>£21,238k</b> (+ 1,049k)	<b>£30,408k</b> (- £169k)

( ) Movement in period February, 2018 – April, 2019  
<sup>3</sup> The authority is currently in the process of updating all building condition surveys.  
<sup>5</sup> New indicator.

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:

- A two-year £2m improvement programme at Blackwood Comprehensive School was completed;
- A new £800k 3G pitch with flood lighting was completed at Blackwood Comprehensive School



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- The £2m nine classroom extension at Newbridge Comprehensive School was completed;



- The asset management capital programme of improvement works delivered maintenance and improvement projects totalling over £3m across the whole estate.
- The demolition of Oakdale Comprehensive School was completed.
- Clearance of outstanding remedial tasks identified during statutory testing

### 3.3 Statutory Compliance

The statutory inspection and testing of buildings is managed by Property Services for the vast majority 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 and remedial tasks identified during testing are promptly addressed. The RAMIS database is used to record and report on test data and remedial tasks.

The Statutory Testing Group currently meets every two months and is chaired by the Head of Property Services. This group has overseen significant progress in the clearance of overdue remedial tasks and the Head of Property presents a formal quarterly statutory maintenance update to the Corporate Management Team.

Significant improvement has been achieved and the percentage of buildings with in-date certification, at 7th January, 2019, is summarised below for the four highest risk disciplines:

<b>STATUTORY TESTING - COMPLIANCE</b>				
	<b>Gas</b>	<b>Periodic Electrical</b>	<b>Annual Legionella</b>	<b>Fire Risk</b>
<b>Corporate Offices</b>	<b>100% (0)</b>	<b>100% (+1)</b>	<b>100% (0)</b>	<b>100% (0)</b>
<b>Schools</b>	<b>100% (0)</b>	<b>100% (0)</b>	<b>100% (0)</b>	<b>100% (0)</b>
<b>Other buildings</b>	<b>100% (0)</b>	<b>100% (+1)</b>	<b>100% (0)</b>	<b>100% (0)</b>
<b>Totals</b>	<b>100% (0)</b>	<b>100% (+1)</b>	<b>100% (0)</b>	<b>100% (0)</b>

( ) Movement in period February, 2018 – February, 2019

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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 immediate rectification, are listed and given a priority rating.

For Priority 1 and 2 faults, rectification within 60 days is the target. Whilst the cost of addressing remedial tasks rests with the relevant building manager, in most cases remedial tasks arising from testing are now actioned by Property Services without instruction from the Building Manager, and this has resulted in a marked reduction in overdue remedial tasks.

The outstanding remedial tasks for the four highest risk disciplines, as at February, 2019, are summarised below:

### STATUTORY TESTING - REMEDIAL TASKS OUTSTANDING >60 DAYS

	Gas	Periodic Electrical	Annual Legionella	Fire Risk
<b>Corporate Offices</b>	<b>0</b> (0)	<b>1</b> (0)	<b>0</b> (0)	<b>0</b> (0)
<b>Schools</b>	<b>2</b> (-76)	<b>0</b> (-2)	<b>10</b> (-135)	<b>340<sup>6</sup></b> (+34)
<b>Other buildings</b>	<b>0</b> (-9)	<b>0</b> (0)	<b>8</b> (-7)	<b>30</b> (-94)
<b>Totals</b>	<b>2</b> (-85)	<b>1</b> (-2)	<b>18</b> (-142)	<b>370</b> (-60)

( ) Movement in period February, 2018 – February, 2019

<sup>6</sup> Many of these relate to new fire risk assessments carried out in comprehensive schools and are in hand

### 3.4 Utilisation

It is essential that the Council’s property portfolio is efficiently utilised and that all opportunities to rationalise are explored. The Asset Management Strategy – Property and Land, sets out overall objectives and individual Service Area Asset Management Plans detail local strategies and objectives.

The consequence of the budget challenges the Authority faces, and the associated medium term financial plan, is that the staff compliment will reduce with time and significant savings can be made by vacating and disposing of surplus buildings. In terms of corporate offices, the strategy is to better utilise the Tredomen campus and to progressively reduce off-campus office space. Leased in buildings are given particular scrutiny and Enterprise House was vacated in March 2019, and plans are in place to vacate Pontygywindy House when that lease expires in 2021. Penmaen House was also vacated in 2019 and will be leased out. In all cases, displaced staff have been, or will be, accommodated in existing Council buildings.

The Council leases out a total of 423 buildings, part buildings or business units and demand remains strong.

Key utilisation metrics are presented below:

<b>UTILISATION</b>				
<b>Corporate Offices</b>	<b>Desks assigned</b>	<b>99.3% (+1.8%)</b>	<b>Empty Desks (grouped)</b>	<b>24 (-29)</b>
<b>Schools</b>	<b>Unallocated Places Primary</b>	<b>12%</b>	<b>Unallocated Places Secondary</b>	<b>19%</b>
<b>Leased Out Portfolio</b>	<b>Leases current</b>	<b>93% (-5%)</b>	<b>Vacant</b>	<b>30 (+21)</b>
<b>Surplus and Vacant Buildings</b>		<b>16 (+1)</b>		

( ) Movement in period February, 2018 – March, 2019

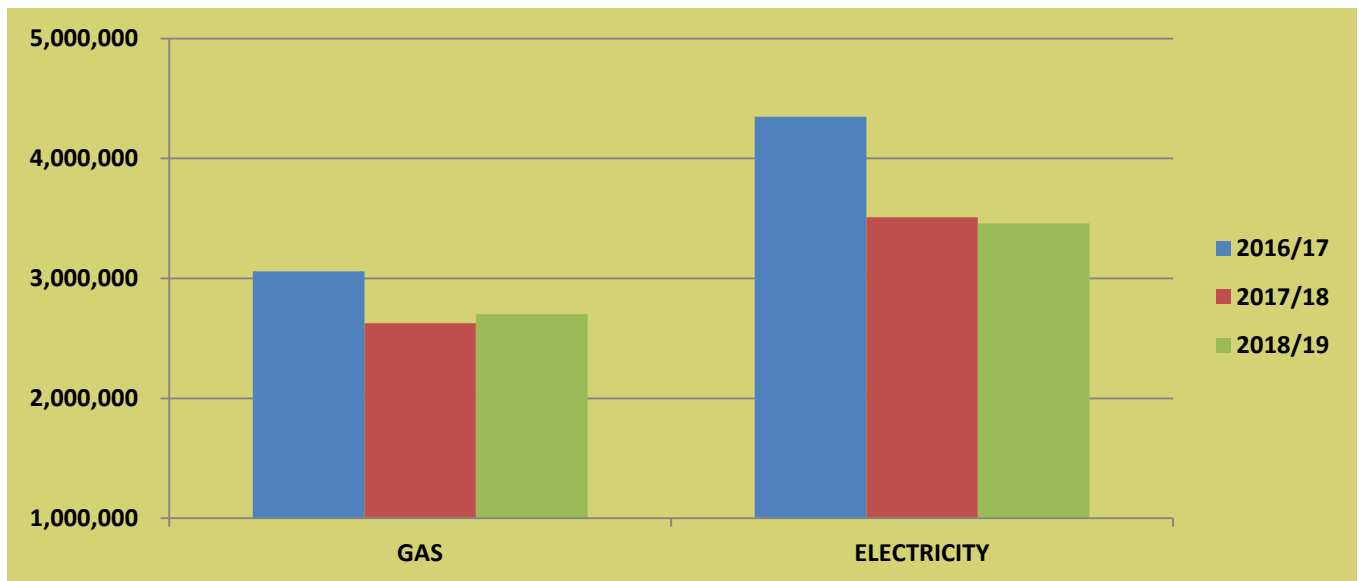
## 3.5 Carbon Footprint

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 the efficient management of our assets.

Eleven invest-to-save energy reduction projects were delivered in 2018/19. These represent an investment of £110,000 but will reduce energy consumption, and in turn the Council’s annual carbon footprint will be reduced by 60 tonnes<sup>1</sup>.

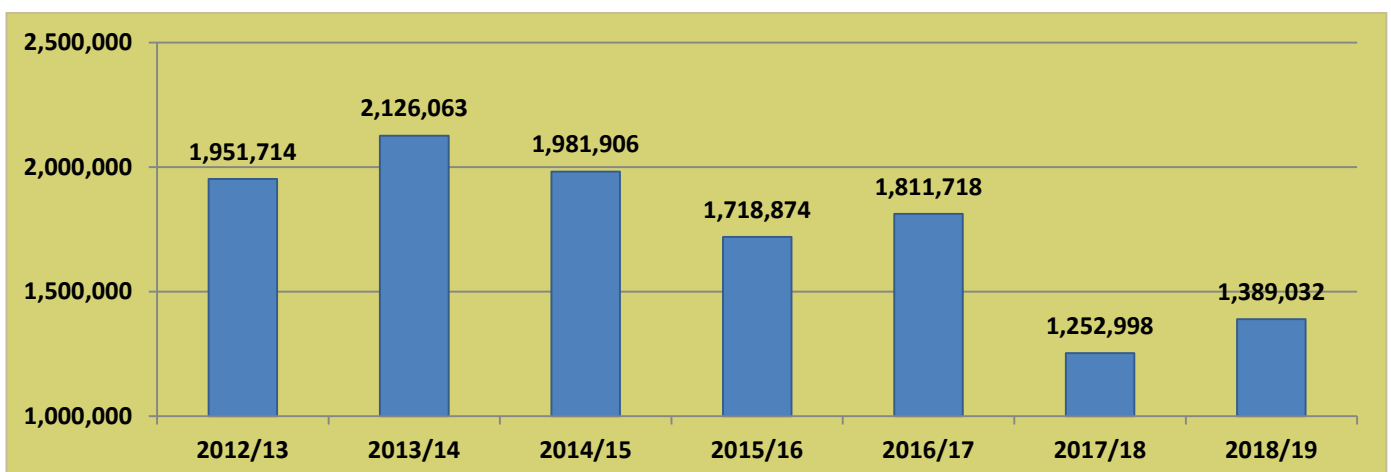
Efforts continue to reduce the energy consumption for the Core Corporate Office portfolio and a steady improvement is confirmed in the data presented below.

### Annual Energy Consumption Core Corporate Offices (kWhrs)



In particular, much progress has been made in reducing the electricity consumption in Ty Penallta. 108 roof-top PV panels have been installed, changes have been made to the heating and cooling controls strategy, and the original tungsten and fluorescent lighting is progressively being replaced with the latest low energy LED fittings. The improvement is presented below and has resulted in the Display Energy Certificate rating improving from an E in 2009 to a C in 2018.

### Annual Electricity Consumption, Ty Penallta (kWhrs)



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The Council continues to invest in renewable technologies and has, to date, installed over 3,400 photovoltaic panels across 63 buildings, and these annually generate over 620 megawatt hours of electricity.

Most of the generated energy is used by the respective building with any surplus exported to the grid. These renewables reduce the Council's carbon footprint by over 190 tonnes<sup>7</sup> per annum.

### Solar Photovoltaic Array Installations

Location	PV Panels (Nr)	Annual Output (kWhrs)
Islwyn High School	280	53,030
Greenhill Primary School	300	50,000
Ty Clyd Home for the Elderly	199	37,689
Brodawel Home for the Elderly	199	37,689
Ystrad Centre of Sporting Excellence	184	37,636
Risca Leisure Centre	200	37,083
Tredomen Business and Technology Centre	198	36,061
Ivor Bach Primary School	144	26,515
St James ICC	144	24,242
Min-y-Mynydd HFE	118	22,727
Islwyn Indoor Bowls	119	21,970
Ty Iscoed HFE	116	21,970
Ty Penallta	108	19,697
Trinity Fields School	104	18,939
Beatrice Webb HFE	100	18,939
Cwm Ifor Primary School	126	12,879
Rhymney Comprehensive School	66	8,712
Ysgol Cwm Rhymni (Phase3)	25	5,394
Ysgol Cwm Rhymni (Phase2)	16	3,030
Small arrays (typically 15 panels) on 44 schools	668	126,515
<b>Totals</b>	<b>3,414</b>	<b>621,790</b>

<sup>7</sup> Based on Department for Business, energy and Industrial Strategy conversion factor for 2018.

### 3.6 Replacements, Acquisitions and Disposals

Significant in period activity is summarised below:

#### **Replacements**

Cwmcarn Outdoor Adventure Centre – transferred from Pontllanfraith Comprehensive School to a building at Cwmcarn Scenic Drive.

#### **Acquisitions**

Penyrheol Flying Start – new build.

15 Heol Pencarreg, Bargoed – leased in for Children's Services.

#### **Disposals**

During the last year, the authority has completed disposals of surplus property totalling £1,042,957. These include:

- Abertysswg and Pontlottyn Primary School sites were sold for a total of £345,100.
- Ty Dyffryn is now leased out, for a period of 10 years, at a starting rent of £281,857 per year, this rental income rises to £392,149 in 2020.
- Land at Eastview Terrace, Bargoed, was sold for £30,000.
- Land at Troed-y-rhiw, Ystrad Mynach was sold for £320,000.
- Enterprise House lease was terminated in March 2019 saving around £65,000 per annum.
- Pontlottyn Recreation Ground Pavilions were demolished due to poor condition and low usage.
- Ty Pontygyndy is leased in and the lease expires in October, 2021. A strategy to exit the building at the end of the lease term has been agreed and this will realise an annual saving of £180,000.

# 4. A Forward Look

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

### Asset Management Strategy – Property and Land

Cabinet will be asked to approve the 2019 revision of the Asset Management Strategy – Property and Land, and development of the various Service Area Asset Management Plans will continue and Property Services will lead the delivery of the associated actions. In particular activity associated with the delivery of the Active Leisure Strategy and the Community Hubs initiatives is anticipated.

### New Buildings and Building Improvements

The £4m Children's Unit proposed for Pontllanfraith is expected to proceed subject to consultation and subsequent Cabinet approval.

Property Services will continue to support colleagues in Education to develop and deliver the jointly funded Welsh Government 21<sup>st</sup> Century Schools Band B programme of new and improved schools.

Delivery of a £5m programme of improvement projects focused on Welsh Medium schools and a £5m programme of early years projects will commence and a Welsh Government funded £2.4m programme of school improvement works will be delivered.

### Statutory Maintenance

Following the significant progress made in 2018/19 momentum will be maintained with the target of achieving full testing compliance for all Council buildings with no overdue remedial tasks outstanding.

### Demolitions

The demolition of Cwmcarn High School and buildings on the Brooklands site in Risca will be completed and the demolition of the vacant Pontllanfraith Comprehensive School and Leisure Centre is expected to commence.

### Condition Surveys

The current tranche of building condition surveys commenced in autumn, 2017. This will be a four year programme encompassing the majority of the corporate estate.



## Appendix 1

### Core Corporate Offices (11 in Total)

Adult Services Duty & Information Team - Foxes Lane, Oakdale

Caerphilly Social Services Mill Road - Adult Services

Cherry Tree House, Crumlin

Tir-y-berth Depot & Offices

Ty Bargoed Offices

Ty Gilfach Offices, William Street

Ty Graddfa HART office - first floor

Ty Pontygwindy, Caerphilly

Ty Penallta Corporate Offices , Hengoed

Ty Tredomen Corporate Offices, Hengoed

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

*Leased in*

## Appendix 2

### Schools (87 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  
Llancaeach Junior School, Nelson  
Llanfabon Infants School, Nelson  
Machen Primary School  
Maesycwmmmer 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  
St. Gwladys Primary School, Bargoed

*Part leased in*

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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

*Grade II Listed*  
*Grade II Listed*

### **English Medium Secondary**

Bedwas High School  
Blackwood Comprehensive School  
Islwyn High School, Oakdale  
Heolddu Comprehensive School  
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 Penalltau  
Ysgol-y-Lawnt Primary School, Rhymney

*Grade II Listed*

### **3-18 School**

Idris Davies School 3-18, Rhymney

### **Welsh Medium Secondary**

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

*PFI*  
*Part Grade II Listed*

### **Special Resource Base**

Trinity Fields School & Resource Centre, Ystrad Mynach

### Appendix 3 Leased Out Sites (423 total)

#### Via Economic Development (351 units)

38b High Street, Rhymney		1 unit
20-22 Highfields Crescent, Aberbargoed		1 unit
2 The Circle, Pontllanfraith		1 unit
5 Llanfabon Drive, Trethomas		1 unit
Gelligroes Mill House, Pontllanfraith	<i>Grade II Listed</i>	1 unit
Oakdale Plateau - Wind Turbines		2 units
Caerphilly Business Park		34 units
Dyffryn Business Park, Ystrad Mynach		40 units
Lawn Industrial Estate, Rhymney		19 units
New Tredegar Business Park		19 units
Oakdale Business Park, Oakdale		14 units
Oakdale – The Pavilions, Foxes Lane		5 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		17 units
Tram Road Industrial Estate, Pontllanfraith		5 units
Newtown (Waunfawr) Business Park, Crosskeys		3 units
Woodfieldside Business Park, Pontllanfraith		19 units
Lowry Plaza shops, Bargoed		8 units
Tredomen Business & Technology Centre		28 units
Tredomen Gateway Building		16 units
Tredomen Innovation & Technology Centre		18 units
Tredomen Smart Zone		6 units
Crumlin Institute		7 units
Elm Drive Shops, Ty Sign		6 units
Grays Gardens Shops, Graig-y-rhacca		6 units
Merchant Street Shops, Pontlottyn		5 units
The Grove Shops, Fochriw		2 units
Tan-y-bryn Stores, Rhymney		1 unit
Greenhill Stores, Gelligaer		1 unit
Parc Cwm Darran Café		1 unit
Cwmcarn Forest Drive units		2 units

## Via Property Services (72 in total)

### Building Leases (49)

Aberbargoed Recreation Ground pavilion  
Abercarn Welfare New Bowls pavilion  
Abertysswg Playing Fields Changing Rooms  
Abertysswg RFC  
All Saints Boxing Club, Caerphilly – former boys brigade  
Bargoed Park – Rugby Club Store  
Bargoed Park Lodge  
Blackwood Showfield Band Hall  
Blackwood Bus Station Cafe  
Bryn Park Bowls Pavilion, Bedwas  
Caerphilly Day Centre  
Caerphilly Variety Club Family Centre  
Cefn-y-brithdir Farm, Brithdir *Grade II Listed (Pig Sty)*  
Cefn Hengoed Youth Centre  
Crosskeys RFC & Silver band  
Crumlin OAP Hall  
Cwmcarn Forest Drive, Cycle Shop  
Deri RFC Clubhouse – Institute building  
Fleur-de-lis Boxing Club, Pengam  
Former Caerphilly Library  
Former Lower Rhymney Community Centre  
Former Risca Cash Office  
Former Risca UDC Office – Risca Choir  
Gelligroes Mill, Pontllanfraith *Grade II\* Listed*  
Gilfach OAP Hall, Gilfach  
Gilfach Welfare ground – Tennis pavilion  
Hafodyrynys Recreation Ground pavilions x2  
Islwyn Indoor Bowling Centre, Pontllanfraith  
Llanfach Cemetery Lodge, Abercarn  
Maesycwmmmer OAP Hall  
Nelson Miner's Welfare Institute  
Newbridge Welfare Ground Cricket pavilion  
Oxford House - South Wales Railway Museum Ltd. *Main building Grade II Listed*  
Penallta Rugby Club - ground floor Ty Graddfa  
Penmaen House, Phoenix Transport  
Penyrheol Cemetery Chapel, Caerphilly  
Penyrheol Bowls pavilion  
Risca Family Centre  
Risca Old Cemetery Chapel  
Risca Scout Hall, Channel View  
Risca Old Cemetery – former Sexton's house, 65 Cromwell Rd  
Senghenydd Welfare Ground Bowls Pavilion  
Tanybryn Playing Fields Pavilion, Risca  
Tir Trostant Farmhouse, Hengoed  
Treowen Stars Sports & Social Club  
Ty Clyd Bungalow  
Ty Isaf Recreation Ground Pavilion, Risca  
Ty Dyffryn, Ystrad Mynach  
White Rose Resource Centre (part), New Tredegar

### **Ground Leases - where buildings owned by others (23)**

143-145 High Street, Blackwood – retail unit  
83 Cardiff Road, Caerphilly – retail unit  
Abercarn 1<sup>st</sup> Scout's Hall, Bridge Street  
Bedwas Bryn Park Changing Rooms  
Blackwood Stars RFC  
Caerphilly 1<sup>st</sup> Scouts Hall, Nantgarw Road  
Caerphilly 2<sup>nd</sup> Scouts Hall, Nantgarw Road  
Caerphilly Girl Guides Hall, Nantgarw Road  
Cefn Fforest 1<sup>st</sup> Scout Hall, Waunborfa Road  
Cefn Fforest Workingmen's Club (RFC Club)  
Gelligaer Amateur Boxing Club  
Gelligaer Community Council Offices  
Hollybush Community Centre  
Kendon & Woodview Community Hall  
Llanbradach RFC  
Newbridge RFC Clubhouse  
Penllwyn Community Centre  
Risca OAP Hall, Park Road  
Risca RFC  
Treowen Community Centre  
Trinant Community Centre  
Virginia Park Tennis Pavilion, Caerphilly  
Waunfawr Park Bowls Pavilion, Crosskeys

## Appendix 4

### Other Operational Sites (234 in total)

#### **Depots/Storage (12)**

Aberbargoed Timber Store – Bowen Ind. Estate  
Abercarn Grounds Maintenance Depot  
Bargoed Park Grounds Maintenance Depot  
Bedwas Highways Sub-Depot  
Blackwood Showfield Grounds Maintenance Depot  
Islwyn Park Grounds Maintenance Depot  
New Tredegar Business Park – Winding House Storage  
Newbridge Welfare Grounds Maintenance Storage  
North Rhymney Housing Depot  
Penallta Grounds Maintenance Depot  
Penmaen NCS Highways Depot  
Waunfawr Park Grounds Maintenance Depot

#### **Miscellaneous Sites (2)**

Coed Top Hill Reed Bed Facility, Gelligaer  
Former Hengoed Fire Station, Ysbyty Ystrad Fawr *Grade II Listed*

#### **Bus Station Buildings (1)**

Blackwood Bus Station (inc. café) *Cafe leased out*

#### **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 Education (3)**

Crumlin Institute *Leased in*  
Oxford House Adult Education Unit  
Cwmcarn Outdoor Education Unit

### **Civic Amenity Sites (6)**

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

*Leased in*

### **Community Centres (35)**

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  
Fleur-de-Lis Community Centre  
Fochriw Community Centre  
Gelligaer Community Centre  
Graig-y-Rhacca Community Centre  
Hengoed Community Centre  
Llanbradach Community Centre  
Machen Village Hall & Library  
Maesycwmmmer 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 Lower Community Centre  
Rhymney Day Centre  
Senghenydd Community Centre  
The Twyn Community Centre  
Tirphil Community Centre  
Tir-y-berth Village Hall  
Trecenydd Community Centre  
Van Community Centre, Caerphilly

*Leased in*



## **Learning Centres (2)**

Glan-y-nant Learning Centre  
The Hive Tuition Centre, Caerphilly

## **Countryside Services (8)**

Parc Cwm Darran Camping Site  
Penallta Country Park  
Penyfan Pond Country Park  
Sirhowy Farm, Cwmfelinfach  
Babell Chapel, Sirhowy  
Full Moon Cottage, Sirhowy  
Ty Fry Farm, Aberbargoed  
Ty Fry Education Centre

*Leased in Grade II Listed*

*Leased in  
Leased in*

## **Leisure Centres (11)**

Bedwas Leisure Centre & Pool  
Caerphilly Leisure Centre  
CCBC Centre for Sporting Excellence  
Cefn Fforest 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

## **Public Conveniences (1)**

Abercarn Welfare Ground Toilets

## **Flying Start Buildings (14)**

Aberbargoed Flying Start store  
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 Centre Flying Start  
Penyrheol Flying Start  
Phillipstown Flying Start  
Rhymney Flying Start  
Trinant Flying Start  
St. James' ICC Flying Start

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## **Libraries (16)**

Aberbargoed Library	
Abercarn Library	
Abertridwr Library	
Bargoed Library & Customer First	<i>Leased in Grade II* Listed</i>
Bedwas Library	
Blackwood Library & Customer First	
Caerphilly Library & Customer First	
Deri Library	
Llanbradach Library	
Nelson Library	
Newbridge Library	<i>Grade II Listed</i>
Oakdale Library	<i>Leased in</i>
Pengam Library	
Rhymney Library	
Risca Library & Customer First	<i>Leased in Grade II Listed</i>
Ystrad Mynach Library	

## **Museums & Tourism (5)**

Blackwood Miner's Institute	<i>Grade II* Listed</i>
Caerphilly Visitor Centre	<i>Part Leased out</i>
Cwmcarn Forest Drive	<i>Part Leased out</i>
Elliot Colliery Winding House Museum	<i>Grade II* Listed</i>
Llancaiach Fawr Manor House	<i>Grade I Listed</i>

## **Offices/Administration (14)**

5-6 De Clare Court Housing Office, Caerphilly	<i>Leased in</i>
Blaenau Gwent & Caerphilly Youth Offending	
Brodawel House – Community Support Team	
Community Regeneration Office, 43 Atlee Court	
Blackwood Area Housing Office	<i>Leased in</i>
Graig-y-Rhacca Area Housing Office	
Gwent Speech & Language Unit, Cwmbran	<i>Leased in</i>
Hafod Deg Resource Centre, Rhymney	<i>Part Leased out</i>
Lansbury Park Area Housing Office	
Llanhilleth Youth Offending Team	<i>JV / Leased in</i>
Pontypool Adult Social Services	<i>JV/ Leased in</i>
Risca Adult Reablement, Brooklands	
Telecare Office, Parc Penrhos	<i>Leased in</i>
Graig-y-rhacca Resource Centre	

## **Social Services (25)**

### **Day Centres (12)**

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

*Leased in*

### **Residential (12)**

15 Heol Pencarreg, Bargoed  
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 Children's 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

*Leased in*

### **Other**

Caerphilly Children's Centre

*Space leased in*

### **Sports Pavilions (67)**

Abertridwr Welfare Park Changing Rooms  
Abercarn Welfare Ground Football Pavilion  
Abercarn Welfare Ground Old Bowls Pavilion  
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 Pavilion  
Hollybush Recreation Ground 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 Rooms  
Maesycwmmwr Playing Fields Changing Rooms  
Markham Pavilion, King George's 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 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  
The Bryn Playing Fields Pavilion, Pontllanfraith  
Tir-y-berth Playing Fields Pavilion  
Trelyn Pavilion, Fleur-de-lis  
Trinant Recreation Ground Pavilion  
Ty Isaf Recreation Ground Bowls Pavilion, Risca  
Wattsville Recreation Ground Pavilion  
Waunfawr Park – Main Pavilion  
Waunfawr Park Bandstand  
Waunfawr Park Cricket pavilion & score box  
Waunfawr Park Cycle Hire  
Waunfawr Park Rugby Changing Rooms  
Wern Park Recreation Ground Pavilion  
Ynys Field Recreation Ground Pavilion  
Ystrad Mynach Park Bowls Pavilion  
Ystrad Mynach Park Kiosk

### **Youth Centres (4)**

Crosskeys Youth Centre  
Rhymney Youth Centre  
Risca Youth Centre  
The Hangar Youth & Community, Aberbargoed

## Appendix 5

### Non-Operational and Surplus buildings (16 in total)

#### **Surplus buildings/sites for disposal (5)**

Former Ty Darran Home, Risca	<i>Likely to transfer to HRA – demolition in 2019</i>
Pontllanfraith Comprehensive School	<i>To be demolished in 2019</i>
Cwmcarn High School	<i>To be demolished in 2019</i>
Cwmcarn Leisure Centre	<i>To be demolished in 2019</i>
Former Risca Gym/Library, (Brooklands)	<i>To be demolished in 2019</i>

#### **Surplus buildings/sites currently under review (11)**

Bargoed Park – disused toilets	<i>Park has charitable status which will complicate sale</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>Closed - future being reviewed. Possible sale</i>
Tir-y-berth Meals on Wheels	<i>Vacant future being reviewed</i>
5-6 High Street, Bargoed	<i>Terms provisionally agreed with new retail tenant</i>
Bargoed Bus Station Toilets	<i>Closed on April 1<sup>st</sup> - under review</i>
Cardiff Road Toilets, Caerphilly	<i>Closed on April 1<sup>st</sup> - under review</i>
Tredegar Grounds Toilets, Risca	<i>Closed on April 1<sup>st</sup> - under review</i>
Ystrad Mynach Toilets	<i>Closed on April 1<sup>st</sup> - under review</i>
Neuadd-y-parc OAP Hall, Caerphilly	<i>Probable let on concessionary terms subject to Charities Commission approval</i>

### Non-Operational and Surplus land (7 in total)

#### **Surplus land for disposal (7)**

Land at Riverside Walk, Deri	<i>Sale close to completion.</i>
Land at Park Lane, Caerphilly	<i>In negotiation with preferred developer</i>
Land at Bargoed Development Plateau	<i>Awaiting Welsh Government consent</i>
Bedwellty Fields Site	<i>Likely to be declared surplus and sold for housing in 2019.</i>
Land at former Newbridge Library site	<i>Title investigations underway; Welsh Government consent required as site was bought for allotment purposes.</i>
Land at former Pontllanfraith Civic Centre	<i>Redevelopment in collaboration with Pobl is being explored.</i>
Land at former Oakdale Comprehensive School	<i>Marketing pack being prepared.</i>