



Appendix 1

Caerphilly County
Borough Council

www.caerphilly.gov.uk

BUILDINGS AT RISK STRATEGY 2023 - 2028

October 2023

Buildings at Risk Strategy 2023 - 2028

October 2023

This document is Caerphilly County Borough Council's Buildings at Risk Strategy. It includes all listed buildings within the Borough that are 'at risk' or 'vulnerable' to becoming at risk.

It is important to bear in mind when reading this Register that most properties included on it are in private ownership and any enquiries about properties should be through the Principal Placemaking and Heritage Officer. Just because a property is included on the Register does not mean that it is for sale, in fact most properties are not.

Survey work for the Register was carried out by the Handley Partnership on behalf of Cadw, whilst the strategy was prepared by the Council's Principal Placemaking and Heritage Officer.

Foreword

Caerphilly County Borough has a rich tapestry of built heritage, spread across the Borough, covering a vast range of types of buildings and structures, both large and small in scale, many of which are designated as listed buildings. These buildings are often in prominent locations and help to establish or reinforce a sense of place. In some cases, these listed buildings can fall into disrepair, for a variety of reasons. In these circumstances, the buildings are identified as being 'at risk'.

Buildings 'at risk' can impact on local communities and the environment in which we live – not only are there the visual signs of neglect, but there can also be social, economic and public safety concerns too. Heritage is a valuable and finite resource: once it's gone, it's gone.

The Council, together with building owners and external partners, has secured the repair and conservation of a large number of historic buildings, overseeing them being brought back into long-term use. This document, put together by the Council's Principal Placemaking and Heritage Officer, sets out the Council's strategy for tackling heritage 'at risk' going forward. It also gives examples of where the various techniques employed in the past have resulted in improvements to some of the more important heritage assets across the Borough.

I am delighted to endorse this strategy, which is aimed at everyone who is concerned with the historic environment – whether local residents, building owners, developers, external organisations, councillors and officers. This strategy will help the Council to achieve its regeneration objectives and conserve those important historic buildings which contribute so much to our Borough and our quality of life.



Councillor Phillipa Leonard
Cabinet Member for Planning and Public Protection

Contents

Introduction	1
Aims of the Strategy	5
The Value of Listed Buildings	7
Methodology	9
Overview	13
Prioritising Action	17
Options for Action	23

Appendices

A	Useful Information	29
B	Success Stories	31
C	Action Plan	35
D	Stages of Action	41
E	Gazetteer of 'at Risk' Buildings	43
F	Gazetteer of 'Vulnerable' Buildings	47

Introduction

Caerphilly County Borough has a rich and varied built heritage with over 400 buildings and structures and monuments that are regarded to be of national significance, these are designated as either Listed Buildings or Scheduled Ancient Monuments. In addition, Caerphilly has many areas that are of special architectural or historic interest designated as Conservation Areas, together with 4 historic parks and gardens on the national register. Together these are collectively known as Historic Assets.

Most of the Borough's built heritage is in good condition, being occupied and well maintained. However, there are several Listed Buildings that have fallen into disuse and disrepair. These structures and sites are commonly referred to as buildings 'at risk'. Buildings 'at risk' within the Borough are monitored by the Council and Cadw. A Buildings at Risk register is prepared by consultants on behalf of Cadw and this is published alongside this Strategy.

This Buildings at Risk Strategy for Caerphilly sets out the Council's approach to dealing with those buildings at risk identified on Register.

Background Explanation

"Listed buildings" are identified as buildings of special architectural or historic interest. They are included on lists that are issued by the Welsh Ministers following recommendations from specialist inspectors.

The lists are primarily a collection of the names and addresses of each "listed" property, together with the relevant Ordnance Survey map number, a reference number, a grade (which reflects the degree of significance of the property), an indication of whether or not the property has "Group Value" and a description. The description has no legal significance and acts, only, as an aid to identification.

For Caerphilly, there are twenty-six primary lists, each one covering a community in the area. These lists are subject to formal amendments that are issued by the Welsh Government from time to time.

Entries on the lists can cover a number of buildings or structures, each of which can also be included more than once, (for example where one crosses a community boundary). Furthermore, a single list entry can include several separate properties in multiple ownership (for example, Middle Row, Butetown). As a consequence, it can be difficult to determine the precise number of listed buildings that lie within Caerphilly

Buildings at Risk Explained

County Borough. For the purposes of the Register and Strategy, a count of 433 buildings has been made.

The term “Building at Risk” (BAR) has been defined by Cadw as “an historic building at risk through neglect and decay” as distinct from the threat posed by unsympathetic alteration. In practice, the term has been used more narrowly and “Building at Risk” is shorthand for listed building at risk. The Buildings at Risk Register therefore contains only listed buildings.

The use by local authorities of a standard methodology for identifying BAR allows comparisons to be made between authority areas.

Dependent on the nature of the risk, a building will remain on the register until:

- all repairs are completed;
- the building is wind and watertight;
- the building is free from structural damage; or
- the building is occupied.

Buildings will often move between categories, according to the work undertaken, yet remain on the register.

In certain instances, for example Scheduled Ancient Monuments or ruinous Listed Buildings, the above requirements may not always be appropriate. In these exceptional cases, the historic asset will only be removed once consolidation works have been completed and a ‘managed decline’ approach agreed between the owner(s), the Council and in some cases Cadw.

Navigation Colliery, Crumlin

An almost complete model colliery from the early 20th century.



The need for a Buildings at Risk strategy

The need to develop a strategy to address the issue of listed buildings at risk from neglect and decay has long been identified within Caerphilly. Surveys of the physical condition the listed buildings within the County Borough were conducted in 1998, 2006, 2011, 2016 and most recently in 2022. In order to ensure a proactive approach can be undertaken the Council has published this Strategy and Register of Buildings at Risk.

A number of these nationally important buildings in Caerphilly are at risk through neglect and decay. This register identifies these buildings at risk and notes how their condition has changed (for better or worse) during the period 2011 – 2022. The register will be used to inform and advise listed building owners, members of the public, elected members and council officers of the current condition of listed buildings within the authority's administrative area. The register will help to provide a focus for applying measures to deal with the worst cases of decay and dereliction found in the area's listed buildings.

It is recognised good practice that listed buildings should be retained in use. They are a valuable and irreplaceable resource, representing, amongst other things, an existing investment in local history and culture, of building materials, arts and craftsmanship. They are important landmarks in the local scene and their retention and reuse reduces the need to expend additional energy and resources in providing their replacement. It is part of the role of a local authority to ensure that the local stock of listed buildings is being appropriately managed. This requires an up to date working knowledge of the relevant properties and accepted procedures to be followed in the event of problems being encountered.

Owners of listed buildings are under no statutory obligation to maintain their properties in good repair, although it is usually in their interests to do so. To assist the owners of listed buildings in maintaining their property there is a wealth of advice and guidance. A list of these is available at Appendix A.

The Council can take action to secure repairs when it becomes evident that a building is being allowed to deteriorate. Ultimately, as a last resort, the Council have the power to acquire the property by compulsory purchase with minimum compensation, to secure necessary repairs.

Aims of the Strategy

This document sets out the Council's strategy towards buildings identified as being 'at risk'.

The purpose of the Buildings at Risk Strategy is to identify how the Council will prioritise action towards buildings at risk with the aim of securing their long-term conservation.

The aims of the strategy are:

- To protect and manage the historic environment within Caerphilly County Borough, to reduce the overall number of buildings that are 'at risk' or vulnerable of becoming so. 'Buildings at Risk' are assets which are deemed to be at risk of deterioration or even loss.
- To achieve the repair and restoration of historic assets, which would otherwise be lost. Dealing with heritage at risk is particularly time consuming, but essential, as it is cost-effective in the long run. The greater the deterioration in a building, the greater the costs become. Furthermore, once a building becomes seriously derelict, its chances of survival are reduced and the subsequent repairs can often

A pan-Cymru buildings at risk register is maintained by Cadw and is updated every five years. This register identifies the listed buildings at risk or vulnerable to risk, along with the scale of risk, the condition of the building and other relevant information.

Owners of listed buildings are under no legal obligation to maintain their property in a good state of repair; even though it is in their interests to do so. This Strategy and Register are not intended to criticise an owner who fails to conserve their listed building in an appropriate manner, but to focus on identifying ways to secure our most vulnerable listed buildings for future generations.

The Value of Listed Buildings

Our built heritage represents the very best of our past. It also provides a resource that can play an important role in the future of the Borough as part of regeneration schemes and the promotion of sustainable development. Evidence from across the country demonstrates that heritage is a valuable asset that has an important role to play as a catalyst for regeneration.

Heritage and Regeneration

Heritage can be perceived as a barrier to regeneration, and there are examples of regeneration schemes which have resulted in the loss of heritage assets due to factors such as efficiency, cost, viability and meeting occupier requirements. Listed buildings can be seen as too complicated and difficult to work with, leading to lengthy discussions on restoration and increased maintenance costs. However, historic assets can play an important role in supporting the local economy. For example, across Cymru the heritage sector employs almost 3,500 people with an additional 400 seasonal posts with a further 10,000 people employed in Heritage Tourism. In addition, construction workers in Cymru spend 43% of their time working on the conservation, repair or maintenance of pre-1919 buildings.

Heritage assets can be important to communities and contribute to their identity. They can enrich the fabric of townscapes and landscapes and play an important role in creating a sense of place. Including heritage assets in regeneration schemes can help build community support and have a positive impact by contributing to the character and distinctiveness of development schemes. Equally, where heritage assets fall into disrepair this can lower the overall environmental quality of an area and may detract from the positive effects of regeneration. Ensuring that heritage assets are viable without impacting on their conservation value is crucial, and may require grant support, or cross subsidy from other elements of the scheme.

Heritage and Sustainability

Heritage assets can play a positive role as part of sustainable development, contributing to local economies, attracting investment, and providing local distinctiveness and value. This is echoed by the Government in its overarching aim that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

Redevelopment results in expending considerable amounts of energy, including demolition, disposal of waste materials and the manufacture, transport and use of materials for any replacement buildings. The re-use and maintenance of heritage assets can contribute to sustainable development by minimising the energy expended, and may outweigh the costs of replacement over the long term. As a result the re-use of existing buildings should be prioritised wherever possible.

Penallta Colliery

The massive powerhall of the former colliery has permission for conversion but this has not yet been implemented



*Susannah Houses,
Rhydney*

A restoration scheme has been agreed with the buildings owner but has not yet been fully implemented.



Methodology

Identification of Buildings

A Buildings at Risk Survey comprises a rapid external assessment of the condition and use of a building. This allows a condition and criticality grading of the building to be produced.

The inspection must by its nature be rapid, often taking only a few minutes. This may seem strange for a building of great importance, but clearly if detailed inspections of buildings are to be carried out it is likely that the work will not be done at all and it has been shown from the extensive work done to date that the information required can be gained from a very simple standardised survey.

The building risk assessment is based on the combination of the condition and occupancy scores according to a standardised methodology. The inspection has two distinct stages. First, an overall condition assessment is made based on a 4 point system as follows:

Score	Condition	Description
1	Very Bad	Significant structural failure or very widespread defects
2	Poor	Some elements in a bad condition but main structure intact
3	Fair	Building generally sound but in need of routine maintenance
4	Good	No major works required

Table 1: Condition Assessment

In addition, an assessment of the level of use of the building is made as follows:

Score	Level of Use
0	Not applicable – for example, a structure such as a tombstone
1	Not occupied
2	Partly occupied
3	Fully occupied

Table 2: Occupancy Assessment

At this stage the type of ownership (e.g. private, religious, public) is assessed, as the main use of the building.

Following the initial overall assessment of the building a second elemental analysis is carried out.

The inspection works to a set template and gives a condition score of between 1 and 4 (1 - very bad, 4 - very good) to a number of key elements as follows:

Element Group	Element	Output
Roof and Upper Parts	Roof covering	Provides information relating to the ability of the building to withstand exposure to weather. The assessment of chimneys and details, gives information on the general level of maintenance of the building.
	Flashings	
	Parapets	
	Chimney	
	Rooflights/Dormer	
	Rain Water Goods	
Main Walls	Wall Structure	Gives information as to the overall stability of the building. If the structure cannot be seen, assessment of the rendering / cladding condition, in conjunction with other measures, will provide the information needed
	Wall Pointing	
	Wall Render	
Windows and Doors	Window Frames	A very useful measure in terms of assessing the level of maintenance the building is receiving. Defects here often provide an early sign of the onset of neglect.
	Window Glazing	
	Door	
	Porch	
Secondary Elements	Architectural Details	These elements reflect the particular nature of a building and can be used as required for specific building types.
	Shop Front	
	Other Walls	Boundary elements are of importance to the setting of a building and, as with windows and doors, their neglect can indicate the start of overall neglect of the building
	Gates	
	Railings	

Table 3: Key Element Assessment

At the same time as carrying out the inspection a photographic record of the building can be produced. This can help to highlight specific defects.

The inspection must be carried out in a systematic and consistent way, if the results are to be compatible, if possible, an area-wide survey should be carried out by one person.

The condition and occupancy risk assessment grading system is as follows:

Survey Assessment		Risk Assessment	
Condition	Occupancy	Risk Score	Degree of Risk
Very Bad (1)	Vacant	1	At Extreme Risk
	Partly occupied	2	At Grave Risk
	Fully occupied	3	At Risk
Poor (2)	Vacant	3	At Risk
	Partly occupied	3	At Risk
	Fully occupied	4	Vulnerable
Fair (3)	Vacant	4	Vulnerable
	Partly occupied	4	Vulnerable
	Fully occupied	5	Not at Risk
Good (4)	Vacant	5	Not at Risk
	Partly occupied	6	Not at Risk
	Fully occupied	6	Not at Risk

Table 4: Risk Assessment

For unoccupied structures the assessment is based on condition only.

Historic Asset Assessment (HAA)

In addition, Cadw's consultants (The Handley Partnership) has developed the Historical Asset Assessment (HAA) system of recording building condition.

The HAA system combines a condition score of between 1 and 4, with 4 being good and 1 being very bad, for the main elements for which data is collected in the survey. The scores for each of the individual elements are combined with weighting factors, which reflect the importance of the element in the overall stability of the building. A measure of the occupancy of the building is also included in the assessment. For each building type there will be a maximum score of 100 and a minimum score of 0. Therefore, simply by looking at the score calculated following the elemental survey a single measure of the building's condition and risk can be arrived at.

The HAA score has a number of distinct advantages over the traditional measure of risk in that it clearly points to those

buildings which are not only at risk but are most severely in need of urgent action to prevent substantial loss.

It is recommended, therefore, that when considering any building, both the risk assessment and the HAA score are taken into account.

*Horeb Baptist Church,
Gelligaer*

*The conversion and extension
of the chapel to form a house
has been approved and is
being implemented.*



Overview

Establishing the current condition of listed buildings

Caerphilly CBC has maintained a Buildings at Risk register since 1998 with the most recent survey being completed in 2022.

The number of Buildings at Risk within the Borough has fluctuated, with new cases being added and previous cases being resolved, but in line with the national picture, the overall trend has been to reduce the number of Buildings at Risk. The percentage of listed buildings in Caerphilly that are at risk has fallen. Between 2016 and 2022 five Buildings at Risk were removed from the register, a major achievement given the recent economic climate.

However, there is a back-log of difficult BAR that have been on the register for many years and have not been repaired or found new uses.

Broad Use Group	Number of Buildings Percentage of Buildings			Percentage of Buildings		
	At Risk	Vulnerable	Not at Risk	At Risk	Vulnerable	Not at Risk
INDUSTRIAL	2	0	0	100	0	0
EXTRACTIVE	18	3	1	81.82	13.64	4.55
OUTBUILDING	8	0	7	53.33	0	46.67
BOUNDARY	10	8	2	50	40	10
FORTIFICATION	1	0	1	50	0	50
AGRICULTURAL	7	2	6	46.67	13.33	40
ANCILLARY	2	1	2	40	20	40
VACANT	2	3	2	28.57	42.86	28.57
GARDEN	1	0	3	25	0	75
MONUMENT	6	11	24	14.63	26.83	58.54
TRANSPORT	3	8	28	7.69	20.51	71.79
DOMESTIC	10	1	177	5.32	0.53	94.15
RELIGIOUS	2	4	33	5.13	10.26	84.62
HOSPITAL	0	1	0	0	100	0
PROCESS	0	1	1	0	50	50
OTHER	0	1	4	0	20	80
COMMERCIAL	0	2	10	0	16.67	83.33
CIVIC	0	1	8	0	11.11	88.89
EDUCATIONAL	0	0	4	0	0	100
STREET FURNITURE	0	0	1	0	0	100

Table 5: Risk by Broad Use Group

Establishing the current condition of listed buildings

The current Caerphilly BAR register includes 72 buildings and covers a wide range of building types, but the most significant and intractable are those buildings and structures linked to the mining past of the Borough. There are 18 separate structures in this category making up 25% of all BAR in the Borough. After mining related buildings, the other significant groups are:

- Agricultural buildings and outbuildings account for 15 entries.
- There are 10 dwellings in the register.
- Garden or boundary wall structures, such as gates and walls account for 10 entries.

Condition Profile

The condition of each building is assessed and given a rating of good, fair, poor or very bad.

26 of the buildings at risk are in very bad condition.

47 of the buildings at risk are in poor condition.

Condition		Number	%
Good	Structurally sound; weathertight; no significant repairs needed.	231	53.35%
Fair	Structurally sound; in need of minor repair; showing signs of a lack of general maintenance.	129	29.79%
Poor	Deteriorating masonry; leaking roof; defective rainwater goods, usually accompanied by rot outbreaks; general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.	47	10.85%
Very Bad	Structural failure or clear signs of structural instability; loss of significant areas of the roof covering, leading to major deterioration of the interior; or where there has been a major fire or other disaster affecting most of the building.	26	6.00%

Table 6: Condition Profile

Occupancy Profile

An assessment of each building is carried out to best describe how the building is used.

None of the buildings at risk are fully occupied.
Six (8%) of the buildings at risk are partly occupied.
42 (58%) of the buildings at risk are vacant.
24 (33%) of the buildings at risk are structures.

Occupancy	Number	%	% (excluding structures)
Fully occupied	247	57.04%	78.91%
Partly occupied	13	3.00%	4.15%
Vacant	53	12.24%	16.93%
Structure	120	27.71%	

Table 7: Occupancy Profile

Risk Profile

The overall risk assessment is calculated by a combination of condition and occupancy/use, using the table below. Structures which cannot be occupied/used are assessed on condition alone.

Using this basic methodology the following, raw data has been found.

Risk Assessment	Number	%	Risk Score	Number	%
At Risk	72	16.63%	At Extreme Risk (1)	26	6.00%
			At Grave Risk (2)	0	0.00%
			At Risk (3)	46	10.62%
Vulnerable	47	10.85%	Vulnerable (4)	47	10.85%
Not at Risk	314	72.52%	Not at Risk (5)	86	19.86%
			Not at Risk (6)	228	52.66%

Table 8: Risk Profile

**HAA Summary Band
Profile**

The Cadw survey is more detailed and the HAA score (described above) and, over time, typical status profiles have been identified for a range of HAA score bands. By allocating each of the individual building scores to one of these bands it is possible to build up a profile for each group. The band status descriptions are generalised and may not always be entirely applicable to each building type. They do however help to give a feel for the issues faced by a building and group of buildings. As more data is added to the system the band descriptions will be expanded to allow for the building use type in addition to the HAA score.

HAA Group	Number	Percentage
Structurally unsound	21	4.85%
Very poor condition	15	3.46%
Many items require replacement	0	0%
Some critical items require replacement	0	0%
Major repairs required to many items	0	0%
Full refurbishment required	5	1.15%
Ongoing decline	3	0.69%
Serious lack of maintenance	9	2.08%
Maintenance backlog building up	41	9.47%
Reduced maintenance levels	56	12.93%
Secondary item maintenance required	47	10.85%
No significant work required	199	45.96%

Table 9: HAA Summary Profile

Clearly the vast majority of buildings require no significant action, or some additional maintenance to ensure their long-term preservation. There are 41 buildings where more serious action is required.

Prioritising Action

Data Analysis

The Council will analyse the buildings at risk data to prioritise action taken in respect of buildings at risk.

The 2022 Listed Buildings condition survey covered 433 listed buildings in the Borough. 72 buildings have been identified as being 'at risk'. In addition, 47 buildings are 'vulnerable'.

Although this figure (almost 16.63%) may initially seem a very high proportion, this in fact conceals many varying building conditions and circumstances.

Of the 72 buildings which have been identified 3 are 'Scheduled Monuments', whereby consolidation and managed decay through a process of repair is often considered preferable to renovation or restoration. Such works are effectively regulated by Cadw as where buildings are both listed and scheduled, the scheduled monument legislation takes precedence.

Some deteriorating listed structures will have the potential to be converted to ensure beneficial use (for example Barns), whilst others may not (such as tombs) and some will be relics of a previous era of an almost archaeological nature (such as the Castell Morgraig). 24 (33%) of the Borough's buildings at risk are structures that offer limited regeneration potential in their own right but often form part of wider heritage sites, for example colliery complexes.

The remaining 46 range from ruinous buildings, to buildings in quite reasonable condition, but which are considered at risk because of the failure of a single critical element (perhaps roof covering or flashings) which makes them vulnerable or likely to degrade exponentially in a short space of time.

The 2022 survey results therefore need to be further analysed to show which types of building are at risk, in order to determine whether there are any trends that need to be addressed by other policies and to determine the priority for action for each property.

Whilst all listed buildings are by definition important, some have a greater degree of significance. Context is a factor. Buildings of marginal quality or character can justify a high priority for action if they have a key role in urban design or landscape terms.

Once the need for intervention has been identified, doing nothing is not an acceptable option. High profile action and success is important. It sends a strong message to the owners of other, problem buildings.

Action plans need to be formulated for each individual listed building. These need to be able to respond to changing circumstances and should therefore be under regular review.

The Government has stressed that it expects local authorities to set a good example in terms of their management of historic assets. Where necessary, early action should therefore be a priority. This should be true of all public sector owners.

It is therefore necessary to evaluate priorities for local authority intervention action according to risk scores, rate of deterioration, the significance of the building and ease of achieving a positive result.

Groups of Buildings

The Council will consider an holistic approach to groups of buildings wherever possible.

Of the 72 buildings identified as at risk 31 (43%) are located within one of six distinct groups as follows:

- Ruperra Castle
- Navigation Colliery
- Penallta Colliery
- Llanbradach Colliery
- Susannah Houses
- Gelli Farm, Trinant

The circumstances of each group means a holistic approach to each site is more likely to produce a positive outcome, however, should an opportunity arise to bring back one building within a group outside of this strategy it should be considered on its own merits.

Rate of Deterioration

The Council will consider the rate of deterioration in determining any action.

To help prioritise action, it is necessary to predict the rate of deterioration. The condition survey includes a building material analysis which highlights how different building materials behave in different ways. This assessment is used to predict rates of decay.

The rate of deterioration of a structure is significant. Where a potentially viable but fragile listed structure is experiencing rapid deterioration, it may be more important to devote resources towards securing its repair than towards a solid masonry property that is only deteriorating slowly. However in the latter case, regular monitoring will be essential.

Significance

The Council will consider the significance of any building in determining any action.

Whilst all listed buildings are significant, some are more significant than others. Usually the significance of a building will be obvious from its grade, the list description and an inspection. Some, however, will be particularly complex; and decay of the fabric may itself reveal an unexpectedly complex development, or suggest much earlier origin. In these cases, reevaluation, to establish the building's true significance, both as a whole and in its elements, is particularly important.

Demonstrating Progress

Where action is taken the Council will publicise this in order to demonstrate progress in the successful and proactive management of the historic environment.

Visible action and success is important. Not only does it demonstrate value for money, but decisive action, will be publicised sends a useful message to everyone responsible for listed buildings.

The extent of intervention necessary to change a situation needs to be assessed carefully and it will be vital to seize any opportunities which arise through an unexpected change in circumstances.

Whilst there is a need to prioritise intervention, the Council consider all buildings at risk to be 'live cases' and will regularly review and take action as appropriate. This is vital in getting across the message to everyone involved the all-important message that doing nothing is not an option.

Buildings at Risk in Council Ownership

The Council will examine buildings at risk in its ownership and an action plan for each BAR will be prepared.

The Welsh Government expect local authorities to set a good example in the manner in which their care for their own listed building stock.

The credibility of the Council's strategy will be judged by the way it deals with any buildings at risk it owns. It is vitally important to be seen to set a good example in developing solutions, even if implementation may take some time.

At this time, there are no Buildings at Risk in Council ownership.

‘Vulnerable’ Buildings

The Council will write to owners to advise them of the vulnerable status of their buildings and will continue to monitor vulnerable buildings.

In the case of vulnerable buildings the majority of the defects present relate in one way or another to a deficit in maintenance. Over time, without intervention, the condition will worsen and the rate of decay will increase. However, all of the evidence available suggests that, in general, the rate of decay is relatively slow and it can be turned around with well-planned interventions. Some vulnerable buildings do, however, need attention in the short term.

For this group a combination of work to the building and an intensification of use is often required. Dealing with these vulnerable buildings in the short term will have a real effect on reducing the number of buildings at risk in future years.

Prioritised Action Score (PAS)

Whilst the risk assessment and HAA score give good measures as to the current status and likely change profile for a building, there are a range of other facilities which are taken into account in assessing the potential for action for any particular building. To allow the generation of prioritised action lists for all or groups of buildings, an assessment technique has been developed to take account of these additional criteria.

The PAS assessment gives a score between 0 and 100 (100 being the highest priority for action) for each building, based on the following measures: list grade, risk score, the change in decline, the rate of decline, HAA score and cluster HAA (a measure of the general status of the buildings close to that under consideration). A weighting factor is applied to each of the measures to arrive at the overall PAS value.

PAS Score	
Minimum	18.48
Average	29.55
Maximum	66.83

At present, a range of general weighting factors have been applied to the data to give an illustration of the system. Over time the weighting factor values will be updated to reflect the general national view.

PAS Weighting Factor	
Grade	5.0
Risk	6.0
Decline Change	7.0
Decline Rate	8.0
HAA	10.00
Cluster	4.00

The overall PAS value takes the measure scores and combines them by using the applicable weighting factors.

PAS Action Status	Number	%
High	3	0.69
Elevated	34	7.85
Medium	48	11.09
Low	105	24.25
Very Low	243	56.12

The PAS forms the starting point for the Council's Strategy with the 'High' and 'Elevated' buildings being the highest priority buildings.

Options for Action

Support for Owners

The Council will continue to support owners who maintain their buildings through the preparation of guidance notes as appropriate.

The Council will continue to source internal and external funding options for works to listed buildings.

The Council supports the “stitch in time” principle of undertaking regular care and maintenance to historic buildings to ensure that major disrepair does not develop.

Information regarding this will be made available on the Council’s web site. In this way the Council will attempt to pass on the specialist knowledge and information that is available, to those who have day-to-day responsibility for the maintenance of irreplaceable heritage assets.

Enabling and Facilitating Development

The Council will, in exceptional circumstances, consider enabling development to finance the conservation deficit.

As noted above, the best way to secure the future of a listed building is to ensure that it remains in a viable use. There is national guidance and local plan policies to facilitate this. The Council’s officers are available to discuss problems and options with listed building owners, in an endeavour to reach mutually acceptable solutions.

Exceptionally, there may be a case to consider the concept of enabling development to secure the restoration of a listed building that is in a severe state of disrepair. This may simply involve a change of use or extension to a property, to make it more viable.

More usually, enabling development relates to the release of land for new development, thereby realising profit that is used to repair the listed property. There are no local plan policies to support this form of development. By its nature, it often involves a departure from the adopted development plan.

Essentially, owners will need to show that; they have not allowed the property to fall into disrepair through neglect; the unrestricted freehold of the property has been offered unsuccessfully on the open market at a realistic price; the repairs are essential and their costs are not excessive; the repair costs are greater than the market value will be on restoration of the property and the proposal provides an acceptable long term solution for the listed building. In these

exceptional cases, enabling development may be considered to finance the “conservation deficit”.

Ultimately, it may be necessary to accept the total loss of structures that have decayed beyond the stage of reasonable repair. In such cases, other agencies may be required to record the structure before it is lost, and a management regime may be needed if it becomes a controlled ruin. However, if the property is of significant value as an element of formal urban or landscape design, it could be possible to make a case for reconstruction.

The Use of Statutory Powers

The Council will evaluate priorities for local authority statutory intervention action according to priority, where co-operative intervention is unsuccessful.

The Council will establish a specific strategy for each at risk property.

The Council's preferred approach is to work with owners to secure improvements and remove assets from the risk register. However, where negotiations fail, owners are unwilling to work cooperatively with the Council, and the condition of the building/structure warrants it, the use of statutory powers will be considered to improve the condition of heritage assets at risk

There are a number of statutory options and procedures that can be adopted by a local authority in relation to Buildings at Risk.

Section 215 Notice

Section 215 of the Town & Country Planning Act 1990 provides the Council with the power, in certain circumstances, to take steps requiring land to be cleaned up when its condition adversely affects the amenity of the area. In certain circumstances, early consideration of the use of s215 could prevent a need for use of other Notices (see below).

Section 215 Notices are a power that can be used by the Council to improve the external appearance of a heritage asset. They can be applied to both designated and non-designated heritage assets, whether vacant or occupied, and allow for works that would generally uplift the appearance of the heritage asset and the surrounding street scene.

Typical works that could be carried out include the tidying up of rubbish, re-glazing of broken windows and cleaning the brickwork of an elevation.

Urgent Works Notice

Where a property is not fully occupied, notice can be served under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This enables the local authority to undertake urgent works to those parts of the property that are not in use. The notice must describe the proposed works and be served to give a minimum of seven days' written warning. The owner can respond by undertaking the specified works. Where it is necessary for the local authority to undertake the works, the costs (including any reasonable establishment costs and professional fees) can be recovered from the owner. However the owner can appeal to the Welsh Ministers on the grounds that the works or their costs were unnecessary, unreasonable or would cause hardship. (This whole procedure can also be applied, under a direction from the Welsh Ministers, to an important, vacant, unlisted building within a conservation area.)

There is an inherent financial risk to the Council of serving an Urgent Works Notice should the owner fail to undertake the work and the Council resolves to do so in default. It is sensible, therefore, that an Urgent Works Notice is only served where there is a reasonable degree of certainty of the Notice being complied with.

Repairs Notice

In order to secure the long-term preservation of a listed building, a Repairs Notice can be served on the building owner under Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires the owner to undertake works that are identified in the comprehensive specification and schedule that should accompany the notice. There is no provision for an appeal against such a notice. However, if after two months, reasonable steps have not been taken to secure the necessary repairs, the local authority can begin compulsory purchase proceedings under Section 47 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This notice, which can be subject to an objection by the owner, requires the confirmation of the Secretary of State. However, the local authority can withdraw the notice at any time, and its service is not a commitment to purchase.

Where a property is acquired in this way, it is possible to request a direction for minimum compensation, if it is considered that the owner has deliberately allowed the building to fall into disrepair. In addition, a local authority will need to have established a strategy for the proper repair and reuse of the property. There are several ways that this can be achieved.

Although it is rare for a building to be compulsory purchased, should this avenue be pursued, it will be necessary from the outset to consider a disposal strategy for the building. It would be appropriate to consider a 'back-to-back' deal where the Council sells the building immediately after purchase to a

developer who has entered into a legal agreement to bring the building back into beneficial use. Such an approach would be sensible should the Council decide to consider serving a Repairs Notice with a view to compulsory purchase.

Gaining Access

Section 88 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is used to gain access to property for the purpose of evaluating its condition, preparing a schedule of works and assessing its value in connection with a proposal to acquire the land or building. The owner is served a written notice of intention to access the land, with the option of obtaining a warrant from a Magistrate's Court if the owner does not comply.

Ancient Monuments and Archaeological Areas Act 1979

Local authorities do not have the power to serve notices on the owners of scheduled ancient monuments, to secure repairs. Under the 1979 Act, grants can be made available under section 24 to provide for the cost of repair or consolidation and recording, via Cadw. Under section 17, management agreements may be arranged to provide funds for repair, agreed between the owner and Cadw or the local authority. Any works to a scheduled ancient monument, including repair, requires scheduled monument consent (SMC), which is granted by Cadw. Listed buildings that are also scheduled are therefore covered by this legislation.

Other Powers

In addition to the above powers, which are planning-based, the Council can also consider the use of a wide range of powers from other areas of the Council, such as housing and building control, to safeguard the future preservation of a heritage asset.

- Empty Dwelling Management Orders (EMDO) – section 132 of the Housing Act 2004.
- Dangerous Structures Order – section 77 of the Building Act 1984.
- Dangerous Building, Emergency Measures – section 78 of the Building Act 1984.
- Ruinous & Dilapidated Buildings & Neglected Sites – section 79 of the Building Act 1984.
- Proceedings For Statutory Nuisances – section 80 of the Environmental Protection Act 1990.
- Public Health, Protection Of Buildings – section 29 of the Local Government (Miscellaneous Provisions) Act 1982.

Enforced Sales

Utilising the powers given to the Council through under Part III Law of Property Act 1925 and Local Land Charges Act 1975, enforced sale is a process by which the Council can bring about the sale of privately owned property or land. It is a means of "selling on" the property or land to a new owner, in circumstances where the present owner is either unwilling or unable to deal with their asset and its associated problems.

The sale is primarily actioned to recover debts owed to the Council which are registered as charges on the property or land, however, it can also have the effect of changing the ownership of the building potentially stimulating new interest and investment.

Empty Homes Strategy

The Council has adopted an Empty Homes Strategy which sets out the Council's plans to bring empty homes back into use over the next five years. It outlines a coordinated, proactive approach to tackling empty homes in partnership with relevant council departments and stakeholders. Where 'Buildings at Risk' are also 'Empty Homes' a coordinated approach to action will be taken to ensure the best possible outcome is achieved.

There may be scope to utilise funding from the Council and/or Welsh Government to help bring empty properties back into use.

**The Last Resort –
Archaeological and
Building Recording**

The Council will identify buildings / structures where the condition is so poor that recording and consolidation are considered most appropriate.

It is important to recognise that some heritage assets at risk will not be capable of repair and beneficial re-use. Some are already too far decayed, and no longer justify being the focus of scarce resources to try and secure their future. In this case the objective should be to ensure that an adequate record of the historic structure has been obtained. Advice on standards of recording can be found in Historic England's guidance "Understanding Historic Buildings" (2006) and from the Glamorgan-Gwent Archaeological Trust.

It is necessary to identify where buildings or structures have decayed so far that repair would result in a virtually new structure. These are comparatively rare; even where interiors are wholly lost, a buildings shell is often of sufficient interest and soundness to be worth restoring. The remains of structures will still have archaeological value, or are significant features in the landscape, justify consolidation as ruins, if long term management can be secured.

Where it is clear that a building is a 'total loss', little can be done beyond recording and salvage, and considering whether the site still has archaeological value. Reconstruction would only be justified if the structure formed an integral part of a designed landscape. The loss should be openly admitted to highlight the inevitable consequences of long-term inaction.

Valuing Historic
Buildings

**Where resources can be found the Council will provide
an Historic Buildings Grant programme.**

Under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the council can make discretionary historic building grants towards the cost of repairs to local historic buildings.

A Historic Building Grant is being made available from April 2024 to owners of listed buildings at risk within the Borough. If successful, applicants could see the Council provide financial assistance to help fund the costs of a restoration project for buildings qualifying for the scheme.

Further details will be made available on the Council's website when such a programme is operating.

Appendix A – Useful Information

Welsh Government	Technical Advice Note 24: The Historic Environment , 2017
Cadw	Conservation Principles , 2011 Managing Listed Buildings at Risk , 2017 Managing Change to Listed Buildings , 2017 Understanding Listing in Wales , 2018
Historic England	Stopping the Rot , 2023 Vacant Historic Buildings , 2018
The Victorian Society	https://www.victoriansociety.org.uk/
The Georgian Group	https://georgiangroup.org.uk/
The Twentieth Century Society	https://c20society.org.uk/
Society for the Protection of Ancient Buildings	https://www.spab.org.uk/

Appendix B – Success Stories

Maesycwmmmer / Hengoed Viaduct

The refurbishment of the Grade II* listed Maesycwmmmer / Hengoed Viaduct and its opening up to pedestrians and cyclists as part of the National Cycle Route (Route 47) after it had been closed for over 35 years, with the installation of new fencing and integral lighting, easy access viewing platforms and sculptures; has given this structure a new lease of life.



Winding House, New Tredegar

The Winding House, New Tredegar is a grade II* listed building, built on the site of the former Elliot Colliery; the museum's centre-piece is its original Victorian winding engine, that used to operate the cages that transported men and coal between the surface and the mine below. It has been sensitively refurbished and extended to provide a museum, Heritage Research Centre and coffee/gift shop, and is run by local volunteers.



Llancaiach Fawr

Llancaiach Fawr Manor House, a grade I listed manor house, has been sympathetically restored inside and out, with the important addition of a new accessible lift and staircase tower hidden discreetly to the rear, to provide greater access to this major visitor attraction, designed in close consultation with Cadw and in line with the provisions of the Equality Act 2010. It was built for Dafydd ap Richard in C1550.



St Ilan's School

The bringing back into full educational use of the former St Ilan's school, Pontygwindy Road, Caerphilly which stood vacant and deteriorating for over 7 years, is now a Welsh medium primary school and now stands proudly fronting a large super-school site, now known as Ysgol Gyfun Cwm Rhymni Y Gwyndy Campus.



Newbridge Memo

The Celynen Collieries Workmens' Hall (Memo of 1924) and Workmens' Institute (of 1908), High Street, Newbridge, 2 fine grade II* & II listed buildings, have now both been brought back into public use as a thriving arts and entertainment centre, serving the valley communities of SE Wales, with a public library, theatre conference venue and ballroom.



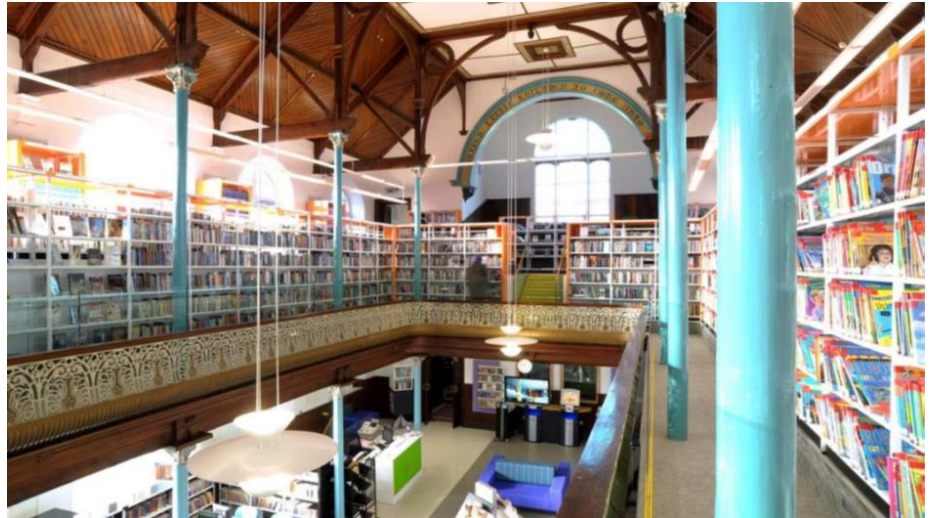
Blackwood Miners Institute

Blackwood Miners' Welfare Institute, High Street, Blackwood, a fine grade II* listed building that first opened its doors in 1927, has been sensitively refurbished throughout and a new, rear extension has been built to provide spacious performance facilities.



Hanbury Road Baptist Chapel

Hanbury Road Baptist Chapel, Bargoed, a Grade II* listed building has been converted into a new public library, with One Stop Customer Care Services and a local history research room, whilst continuing to serve as a smaller, but well preserved place of worship.



Oakdale Public House

The former Oakdale Hotel, Oakdale, which was for many years a deteriorating redundant public house and grade II listed building, has been sensitively converted into 9 residential apartments achieved through collaboration with the Welsh Government, Pobl, Caerphilly's Private Housing Section and its Planning Section.



Appendix C – Action Plan

Prioritised Action Score - HIGH

ID	Building Name	PAS	Summary	Recommended Action
1	Ruperra Castle	66.81	Scheduled Monument Structurally unsound with multiple failures - loss may follow in short term.	Liaison with owner and Cadw Discussion with Ruperra Castle Preservation Trust. Encourage consolidation. Consider a recording exercise. Holistic approach to site is preferred.
2	Former Navigation Colliery Power House and Pump House	66.71	Condition is very poor, main structural elements serviceable but many areas need major work or replacement.	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
3	Bryngwyn Colliery Engine House	62.92	Scheduled Monument Widespread and serious defects, the loss of the building is possible in the short/medium term.	Liaison with owner and Cadw Encourage consolidation Consider a recording exercise

**Prioritised Action Score -
Elevated**

ID	Building Name	PAS	Summary	Recommended Action
4	Tabor United Reformed Church	61.86	Condition may decline quickly if action is not taken, multiple elements need attention. Capable of reuse.	Capable of reuse. Liaise with owner.
5	Barn at Gelli	61.74	Widespread and serious defects, the loss of the building is possible in the short/medium term.	Possibly capable of reuse. Liaise with owner. Consider a Notice. Holistic approach to site is preferred.
6	Gelli farmhouse - attached farm range	60.26	Structurally unsound with multiple failures - loss may follow in short term.	Capable of reuse. Liaise with owner. Consider a Notice. Holistic approach to site is preferred.
7	Glasshouse to north-east of Ruperra Castle	58.64	Widespread and serious defects, the loss of the building is possible in the short/medium term.	Liaise with owner. Holistic approach to site is preferred.
8	Gelli farmhouse	58.41	Widespread and serious defects, the loss of the building is possible in the short/medium term.	Capable of reuse. Liaise with owner. Consider a Notice. Holistic approach to site is preferred.
9	Former Navigation Colliery Lamp Room	58.32	Widespread and serious defects, the loss of the building is possible in the short/medium term.	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
10	Former Navigation Colliery Electrical Outbuilding	58.19	Widespread and serious defects, the loss of the building is possible in the short/medium term.	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
11	The Coach House, Pwll-y-Pant	58.11	Structurally unsound with multiple failures - loss may follow in short term.	Capable of reuse. Liaise with owner. Consider a Notice.
12	Former Navigation Colliery Powder Store and adjoining N Rear Revetment Wall	57.7	Structurally unsound with multiple failures - loss may follow in short term.	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.

ID	Building Name	PAS	Summary	Recommended Action
13	Stable at Cascade House drive	57.63	Structurally unsound with multiple failures - loss may follow in short term.	Capable of reuse. Liaise with owner. Consider a Notice.
14	Former Navigation Colliery Offices	57.61	Structurally unsound with multiple failures - loss may follow in short term.	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
15	Church of St Luke	57.18	Condition is very poor, main structural elements serviceable but many areas need major work or replacement	Capable of reuse. Liaise with owner. Consider a Notice.
16	Generating House and attached workshops to north-west of Ruperra Castle	57.02	Condition is very poor, main structural elements serviceable but many areas need major work or replacement	Liaise with owner. Holistic approach to site is preferred.
17	Former Navigation Colliery Fan House and Fan Drift	56.89	Condition is very poor, main structural elements serviceable but many areas need major work or replacement	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
18	Former Navigation Colliery Workshops and Stores	56.79	Condition is very poor, main structural elements serviceable but many areas need major work or replacement	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
19	No.1 Susannah Houses	55.94	Structurally unsound with multiple failures - loss may follow in short term	Liaise with owner. Holistic approach to site is preferred.
20	No.2 Susannah Houses	56.13	Structurally unsound with multiple failures - loss may follow in short term	Liaise with owner. Holistic approach to site is preferred.
21	No.3 Susannah Houses	56.13	Structurally unsound with multiple failures - loss may follow in short term	Liaise with owner. Holistic approach to site is preferred.
22	No.4 Susannah Houses	56.13	Structurally unsound with multiple failures - loss may follow in short term	Liaise with owner. Holistic approach to site is preferred.

ID	Building Name	PAS	Summary	Recommended Action
23	Farm Range with Bee-boles at Beddau Farmhouse	56.09	Widespread and serious defects, the loss of the building is possible in the short/medium term	Capable of reuse. Liaise with owner.
24	Former Llanbradach Colliery fan house	55.85	Structurally unsound with multiple failures - loss may follow in short term	Liaise with owner. Holistic approach to site is preferred.
25	Former Navigation Colliery Baths	55.85	Condition is very poor, main structural elements serviceable but many areas need major work or replacement	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
26	Former Llanbradach Colliery upper revetment wall	55.65	Widespread and serious defects, the loss of the building is possible in the short/medium term	Liaise with owner. Holistic approach to site is preferred.
27	Penallta Colliery Engine Hall - Fan House	55.16	Major repair or replacement of defective elements now needed, rapid action is required	Capable of reuse. Liaise with owner. Consider a Notice. Holistic approach to site is preferred.
28	Summer House to north-east of Ruperra Castle	55.1	Condition is very poor, main structural elements serviceable but many areas need major work or replacement	Liaise with owner. Holistic approach to site is preferred.
29	Former Navigation Colliery Chimney	55.05	Condition may decline quickly if action is not taken, many elements need attention	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
30	Former Navigation Colliery North Winding Engine House	54.91	Condition may decline quickly if action is not taken, many elements need attention	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.

ID	Building Name	PAS	Summary	Recommended Action
31	Former Navigation Colliery South Winding Engine House	54.8	Condition may decline quickly if action is not taken, many elements need attention	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
32	Penallta Colliery Engine Hall	54.77	Condition is very poor, main structural elements serviceable but many areas need major work or replacement	Capable of reuse. Liaise with owner. Consider a Notice. Holistic approach to site is preferred.
33	Chest tomb (No.1) at Siloh Presbyterian Church	53.32	Widespread and serious defects, the loss of the building is possible in the short/medium term	Liaise with Church
34	Barn at Dyffryn Isaf	53.16	Condition is very poor, main structural elements serviceable but many areas need major work or replacement	Capable of reuse. Liaise with owner. Consider a Notice.
35	Penallta Colliery Baths Building	52.29	Condition may decline quickly if action is not taken, many elements need attention	Capable of reuse. Liaise with owner. Consider a Notice. Holistic approach to site is preferred.
36	Barn at Gwern Leyshon Farm	51.45	Major repair or replacement of defective elements now needed, rapid action is required	Capable of reuse. Liaise with owner. Consider a Notice.
37	Former Dairy and Laundry to north of Ruperra Castle	50.4	Major repair or replacement of defective elements now needed, rapid action is required	Liaise with owner. Holistic approach to site is preferred.



Appendix D – Stages of Action

In pursuing privately-owned BARs, the Council will follow the Historic England recommended 'stages of action' set out in their document 'Stopping the Rot' which has been endorsed by Cadw. These stages or 'steps' are elaborated into the Council's own strategy as follows.

Stages of Action

1. Initial contact expressing the Authority's concerns, the need for protection and the Council's intent.
2. Request a site meeting, to discuss the circumstances of the case and Health & Safety issues.
3. Request access to the site and building, for the purpose of survey and making a dated photographic record, if necessary, using Section 88 power of entry.
4. Prepare a draft Schedule of Repairs. The form of the Schedule will be concisely written; will state why works are necessary, in terms of performance; will list specific works capable of being implemented by an owner who decides to act of his own volition; will set out alternative works, if any; and will state standards of work to be achieved.
5. Consider the most appropriate form of action to take at this point. Consider whether Notices might be appropriate such as:
 - a. Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 – criminal offence
 - b. Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 – listed building enforcement notice
 - c. Section 77 of the Buildings Act 1984 – dangerous structure
 - d. Section 78 of the Buildings Act 1984 – immediate danger
 - e. Section 79 of the Buildings Act 1984 – dilapidation
 - f. Section 215 of the Town and Country Planning Act 1990 – amenity
 - g. Section 29 of the Local Government Act 1982 – public health.
6. Meet the owner or agent again, so that they are aware of the process. This may be sufficient to make the owner provide written confirmation of their intention to carry out the works on the draft schedule, with a start date.
7. Request Cadw for grant support. Cadw may possibly 'underwrite' the Authority's costs with an 80% grant in pursuing the service of a Statutory Notice. This is provided that the Council intends to recover the costs from the owner – if necessary using a Section 55 Notice – as the grant is repayable to Cadw. To qualify, the building would have to be on the Authority's BAR Register, and, in the case of a Section 54 UWN, vacant /

- unoccupied, and the grade of the building would have to be Grade I or Grade II* (but not a Scheduled Ancient Monument), or Grade II within a CA.
8. Appoint a project manager– normally the Authority’s Conservation Officer.
 9. Seek the support of senior management and Members.
 10. Prepare a costed Schedule of Repairs. The maximum administrative cost of preparing a schedule should typically be £1,000-2,000. The maximum cost of the Urgent Works could reach £40,000, including the costs of renting equipment. Items in a typical schedule should include: site barriers, propping, making services safe, removing rubbish and asbestos and vegetation, repairs to roofs and rainwater goods, provision of ventilation.
 11. Meet the owner or agent again so that they are aware of the process.
 12. Consider whether the building is so neglected that the need for permanent repair accumulates to ‘risk of serious harm’ – regardless of whether the building is occupied or not, and of the owner’s means. If so, and if the Authority has a partner such as a Building Preservation Trust or other suitable partner lined up and committed to take over ownership of such a difficult BAR, then the Authority will consider pursuing not only a Section 54 UWN but also, with confirmation of the Secretary of State, a Section 48 full Repairs Notice involving Compulsory Purchase for ‘the proper, long-term preservation of the building’. Only the owner can carry out repairs specified in a Section 48 full Repairs Notice. Such cases are complex, so the Authority would need to appoint a Project Manager, ideally a conservation-accredited Registered Architect or Chartered Surveyor, whilst also pursuing urgent works in the short term.
 13. Prepare a project plan with target dates and a strategy for the long-term future of the building, and seek Member support. The Authority will be ‘resolved but fair’ in its actions.
 14. Request tenderers for the contract to submit a lump fee for the works, accompanied by a methodology, and agree a time-charge for any additional work.
 15. The chosen tender will not necessarily be the lowest: it will instead have the best methodology.
 16. Arrange access to the site and building for the contractor, who will keep their own dated photographic record.

Appendix E - Gazetteer of 'At Risk' Buildings

Ref No	Community	Building Name	HAA
13560_1	Llanbradach	The Coach House, Pwll-Y-Pant	10.5
13587_1	Rhydney	No.4 Susannah Houses	10.5
13587_3	Rhydney	No.3 Susannah Houses	10.5
13587_4	Rhydney	No.2 Susannah Houses	10.5
16425_1	Crumlin	Former Navigation Colliery Powder Store And Adjoining N Rear Revetment Wall	11.17
25529_1	Gelligaer	Stable At Cascade House Drive	11.17
1889_1	Crumlin	Former Navigation Colliery Offices 1	11.39
13587_2	Rhydney	No.1 Susannah Houses	11.39
22103_1	Llanbradach	Former Llanbradach Colliery Fan House	11.5
14069_1	Rudry	Ruperra Castle	11.54
21259_2	Crumlin	Gelli Farmhouse - Attached Farm Range	12.29
21379_1	Caerphilly	Farm Range With Bee-Boles At Beddau Farmhouse	12.98
21260_1	Crumlin	Barn At Gelli	13.13
21259_1	Crumlin	Gelli Farmhouse	13.69
22097_1	Llanbradach	Former Llanbradach Colliery Upper Revetment Wall	14.5
20144_1	Rudry	Glasshouse To North-East Of Ruperra Castle	15.03
1895_1	Crumlin	Former Navigation Colliery Electrical Outbuilding	15.26
1892_1	Crumlin	Former Navigation Colliery Lamp Room	16
21311_1	Bedwas, Trethomas and Machen	Bryngwyn Colliery Engine House	16.65
21624_1	Pontllanfraith	Chest Tomb (No.1) At Siloh Presbyterian Church	17.49
1896_1	Crumlin	Former Navigation Colliery Power House And Pump House	19.47
1893_1	Crumlin	Former Navigation Colliery Workshops And Stores	19.5
20145_1	Llanbradach	Summer House To North-East Of Ruperra Castle	19.71
18973_1	Rhydney	Generating House And Attached Workshops To North-West Of Ruperra Castle	20.06
16428_1	Rhydney	Former Navigation Colliery Baths	21.4
18961_1	Rhydney	Tabor United Reformed Church	38.93
25497_1	Crumlin	Pigsty At Cefn-Y-Brithdir	16.9
21309_1	Gelligaer	Barn At Dyffryn Isaf	17.75
13579_1	Crumlin	Penallta Colliery Engine Hall	20
1897_1	Rhydney	Former Navigation Colliery Fan House And Fan Drift	21.12
13540_1	Llanbradach	Castell Morgraig	21.42
20146_1	Rudry	Castellated Boundary Wall To Ha-Ha To East And South Of Ruperra Castle	21.42
21267_1	Crumlin	Rear Revetment Wall S	21.42
22095_1	Caerphilly	Former Llanbradach Colliery Brick Reservoir	21.42

Ref No	Community	Building Name	HAA
1903_1	Crumlin	Church Of St Luke	21.52
16426_1	Crumlin	Former Navigation Colliery Heapstead And Main Revetment Wall	21.57
21254_1	Llanbradach	Crumlin Viaduct W Abutment Ebbw Valley	21.57
18972_1	Rudry	Former Dairy And Laundry To North Of Ruperra Castle	22.81
13579_2	Crumlin	Penallta Colliery Engine Hall - Fan House	23.97
22520_2	Crumlin	Pen-Y-Van - Attached Range To Left	24.47
21440_1	Bedwas, Trethomas and Machen	Barn At Gwern Leyshon Farm	25.25
21737_1	Pontllanfraith	Thomas Family Monument Family Monument	25.49
18971_1	Crumlin	Stable And Coach-House Courtyard Ranges To North Of Ruperra Castle	25.72
87580_1	Crumlin	Memorial Gates To Abertillery And District Hospital	26.7
25499_1	New Tredegar	Barn Range At Cefnrhychdir	26.18
25181_1	Rhymney	Boundary Wall And Railings At St David's Churchyard	27.01
21636_1	Pontllanfraith	Nicholas Monument At New Bethel	29.26
26702_1	Blackwood	Upper Terrace Revetment And Steps In Garden To S Of Maes	29.26
21255_1	Crumlin	Crumlin Viaduct Ne Abutment Cwm Kendon	29.56
22520_1	Risca	Pen-Y-Van	29.59
21511_1	Penmaen	Wall, Railings And Gates At Oakdale Hospital	30.4
22094_1	Llanbradach	Former Llanbradach Colliery Engine Hall	30.77
22100_1	Llanbradach	Former Llandbradach Colliery Workshops Range	30.92
21306_1	Bedwas, Trethomas and Machen	Gelli Wastad	31.36
21381_1	Caerphilly	Brick Stack At Wernddu	31.75
1890_1	Crumlin	Former Navigation Colliery Chimney	33.38
16427_1	Crumlin	Former Navigation Colliery Middle Revetment Wall	33.38
21630_1	Pontllanfraith	Garden Wall At Penllwyn	33.38
21503_1	Newbridge	Former Hall's Tramroad And Railway Tunnel W Portal	33.38
1894_1	Crumlin	Former Navigation Colliery North Winding Engine House	35.64
25182_1	Rhymney	Former Pay Office Noddfa Buildings	35.78
1891_1	Crumlin	Former Navigation Colliery South Winding Engine House	35.96
18971_1	Crumlin	Stable And Coach-House Courtyard Ranges To North Of Ruperra Castle	25.72
87580_1	Crumlin	Memorial Gates To Abertillery And District Hospital	26.7

Ref No	Community	Building Name	HAA
25499_1	New Tredegar	Barn Range At Cefnrhychdir	26.18
25181_1	Rhymney	Boundary Wall And Railings At St David's Churchyard	27.01
21636_1	Pontllanfraith	Nicholas Monument At New Bethel	29.26
26702_1	Blackwood	Upper Terrace Revetment And Steps In Garden To S Of Maes	29.26
21255_1	Crumlin	Crumlin Viaduct Ne Abutment Cwm Kendon	29.56
22520_1	Risca	Pen-Y-Van	29.59
21511_1	Penmaen	Wall, Railings And Gates At Oakdale Hospital	30.4
22094_1	Llanbradach	Former Llanbradach Colliery Engine Hall	30.77
22100_1	Llanbradach	Former Llandbradach Colliery Workshops Range	30.92
21306_1	Bedwas, Trethomas and Machen	Gelli Wastad	31.36
21381_1	Caerphilly	Brick Stack At Wernddu	31.75
1890_1	Crumlin	Former Navigation Colliery Chimney	33.38
16427_1	Crumlin	Former Navigation Colliery Middle Revetment Wall	33.38
21630_1	Pontllanfraith	Garden Wall At Penllwyn	33.38
21503_1	Newbridge	Former Hall's Tramroad And Railway Tunnel W Portal	33.38
1894_1	Crumlin	Former Navigation Colliery North Winding Engine House	35.64
25182_1	Rhymney	Former Pay Office Noddfa Buildings	35.78
1891_1	Crumlin	Former Navigation Colliery South Winding Engine House	35.96
25531_1	Gelligaer	The Old Mill	36.22
13541_1	Gelligaer	Llanbradach Fawr	36.35
13580_1	Gelligaer	Penallta Colliery Baths Building	37.48
21627_1	Pontllanfraith	Wall, Railings And Gates At New Bethel Chapel Graveyard	37.52
21313_1	Bedwas, Trethomas and Machen	Railed Monument Of Price Family In Churchyard At Se Corner Of St Barrwg's Church	39.72
21443_3	Rudry	Moses Family Chest Tomb (No.1) In Churchyard Of St James, Rudry	39.74
21429_1	Gelligaer	Horeb Baptist Church	44.34
21258_1	Crumlin	Penrhiwlas	45.22
21011_1	Crosskeys	Generator Tower	48.55
21957_1	Aber Valley	Tomb Of William Edwards In The Churchyard Of St llan, Eglwysilan	70.81

Appendix F - Gazetteer of 'Vulnerable' Buildings

Ref No	Community	Building Name	HAA
22099_1	Llanbradach	Former Llanbradach Colliery Middle Revetment Wall	33.38
21263_2	Crumlin	Llanerch-Uchaf Farmhouse - Attached Farm Range	33.99
1884_1	Crumlin	Crumlin Viaduct E Abutment Ebbw Valley	41.52
21009_1	Crosskeys	Former Railway Bridge Over Canal Outfall	41.52
21443_1	Rudry	Moses Family Chest Tomb (No.3) In Churchyard Of St James, Rudry	41.52
25738_1	Abercarn	Terraced Steps At The Gables	42.06
22098_1	Llanbradach	Former Llanbradach Colliery Engineering Shops	44.07
26706_3	Blackwood	Terrace At Maes Manor	44.41
87492_1	Penmaen	Iron Bridge In Grounds Of Woodfield Park	44.63
84994_1	Rudry	'New Mansion' At Ruperra Home Farm	51.25
21958_1	Aber Valley	Memorial To Annie Lawrence In The Churchyard Of St Ilan, Eglwysilan	60.87
21443_2	Rudry	Moses Family Chest Tomb (No.2) In Churchyard Of St James, Rudry	61.54
21624_2	Pontllanfraith	Chest Tomb (No.1) At Siloh Presbyterian Church	63.69
21633_1	Pontllanfraith	Monument To Martha Williams At New Bethel	63.69
21634_1	Pontllanfraith	Monument To Margaret Williams At New Bethel	65.66
21439_1	Rudry	Michaelston Bridge (Partly In Michaelston-Y-Fedw Community)	67.61
21307_1	Bedwas, Trethomas and Machen	Former Workmen's Hall And Institute Hall And Institute	65.57
21430_1	Rhymney	Penuel Baptist Church	68.66
20999_1	Abercarn	English Baptist Church And Walled Forecourt	69.06
1881_1	Pontllanfraith	Penllwyn, Former Manor House Now Penllwyn Arms Public House	70.57
22319_1	Ynysddu	The Pioneer Hotel	72.45
26703_1	Blackwood	Lower Terrace Revetment And Gates In Garden To S Of Maes Manor	73.7
22314_1	Ynysddu	Former Penllwyn Tramroad Viaduct At Nine Mile Point	74.24
21256_1	Crumlin	Crumlin Viaduct Sw Abutment Cwm Kendon	76.4
21304_1	Bedwas, Trethomas and Machen	Remains Of Churchyard Cross	77.83
25537_1	Gelligaer	Bee-Boles At Gelliargweltl Uchaf	77.83
87579_1	Crumlin	Abertillery And District Hospital (Original Ranges Only)	78.78
22515_1	Risca	Entrance Gateway At Churchyard Of St Mary Risca	79.03
26704_1	Blackwood	Gate Piers And Flanking Walls To Forecourt Of Maes Manor	79.03
21261_1	Crumlin	Church Of Christchurch (Former)	80.01

Ref No	Community	Building Name	HAA
21441_1	Rudry	Cefn Mably Bridge (Also Known As Cefn Llwyd Bridge)	80.23
20995_1	Abercarn	Welsh Presbyterian Church	81.13
21000_1	Abercarn	English Baptist Church Sunday School	81.52
26706_1	Blackwood	Kitchen Garden Walls At Maes Manor	81.68
26707_1	Blackwood	Gate Piers With Flanking Doorways And Walls At Entrance To Maes Manor	82.51
13578_1	Rhymney	Church Of St David	85.06
13567_1	Maesycwmmmer	The Woollen Mill	85.11
13548_11	Rhymney	No.2 Middle Row	86.1
13585_1	Gelligaer	Penallta Colliery No.1 Headframe	89.12
13586_1	Gelligaer	Penallta Colliery No.2 Headframe	89.12
21632_1	Pontllanfraith	Monuments To James Thomas And Family At New Bethel	90.5
13569_1	Gelligaer	Old Fire Station	91.52
21736_1	Penyrheol, Trecenydd and	Monument To Thomas James Thomas And Others	91.94
22320_1	Ynysddu	K6 Telephone Box Outside Pioneer Hotel	93.51
21638_1	Pontllanfraith	Monument To Thomas Henry Thomas At New Bethel	93.59
22511_1	Risca	Canal Bridge Over Monmouthshire And Brecon Canal By Moriah Hill	94.01
21635_1	Pontllanfraith	Monument To Elizabeth Jones At New Bethel	97.36