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Neuadd y Sir
Y Rhadyr
Brynbuga
NP15 1GA

Dydd Llun, 26 Awst 2024

Hysbysiad o gyfarfod:

Pwyllgor Craffu Lle

**Dydd Mawrth, 3ydd Medi, 2024 at 2.00 pm,
Council Chamber, County Hall, The Rhadyr USK**

Nodwch y cynhelir rhag gyfarfod 30 munud cyn dechrau'r cyfarfod ar gyfer aelodau'r pwyllgor

AGENDA

Item No	Item	Pages
1.	Ymddiheuriadau am absenoldeb	
2.	Datganiadau o Fuddiant	
3.	Fforwm Agored i'r Cyhoedd Canllawiau ~ Fforwm Agored Cyhoeddus y Pwyllgor Dethol Mae ein cyfarfodydd Pwyllgor Dethol yn cael eu ffrydio'n fyw a bydd dolen i'r ffrwd fyw ar gael ar dudalen gyfarfod gwefan Cyngor Sir Fynwy Os hoffech rannu eich barn ar unrhyw gynigion sy'n cael eu trafod gan Bwyllgorau Dethol, gallwch gyflwyno eich sylwadau drwy ddefnyddio'r ffurflen hon <ul style="list-style-type: none">• Rhannwch eich barn drwy lanlwytho ffeil fideo neu sain (uchafswm o 4 munud); neu• Cyflwynwch sylwadau ysgrifenedig (drwy Microsoft Word, uchafswm o 500 gair) Bydd angen i chi gofrestru ar gyfer cyfrif Fy Sir Fynwy er mwyn cyflwyno'r ymateb neu ddefnyddio eich manylion mewngofnodi os ydych wedi cofrestru o'r blaen. Y dyddiad cau ar gyfer cyflwyno sylwadau i'r Cyngor yw 5pm dri	

diwrnod gwaith clir cyn y cyfarfod. Os bydd y sylwadau a dderbynnir yn fwy na 30 munud, bydd detholiad o'r rhain, yn seiliedig ar thema, yn cael eu rhannu yng nghyfarfod y Pwyllgor Dethol. Bydd yr holl sylwadau a dderbynnir ar gael i gynghorwyr cyn y cyfarfod.

Os hoffech fynychu un o'n cyfarfodydd i siarad dan y Fforwm Agored i'r Cyhoedd, bydd angen i chi roi tri diwrnod o hysbysiad i ni drwy gysylltu â Scrutiny@monmouthshire.gov.uk. Y cadeirydd sy'n penderfynu faint o amser a roddir i bob aelod o'r cyhoedd i siarad, ond i'n galluogi i roi cyfle i nifer o siaradwyr, gofynnwn nad yw cyfraniadau yn hirach na 3 munud.

Os hoffech awgrymu pynciau i un o'n Pwyllgorau Dethol graffu arnynt yn y dyfodol, gwnewch hynny drwy e-bostio Scrutiny@monmouthshire.gov.uk

4. Adeiladau Mewn Perygl

Craffu adroddiad ar adeiladau ym mherchnogaeth y Cyngor sydd mewn perygl.

5. Cyfarfod Nesaf: 10fed Hydref 2024 am 2.00pm

1 - 80

Paul Matthews

Prif Weithredwr

MONMOUTHSHIRE COUNTY COUNCIL
CYNGOR SIR FYNWY

MAE CYFANSODDIAD Y PWYLLGOR FEL A GANLYN:

County Councillor Louise Brown
Shirenewton;
Welsh Conservative Party
County Councillor Emma Bryn
Wyesham;
Independent Group
County Councillor Tomos Dafydd Davies
Llanfoist & Govilon;
Welsh Conservative Party
County Councillor Lisa Dymock
Portskewett;
Welsh Conservative Party
County Councillor Jane Lucas
Osbaston;
Welsh Conservative Party
County Councillor Jackie Strong
Caldicot Cross;
Welsh Labour/Llafur Cymru
County Councillor Laura Wright
Grofield;
Welsh Labour/Llafur Cymru
County Councillor Tudor Thomas
Park;
Welsh Labour/Llafur Cymru
County Councillor John Crook
Magor East with Undy;
Welsh Labour/Llafur Cymru

Gwybodaeth I'r Cyhoedd

Mynediad i gopiâu papur o agendâu ac adroddiadau

Gellir darparu copi o'r agenda hwn ac adroddiadau perthnasol i aelodau'r cyhoedd sy'n mynychu cyfarfod drwy ofyn am gopi gan Gwasanaethau Democrataidd ar 01633 644219. Dylid nodi fod yn rhaid i ni dderbyn 24 awr o hysbysiad cyn y cyfarfod er mwyn darparu copi caled o'r agenda hwn i chi.

Edrych ar y cyfarfod ar-lein

Gellir gweld y cyfarfod ar-lein yn fyw neu'n dilyn y cyfarfod drwy fynd i www.monmouthshire.gov.uk neu drwy ymweld â'n tudalen Youtube drwy chwilio am MonmouthshireCC. Drwy fynd i mewn i'r ystafell gyfarfod, fel aelod o'r cyhoedd neu i gymryd rhan yn y cyfarfod, rydych yn caniatáu i gael eich ffilmio ac i ddefnydd posibl y delweddau a'r recordiadau sain hynny gan y Cyngor.

Y Gymraeg Mae'r Cyngor yn croesawu cyfraniadau gan aelodau'r cyhoedd drwy gyfrwng y Gymraeg neu'r Saesneg. Gofynnwn gyda dyledus barch i chi roi 5 diwrnod o hysbysiad

cyn y cyfarfod os dymunwch siarad yn Gymraeg fel y gallwn ddarparu ar gyfer eich anghenion.

Nodau a Gwerthoedd Cyngor Sir Fynwy

i ddod yn sir ddi-garbon, gan gefnogi lles, iechyd ac urddas i bawb ar bob cam o'u bywydau.

Amcanion rydym yn gweithio tuag atynt

- Lle teg i fyw lle mae effeithiau anghydraddoldeb a thlodi wedi'u lleihau;
- Lle gwyrdd i fyw a gweithio gyda llai o allyriadau carbon a gwneud cyfraniad cadarnhaol at fynd i'r afael â'r argyfwng yn yr hinsawdd a natur;
- Lle ffyniannus ac uchelgeisiol, lle mae canol trefi bywiog a lle gall busnesau dyfu a datblygu;
- Lle diogel i fyw lle mae gan bobl gartref maen nhw'n teimlo'n ddiogel ynddo;
- Lle cysylltiedig lle mae pobl yn teimlo'n rhan o gymuned ac yn cael eu gwerthfawrogi;
- Lle dysgu lle mae pawb yn cael cyfle i gyrraedd eu potensial.

Ein gwerthoedd

- **Bod yn agored:** anelwn fod yn agored ac onest i ddatblygu perthnasoedd ymddiriedus
- **Tegwch:** anelwn ddarparu dewis teg, cyfleoedd a phrofiadau a dod yn sefydliad a adeiladwyd ar barch un at y llall.
- **Hyblygrwydd:** anelwn fod yn hyblyg yn ein syniadau a'n gweithredoedd i ddod yn sefydliad effeithlon ac effeithiol.
- **Gwaith tîm:** anelwn gydweithio i rannu ein llwyddiannau a'n methiannau drwy adeiladu ar ein cryfderau a chefnogi ein gilydd i gyflawni ein nodau.
- **Caredigrwydd** – Byddwn yn dangos caredigrwydd i bawb yr ydym yn gweithio gyda nhw, gan roi pwysigrwydd perthnasoedd a'r cysylltiadau sydd gennym â'n gilydd wrth wraidd pob rhyngweithio.

Canllaw Cwestiynau Craffu Sir Fynwy

1. Pam mae'r Pwyllgor yn craffu ar hyn? (cefndir, materion allweddol)
2. Beth yw rôl y Pwyllgor a pha ganlyniad mae'r Aelodau am ei gyflawni?
3. A oes digon o wybodaeth i gyflawni hyn? Os nad oes, pwy allai ddarparu hyn?

- Cytuno ar y drefn holi a pha Aelodau fydd yn arwain
- Cytuno ar gwestiynau i swyddogion a chwestiynau i Aelod y Cabinet

Cwestiynau'r Cyfarfod

Craffu ar Berfformiad

1. Sut mae perfformiad yn cymharu â'r blynyddoedd blaenorol? Ydy e'n well/yn waeth? Pam?
2. Sut mae perfformiad yn cymharu â chynghorau eraill/darparwyr gwasanaethau eraill? Ydy e'n well/yn waeth? Pam?
3. Sut mae perfformiad yn cymharu â thargedau gosodedig? Ydy e'n well/yn waeth? Pam?
4. Sut cafodd targedau perfformiad eu gosod? Ydyn nhw'n ddigon heriol/realistig?
5. Sut mae defnyddwyr gwasanaethau/y cyhoedd/partneriaid yn gweld perfformiad y gwasanaeth?
6. A fu unrhyw awdid ac archwiliadau diweddar? Beth oedd y canfyddiadau?
7. Sut mae'r gwasanaeth yn cyfrannu at wireddu amcanion corfforaethol?
8. A yw gwelliant/dirywiad mewn perfformiad yn gysylltiedig i gynnydd/ostyngiad mewn adnodd?
Pa gapasiti sydd yna i wella?

Craffu ar Bolisi

1. Ar bwy mae'r polisi yn effeithio ~ yn uniongyrchol ac yn anuniongyrchol? Pwy fydd yn elwa fwyaf/leiaf?
2. Beth yw barn defnyddwyr gwasanaeth /rhanddeiliaid? Pa ymgynghoriad gafodd ei gyflawni? A wnaeth y broses ymgynghori gydymffurfio ag Egwyddorion Gunning? A yw rhanddeiliaid yn credu y bydd yn sicrhau'r canlyniad a ddymunir?
3. Beth yw barn y gymuned gyfan – safbwynt y 'trethdalwr'?
4. Pa ddulliau a ddefnyddiwyd i ymgynghori â'r rhanddeiliaid? A oedd y broses yn galluogi pawb â chyfran i ddweud eu dweud?
5. Pa ymarfer ac opsiynau sydd wedi eu hystyried wrth ddatblygu/adolygu'r polisi hwn? Pa dystiolaeth sydd i hysbysu beth sy'n gweithio? A yw'r polisi yn ymwneud â maes lle mae diffyg ymchwil cyhoeddedig neu dystiolaeth arall?
6. A yw'r polisi'n ymwneud â maes lle ceir anghydraddoldebau hysbys?
7. A yw'r polisi hwn yn cyd-fynd â'n hamcanion corfforaethol, fel y'u diffinnir yn ein cynllun corfforaethol? A yw'n cadw at ein Safonau Iaith Gymraeg?
8. A gafodd yr holl ddatblygu cynaliadwy, y goblygiadau cydraddoldeb a diogelu perthnasol eu hystyried?

Er enghraifft, beth yw'r gweithdrefnau sydd angen bod ar waith i amddiffyn plant?

9. Faint fydd y gost hon i'w gweithredu a pha ffynhonnell ariannu sydd wedi'i nodi?

10. Sut fydd perfformiad y polisi yn cael ei weithredu a'r effaith yn cael ei gwerthuso?

Cwestiynau Cyffredinol:

Grymuso Cymunedau

- Sut ydym ni'n cynnwys cymunedau lleol a'u grymuso i ddylunio a darparu gwasanaethau i gyd-fynd ag angen lleol?
- A ydym ni'n cael trafodaethau rheolaidd gyda chymunedau am flaenoriaethau'r gwasanaeth a pha lefel o wasanaeth y gall y cyngor fforddio ei ddarparu yn y dyfodol?
- A yw'r gwasanaeth yn gweithio gyda dinasyddion i egluro rôl gwahanol bartneriaid wrth ddarparu gwasanaeth a rheoli disgwyliadau?
- A oes fframwaith a phroses gymesur ar waith ar gyfer asesu perfformiad ar y cyd, gan gynnwys o safbwynt dinesydd, ac a oes gennych chi drefniadau atebolrwydd i gefnogi hyn?
- A oes Asesiad Effaith Cydraddoldeb wedi'i gynnal? Os felly a all yr Arweinydd a'r Cabinet /Uwch Swyddogion roi copïau i'r Aelodau ac eglurhad manwl o'r Asesiad o'r Effaith ar Gydraddoldeb (EQIA) a gynhaliwyd mewn perthynas â'r cynigion hyn?
- A all yr Arweinydd a'r Cabinet/Uwch Swyddogion sicrhau aelodau bod y cynigion hyn yn cydymffurfio â deddfwriaeth Cydraddoldeb a Hawliau Dynol? A yw'r cynigion yn cydymffurfio â Chynllun Cydraddoldeb Strategol yr Awdurdod Lleol?

Galwadau'r Gwasanaeth

- Sut fydd newid polisi a deddfwriaeth yn effeithio ar y ffordd mae'r cyngor yn gweithredu?
- A ydym ni wedi ystyried demograffeg ein cyngor a sut bydd hyn yn effeithio ar ddarparu gwasanaethau a chyllid yn y dyfodol?
- A ydych chi wedi adnabod ac ystyried y tueddiadau tymor hir a allai effeithio ar eich maes gwasanaeth, pa effaith allai'r tueddiadau hyn ei chael ar eich gwasanaeth/allai eich gwasanaeth ei gael ar y tueddiadau hyn, a beth sy'n cael ei wneud mewn ymateb?

Cynllunio Ariannol

- A oes gennym ni gynlluniau ariannol canolig a hirdymor cadarn yn eu lle?
- A ydym ni'n cysylltu cyllidebau â chynlluniau a chanlyniadau ac adrodd yn effeithiol ar y rhain?

Gwneud arbedion a chynhyrchu incwm

- A oes gennym ni'r strwythurau cywir ar waith i sicrhau bod ein dulliau effeithlonrwydd, gwelliant a thrawsnewid yn gweithio gyda'i gilydd i sicrhau'r arbedion mwyaf posibl?
- Sut ydym ni'n gwneud y mwyaf o incwm? A ydym ni wedi cymharu polisiau eraill y cyngor i sicrhau'r incwm mwyaf posibl ac wedi ystyried yn llawn y goblygiadau ar ddefnyddwyr gwasanaeth?

- A oes gennym ni gynllun gweithlu sy'n ystyried capasiti, costau, a sgiliau'r gweithlu gwirioneddol yn erbyn y gweithlu a ddymunir?

Cwestiynau i'w gofyn o fewn blwyddyn i'r penderfyniad:

- A gafodd canlyniadau arfaethedig y cynnig eu cyflawni neu a oedd canlyniadau eraill?
- A oedd yr effeithiau wedi'u cyfyngu i'r grŵp yr oeddech chi ar y dechrau yn meddwl fyddai wedi cael ei effeithio h.y. pobl hŷn, neu a gafodd eraill eu heffeithio e.e. pobl ag anableddau, rhieni â phlant ifanc?
- A yw'r penderfyniad yn dal i fod y penderfyniad cywir neu a oes angen gwneud addasiadau?

Cwestiynau i'r Pwyllgor ar ddiwedd y cyfarfod ...

A oes gennym ni'r wybodaeth angenrheidiol i ffurfio casgliadau/i wneud argymhellion i'r pwyllgor gwaith, cyngor, partneriaid eraill? Os nad oes, a oes angen i ni:

- (i) Ymchwilio i'r mater yn fwy manwl?
- (ii) Gael rhagor o wybodaeth gan dystion eraill - Aelod o'r Bwrdd Gweithredol, arbenigwr annibynnol, aelodau o'r gymuned, defnyddwyr gwasanaeth, cyrff rheoleiddio...

Cytuno ar gamau pellach sydd i'w cymryd o fewn amserlen/adroddiad monitro yn y dyfodol.

SUBJECT:	ENDORSEMENT OF BUILDINGS AT RISK STRATEGY
MEETING:	PLACE SCRUTINY COMMITTEE
DATE TO BE CONSIDERED:	3RD SEPTEMBER 2024
WARDS AFFECTED:	All

1. PURPOSE

- 1.1 For the Council to endorse the recommendations set out in the action plan of the Buildings at Risk Strategy. The strategy aims to identify key listed buildings in the county that are classed as 'At Risk' that require formal action to address their condition with an aim to ultimately save the building and facilitate a viable and sustainable end use. By identifying and prioritising key building the strategy aims to make the most efficient and effective use of resources within the Authority to realise the most beneficial change.

2. RECOMMENDATIONS

- 2.1 To endorse the methodology and key actions and recommendations set out in relation to identifying and prioritising action for ten key listed buildings at risk.

3. BACKGROUND

- 3.1 In 2020 Monmouthshire had 2148 Listed Buildings, of which 2% were Grade 1, 10% Grade II* and 88% Grade II. These listed buildings make a significant contribution to the quality and character of our main towns, villages, and the rural landscape, they help to create a sense of place and a connection with our rich cultural heritage. Whilst many of these listed buildings are in a good condition and are well maintained and preserved by their owners, there are number of buildings that for various reasons are suffering from decline, lack of maintenance and uncertain futures. These buildings are considered to be 'at risk'. Some of these buildings are located within the county's high streets, and some are located in more isolated locations; all of these buildings are considered to be at risk of considerable or complete loss of historic fabric.
- 3.2 Cadw fund and carry out periodical surveys of all of the listed buildings in Wales. In Monmouthshire this is repeated every 5 years, surveys have been carried out in 2005, 2010, 2015 and in 2023 (delayed due to Covid). This has provided a picture of the condition of the listed building stock, identifying which buildings are in such a poor condition to be considered at risk. This would be due to their structural condition, level of maintenance of key elements, occupancy and vulnerability. This data has been used as the basis of the strategy to identify the most important buildings at risk in order to target action. It is necessary to prioritise key buildings as it is not possible to tackle them all.

Legislative Context

- 3.3 The primary legislation, Planning (Listed Buildings and Conservation Areas) Act 1990 (P(LB&CA) Act 1990) sets out the framework for managing the special character of buildings that are considered to have National importance for their historical and architectural value. A building of significant historical and architectural value is added to the list and becomes a 'listed building'. Owners of listed buildings are not required by law to maintain their building to any set standard, however where buildings fall into disrepair and become at risk of loss there are a number of formal notices that can force owners to carry out certain works aimed at improving the condition of the listed building. These are set out fully in the strategy, however the main tools include Urgent Works Notices, Repairs Notices and Section 215 Notices.

- Urgent Works Notice (Section 54 & 55, P(LB&CA) Act 1990)

Specifies works that are urgently necessary for the preservation of the building to make it wind, water tight and structurally stable. This notice shall only specify the minimum works necessary to achieve the above, for example this would be boarding up windows, propping walls or roofs and sheeting over holes in the building. This is designed to address immediate need, it can act as a trigger for further works, or is essentially a 'sticking plaster' not addressing the long term sustainability of the building. If the owner fails to carry out the work specified in the notice the LPA can then carry out the works in default and claim the costs back through a charge on the land.

- Repairs Notice, (Section 47-50, P(LB&CA) Act 1990)
Aims to achieve a long term solution to the proper preservation of the building. The repairs notice can specify the full extent of repairs necessary to restore the building to its condition at the time of listing. If the repairs in the notice are not carried out the LPA can then progress to Compulsory Purchase of the building.
- Adverse Amenity Section 215 (Section 215 Town and Country Planning Act 1990)
This notice is aimed at addressing land and/or buildings, the condition of which has an adverse impact on the amenity of the surroundings. The notice can specify works of repair, clearance or rebuilding to remedy the adverse impact. This can be used on listed buildings. If the owner fails to carry out the works specified the LPA can carry out the works in default and/or chose to prosecute the owner for non compliance. The costs of works carried out in default can be recouped via a charge on the land realised through enforced sale procedures via court action.

4. Action Plan

4.1 The baseline data, from the Cadw surveys, considers all 2230 listed buildings, categorising 180 of these to be in poor or very bad condition. It is therefore necessary to filter these 180 buildings into a manageable number. The strategy sets out the methodology for selecting and prioritising buildings based on a number of criteria. This is done in two phases, firstly to identify buildings of poor and very bad condition and then eliminating those that:

- are not buildings that do not have a viable economic end use, such as milestones, walls, tombs etc,
- those that are Scheduled Ancient Monuments (as the Local Authority have no powers in relation to SAM's)
- those buildings managed under the Faculty System as these are managed by a separate organisation
- those buildings in Local Authority Ownership, as these are managed separately
- those buildings subject to enforcement action as separate powers are used to address unauthorised works
- those buildings that have been repaired/or restored but have not been updated on the database.

4.2 This results in 180 buildings, which are then subject to further prioritisation subject to separate criteria which is weighted. The criteria aim to draw out the most important buildings, in the worst condition, where improvements would have maximum benefit and be the best use of public funds. The criteria includes;

- Condition – the worst will be given more importance
- Grading of the building – the higher the grading the more importance
- Setting – the proximity to other heritage assets, the higher concentration the more importance
- Community Benefit – where buildings can align with strategic objectives of the Local Authority or are in very prominent locations such as town centres or providing much needed housing or employment opportunities more importance is given.
- Funding – those buildings able to access external funding are given more importance
- Officer Knowledge – where key circumstances known to officers provides opportunities to make considerable difference in the ability to rescue these buildings, more importance is given.

4.3 This has resulted in these buildings being prioritised in order of importance and need subject to the above criteria. As discussed, due to resources it would be unmanageable to tackle all of these buildings, therefore it is considered that the focus will be placed on the top 10 key buildings. These top 10 are considered to be in a poor condition, require action due to their heritage value, have an economically viable end use which should have a community benefit, align with strategic policies and could be eligible for additional funding

4.4 These top 10 buildings therefore form the basis of the action plan which sets out specific notices recommended to address the condition of each of the buildings.

5.0 OPTIONS APPRAISAL

5.1 The following options are available:

Option	Benefit	Risk	Comment
<p>Option 1: Communities and Place DMT endorse the recommendations set out in the Strategy and endorse the potential use of notices set out in the action plan.</p>	<p>Buildings are prioritised allowing resources to be aligned and a focus to addressing the issues.</p> <p>Identifying key buildings aligns with the objectives of the Local Authority to improve the condition of town centres and properties causing blight.</p> <p>Adds further weight to applications for funding.</p> <p>Demonstrates a commitment to the proper preservation and management of the historic environment in Monmouthshire.</p>	<p>Taking formal action will incur costs to the Local Authority, however by setting priorities these can be managed and resourced effectively accessing external funding wherever possible.</p>	<p>This is the preferred option to ensure that the proper preservation of the historic environment and addressing buildings at risk can be managed and resourced in the best possible way.</p>
<p>Option 2: The BAR Strategy is not endorsed by Communities and Place DMT</p>		<p>Resources would be required on an add hoc basis and the issues not properly resourced. It would be likely that the condition of the buildings would not be addressed effectively and they would be at risk of further decline and possible finite loss.</p>	

6. REASONS

- 6.1 To ensure that management of buildings at risk is managed efficiently and resourced within the existing team. By prioritising buildings, a clear direction is secured and external funding can be accessed. The Local Authority can demonstrate a clear commitment to ensuring that the historic environment is managed effectively.

7. RESOURCE IMPLICATIONS

- 7.1 There are no additional resource implications at present, in order to serve formal notices separate approval will be required.

8. CONSULTEES

Legal
Planning Policy
Ecology
Building Control
Regeneration

DMT
SLT

9. BACKGROUND PAPERS:

BAR Strategy

10. **AUTHOR:** Amy Longford Heritage and DM Area Manager
Email: amylongford@monmouthshire.gov.uk

Buildings At Risk Action Plan

2024



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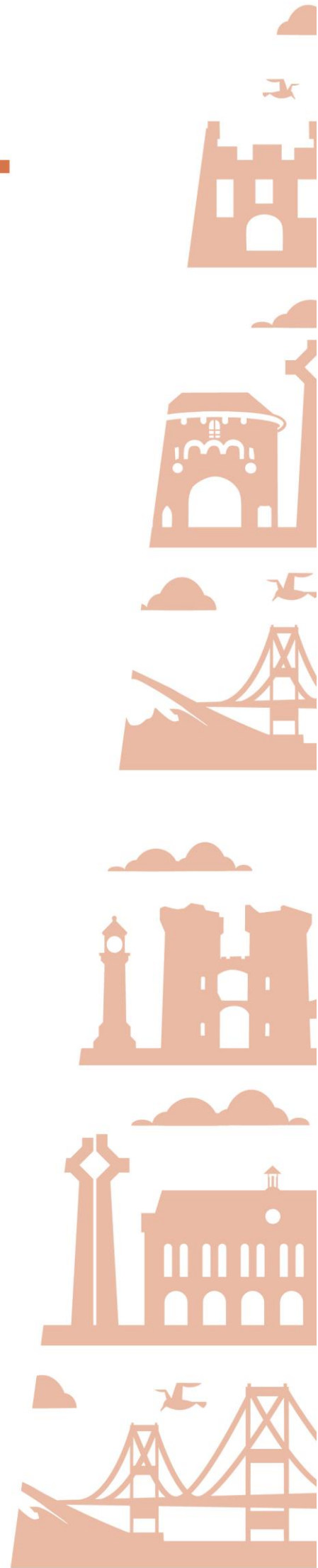
Buildings At Risk Action Plan 2024

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- 1.0 - The Historic Environment
- 2.0 - The National Policy Framework
- 3.0 - Legislative Tools
- 4.0 - Buildings At Risk Database and Methodology
- 5.0 - Priority Action Plan

APPENDIX A - Criteria for Selection

APPENDIX B - Contact Details



The Historic Environment



monmouthshire
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Buildings At Risk Action Plan 2024

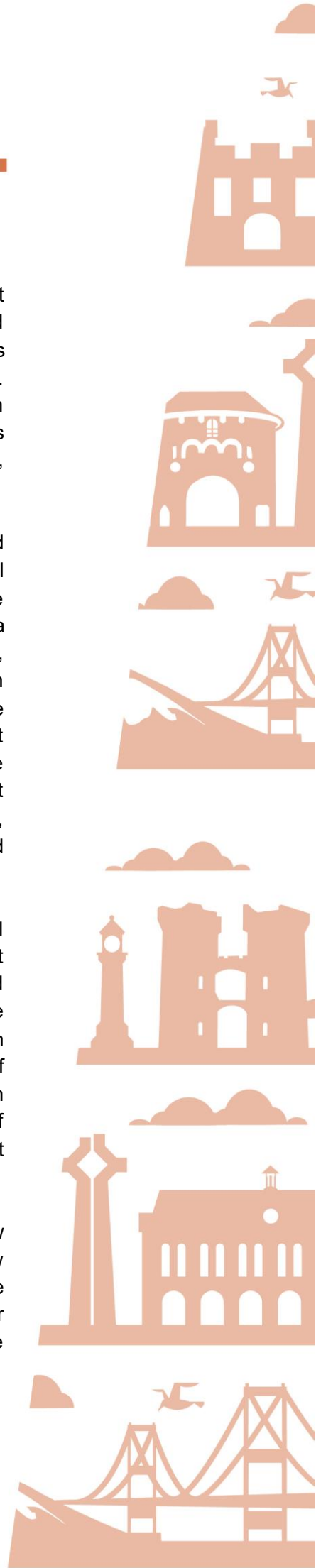
Purpose

Monmouthshire is renowned for its rich, high-quality historic environment reflected in the wealth of conservation areas, listed buildings and scheduled ancient monuments within the County. The built environment, or heritage, is widely recognised as one of the County's key tourism and amenity assets. These assets are irreplaceable and any detrimental impact upon them can have significant cultural, environmental, economic and social costs. It is essential therefore, that the County's historic environment is preserved and, where possible, enhanced.

Monmouthshire has an extremely rich catalogue of listed buildings, designated and added to the List because of their significance and importance at a national level. In 2020 Monmouthshire had 2148 Listed Buildings, of which 2% were Grade 1, 10% Grade II* and 88% Grade II. These listed buildings make a significant contribution to the quality and character of our main towns, villages, and the rural landscape, they help to create a sense of place and a connection with our rich cultural heritage. Through the physical historic environment, we can experience and learn about the social and economic changes of past communities, for example it is within the environs of the Shire Hall we experience the trial of the Chartist leader, John Frost. However, it is not just landmark buildings that preserve the history and culture of Monmouthshire, from large country houses to small farm holdings, all of the county's listed buildings are an extremely important and finite asset.

Whilst many of these listed buildings are in a good condition and are well maintained and preserved by their owners, there are number of buildings that for various reasons are suffering from decline, lack of maintenance and uncertain futures. These buildings are considered to be 'at risk'. Some of these buildings are located within the county's high streets, and some are located in more isolated locations; all of these buildings are considered to be at risk of considerable or complete loss of historic fabric. These buildings will once again make a significant contribution to the unique high streets and landscape of Monmouthshire once they have been restored, retaining these important buildings for the next generation to understand and appreciate.

Cadw is the Welsh Government's historic environment service. Cadw recognised the issue of buildings at risk within Wales, and in response Cadw fund and carry out a condition survey of all the listed buildings to ascertain the scale of the issue. The survey categorises listed buildings based on their condition, occupancy and vulnerability. This survey is repeated across the whole of Wales every 5 years to build a picture of the scale of the problem.



Buildings At Risk Action Plan 2024

Monmouthshire has benefitted from four surveys, 2005, 2010, 2015 and 2023, the latter of which was delayed due to the Covid pandemic. According to the 2015 data, 166 listed buildings in Monmouthshire are considered to be in the 'At Risk' category. Of these, 137 are 'At Risk', 2 are at 'Grave Risk' and 27 are at 'Extreme Risk', 7.45% of the total number of listed buildings in Monmouthshire. To put this in context, 1851 buildings that make up the overwhelming proportion, are considered to be 'Not At Risk'.

Recognising the number of listed buildings at risk and the available resources within the Authority, it is considered that a reasonable and pragmatic approach is taken to managing these assets. This strategy will identify tangible and realistic actions to rescue buildings at risk within Monmouthshire, identifying the correct action from a suite of formal legal notices, tailored to the specific context of each building. Its purpose is to set out an action plan that includes realistic and economically viable future(s) for each listed building considered to be at risk, so that it can be saved from irreplaceable loss.

The strategy focuses on those buildings within Cadw's building survey that are considered to be in the worst condition. General criteria are then applied to reduce this number down to a manageable and realistic number of buildings that could be tackled with the resources and funding available at this time. These criteria, as set out in part 4 of this strategy, take into consideration the local knowledge of these buildings that would not be available as part of the Cadw's building survey. The survey was carried out in 2023 and so is reliant on data that is reasonably recent. Nonetheless, some buildings have been improved since the survey and some may have declined further, making the local knowledge even more pertinent in setting out a priority action list for buildings at risk.

Aims of the Strategy

The purpose of this Buildings at Risk Strategy is to identify how the Council will prioritise action towards listed buildings at risk with the aim of securing their long term sustainability. We aim to:

- Take proactive action to address the condition of the listed buildings at risk as identified as a priority in this action plan;
- See an overall reduction in the number of listed buildings at risk, reviewed as part of the HAA survey timescales, every 5 years;
- Engage with owners, amenity societies and other stakeholders to work collaboratively making the best use of resources and available funding; and
- Make best use of the Buildings At Risk Register maintained by Cadw.



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Successful Projects

Caerwent House

Buildings at risk have been a long-standing issue for the Authority and action has been taken in the past to rescue a number of listed buildings, restoring them for future generations to understand and appreciate. This section of the strategy aims to demonstrate previous projects that the Heritage Team have managed through to a successful conclusion, prior to this Buildings at Risk Strategy.

In 2016, after many years of discussion and negation Monmouthshire County Council Compulsory Purchased Caerwent House. The building was partly occupied and had suffered from long standing lack of maintenance to the point that parts of the building were uninhabitable. The building is located in the centre of Caerwent Conservation Area adjacent to Scheduled Ancient Monument of the Roman remains. The building has a prominent position adjacent to the main road and had a significant detrimental impact on the area.

The building was passed on a back to back agreement to a building preservation trust with the intention to see the full restoration of the building and have it brought back into a full residential use.

Caerwent House is a multi-phase building with early origins in the late 16th, early 17th Century with significant rebuilding in the 19th Century. It has now been restored and subdivided into two family homes.

Figure 1. Caerwent House 2014



Figure 2. Caerwent House 2024



Buildings At Risk Action Plan 2024

Many listed buildings in Monmouthshire have been restored following informal periods of negotiation with the Heritage Team. Building positive relationships has been key to the success of these projects.

The following examples will show buildings that have been restored without the need for formal enforcement action.

Fairoak



Figure 3. Fairoak 2010



Figure 4. Fairoak 2023

Old Bell Chambers



Figure 5. Old Bell Chambers 2008



Figure 6. Old Bell Chambers 2024

Buildings At Risk Action Plan 2024

Sleeth Farmhouse



Figure 7. Sleeth Farmhouse 2009



Figure 8. Sleeth Farmhouse 2012

Pen-y-pye



Figure 9. Pen-y-pye 2008

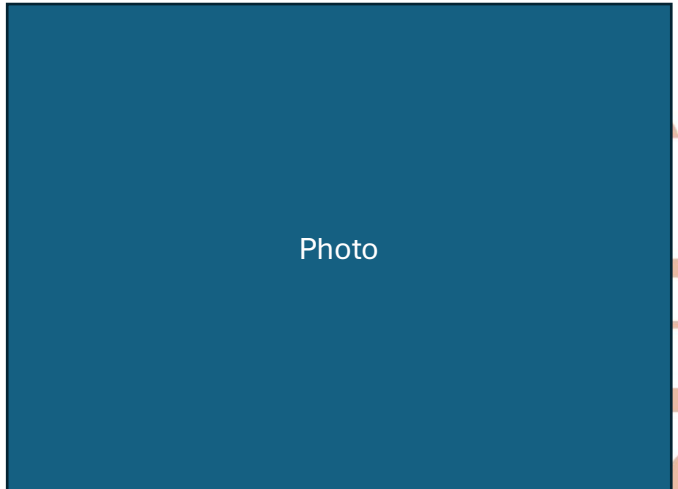


Figure 10. Pen-y-pye 2024

Buildings At Risk Action Plan 2024

Allt-y-bella



Figure 11. Allt-y-bella 2005

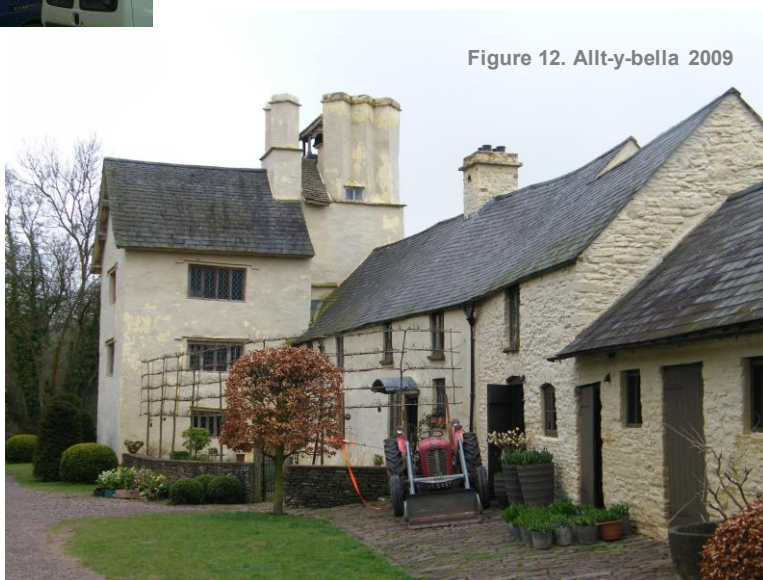


Figure 12. Allt-y-bella 2009



Figure 13. Allt-y-bella 2013



National Policy Framework



monmouthshire
sir fynwy

Buildings At Risk Action Plan 2024

Planning Policy Wales Edition 12 (February 2024)

Planning Policy Wales sets out the land use planning policies of the Welsh Government, supported by a series of Technical Advice Notes (TAN) which comprises of the National Planning Policy for Wales and the starting point of all land use planning decisions. Chapter 6 of the plan refers to the policy framework around the Historic Environment with the primary objective of

6.1.5 'The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales... The historic environment can only be maintained as a resource for future generations if the individual assets are protected and conserved'

6.1.11 'For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use'

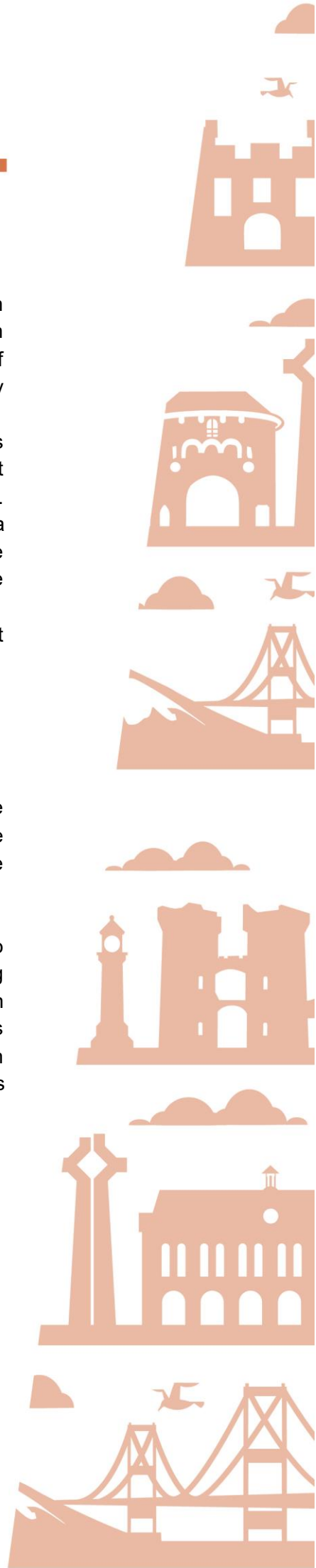
Technical Advice Note 24: The Historic Environment

Technical Advice Note 24 sets out a more detailed approach to heritage management in Wales using widely adopted Conservation Principles as the basis for the approach to managing historic assets in Wales. This guidance relates to all types of heritage assets.

Part 5 refers to listed buildings identifying the approach that should be taken to the management of listed buildings, primarily through the listed building consent process. Annex B (11-15) refers specifically to addressing buildings in need of repair, commonly known as 'at risk'. This identifies the different tools or notices available to the Local Authority to address and improve the condition of listed buildings in a poor state of repair. A summary of these notices is included in Part 3 of this document.

Cadw Guidance: Managing Change to Listed Buildings

Routine maintenance and management is a vital part of caring for your listed building but sustaining it for the future may sometimes involve a greater level of intervention.



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Cadw Guidance: Managing Listed Buildings At Risk in Wales

This guidance outlines 'the roles and responsibilities of owners, the Welsh Government and local authorities. It is best practice guidance, which supplements Planning Policy Wales Ed 12 and Technical Advice Note:24 The Historic Environment'.

The guidance emphasises the importance of managing listed buildings and the contribution they make to creating distinctive environments, the wellbeing of communities and provide an important connection to our past with the 'aim to bring listed buildings into a stable condition, beneficial use and appropriate ownership for the long term'. The guidance goes on to state that 'Local authorities have an important role in the protection and conservation of the historic environment through helping it to accommodate and remain responsive to present day needs'... 'Local planning authorities are also well placed to act as advocates for the conservation of the historic environment and have a range of tools to help them do this effectively' (1.3).

Part 2 identifies a 'listed building at risk as one that is suffering through neglect and decay. This means that the balance between its condition, use and ownership is not longer able to sustain it for the long term'.

Owners of listed buildings are not legally required to maintain their building in a good state of repair. If they fail to do so the local authority has a number of legal notices at its disposal which then place a legal requirement on the owner to carry out such works as prescribed in the notice, with an aim of halting decline and improving the condition of the building. The following section describes these tools and the legal framework around them.



Figure 14. Suite of legislation

Legislative Tools



Buildings At Risk Action Plan 2024

Legislative Tools

Local Authorities in Wales have a range of measures that they can use to intervene where a listed building is considered to be 'at risk'. The starting point is engagement and negotiation with the building owners and occupiers. Only where this has failed does the need to consider other measures start. These measures are used when the condition of a listed building is deteriorating, and the Local Authority have identified a risk of loss of the historic asset. The approach must be proportionate, but timely interventions are required to ensure a sustainable future for these national heritage assets.

The range of options available to tackling listed buildings at risk range from specific measures for listed buildings but a broader approach can be taken which consider public health and safety or general amenity. The key measures available are summarised in table 1 below.

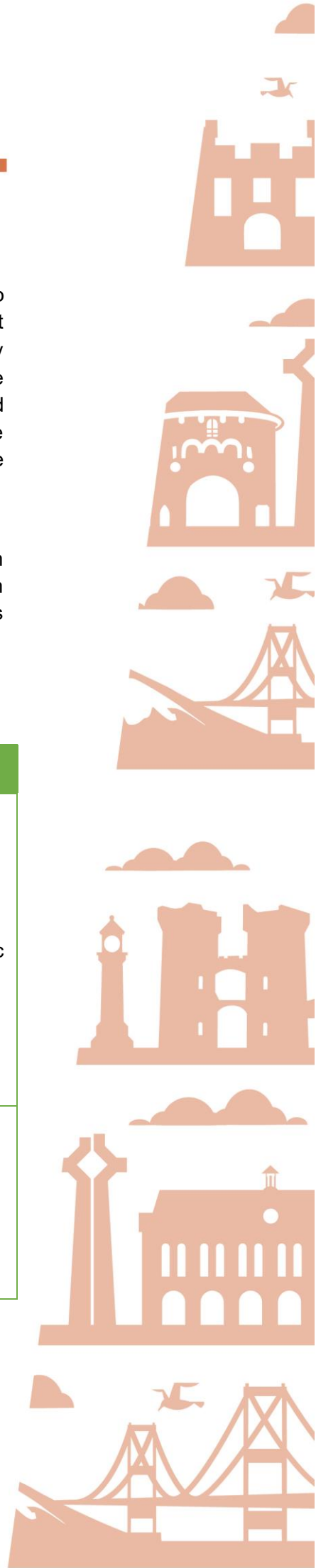
Table 1: Key Legislative Measures for tackling at Risk Listed Buildings

Measure	Legislation	Summary of Measure	Notes
Urgent Works Notice (UWN)	Planning (Listed Buildings and Conservation Areas) Act 1990, sections 54 and 55 ¹ . (as amended by the Historic Environment (Wales) Act 2016, section 30) ² .	Addresses the condition of a building by requesting works that are urgently necessary to preserve a listed building i.e. wind weatherproof and safe from collapse.	Commitment to funding works in default prior to notice being served. The cost of works can be recouped via a Sec 55 Notice through court.
Compulsory Purchase Orders (CPO) and Repairs Notice	Planning (Listed Buildings and Conservation Areas) Act 1990, sections 47–50 ³ .	Notice specifies those work considered reasonably necessary to bring the listed building into a state of repair. After a reasonable	A long term plan with a sustainable end use is required for this course of action. This includes a land use and financial plan, ideally with funding

¹ [Planning \(Listed Buildings and Conservation Areas\) Act 1990 \(legislation.gov.uk\)](https://legislation.gov.uk/ukpga/1990/29)

² [Historic Environment \(Wales\) Act 2016 \(legislation.gov.uk\)](https://legislation.gov.uk/ukpga/2016/16)

³ [Planning \(Listed Buildings and Conservation Areas\) Act 1990 \(legislation.gov.uk\)](https://legislation.gov.uk/ukpga/1990/29)



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timeframe and there being no evidence of change, compulsory purchase proceeding can be undertaken.

secured, to execute the CPO.

If a CPO is considered, compensation will be paid to the owner and these shall be agreed by Welsh Ministers. A strategy for the future of the building is needed before the CPO route is taken.

Preservation Notices

Planning (Listed Buildings and Conservation Areas) Act 1990, section 56A (as prospectively amended by the Historic Environment (Wales) Act 2016, section 31⁴).

Awaiting secondary legislation to be introduced but notices will allow authorities to require owners of listed buildings that have fallen into disrepair to undertake specific works. This provision has yet to be given any legal status and so is not at our disposal.

Likely that this provision will not be forthcoming within a reasonable timescale for action. Further guidance and Regulations are required in order to exercise this provision.

Section 215 Notice

Town and Country Planning Act 1990, section 215⁵.

Only used to secure improvements to external visible appearance of a building or land. There is a time specific compliance period which if not followed can be punishable by a fine on conviction, there is a right of appeal.

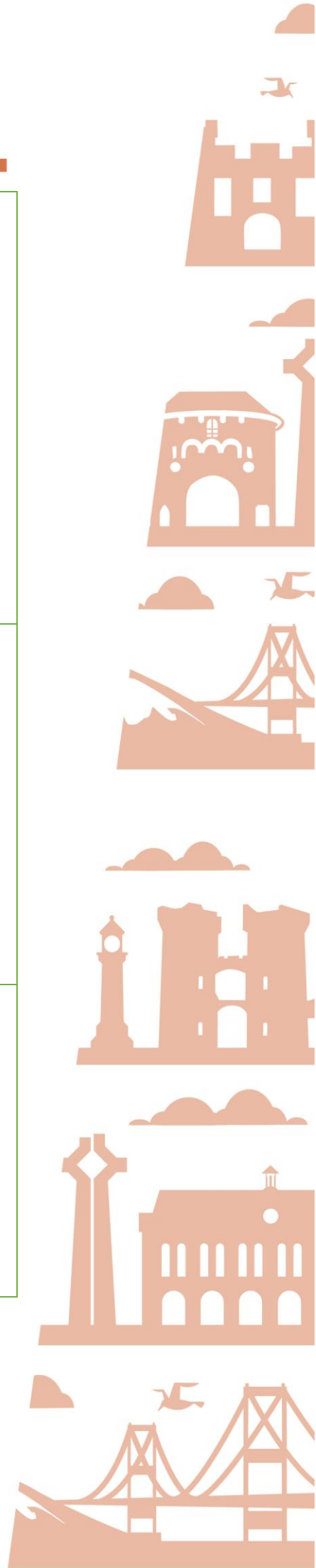
Option for the local authority to execute works in default, not a requirement.

Does not require funding to be secured prior to the service of the notice.

Owner/occupier has the right of appeal.

⁴ [Historic Environment \(Wales\) Act 2016 \(legislation.gov.uk\)](https://legislation.gov.uk)

⁵ [Town and Country Planning Act 1990 \(legislation.gov.uk\)](https://legislation.gov.uk)



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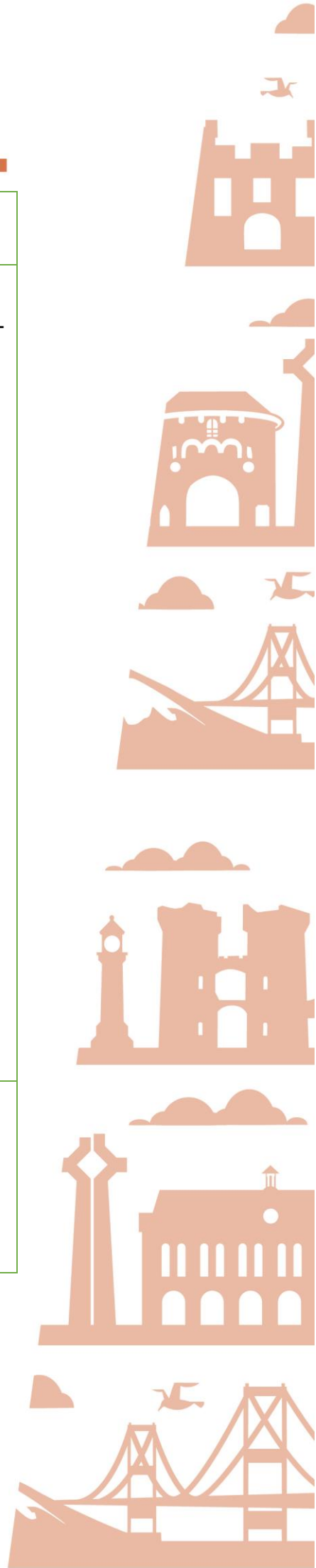
		Works can be undertaken in default and costs recovered.	
Dangerous Buildings and Structures	<p>Building Act 1984, Sections 77-79⁶.</p> <p><u>N.B before works are considered under this act consideration must be had as to whether an urgent works or repairs notice should be used instead.</u> Sec 56 1990 Act.</p>	<p>Action can be taken on a building in a dangerous or ruinous state. Works can be undertaken in default and costs recovered.</p> <p>Section 77 – Requires owner to make building safe or demolish it. Listed building consent may be required for these works.</p> <p>Section 78 – Emergency measure where a building is considered dangerous and immediate action is required. Minimum intervention is required for listed building e.g. road closure.</p> <p>Section 79 – used where building is serious detriment to amenity. The notice will state the specific works and timescale. There is a right of appeal.</p>	<p>Requirement to consider alternative notices prior to Sec77-79.</p> <p>Ultimately this notice could result in the demolition of the building.</p>
Empty Dwelling Management Orders	<p>Housing Act 2004, section 132⁷, 11 & 12⁸ and 40⁹.</p>	<p>An empty dwelling management order can be served to enable the authority to take over management of a residential property. Also housing</p>	

⁶ [Building Act 1984 \(legislation.gov.uk\)](https://legislation.gov.uk)

⁷ [Housing Act 2004 \(legislation.gov.uk\)](https://legislation.gov.uk)

⁸ [Housing Act 2004 \(legislation.gov.uk\)](https://legislation.gov.uk)

⁹ [Housing Act 2004 \(legislation.gov.uk\)](https://legislation.gov.uk)



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improvement notices and emergency remedial action notices can be served.

Acquisition of Land for Housing Purposes

Housing Act 1985, section 17¹⁰.

Enables the authority to acquire buildings, which could be made suitable as houses, by agreement or through compulsory purchase order procedures.

Enforced Sale Procedure

Law of Property Act 1925,¹¹ Local Land Charges Act 1975¹².

Used for properties where a local authority has carried out work in default, and where the debt is registered as a charge on the property. It gives the local authority power to force the sale of the property either by public auction or to a preferred buyer, in order to recover the debt.

Enforced Sale Procedures apply to the following notices;

Section 79 of the Building Act 1984

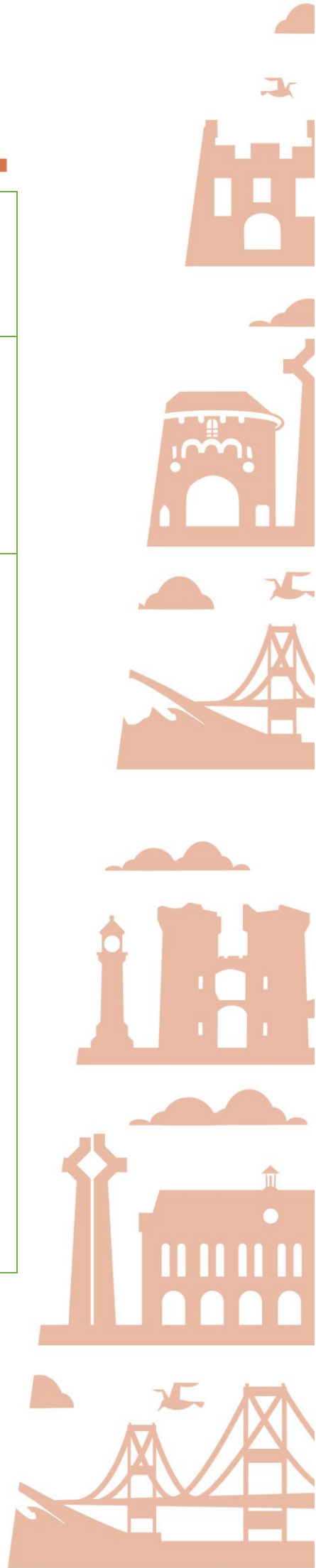
Section 215 Town and Country Planning Act 1990.

It can be considerably quicker to implement than a compulsory purchase order, it does not incur the payment of compensation to the owner and enables the local authority to recover its expenditure on any previous notices.

¹⁰ [Housing Act 1985 \(legislation.gov.uk\)](https://legislation.gov.uk)

¹¹ [Law of Property Act 1925 \(legislation.gov.uk\)](https://legislation.gov.uk)

¹² [Local Land Charges Act 1975 \(legislation.gov.uk\)](https://legislation.gov.uk)



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Listed Building Enforcement Notice	Planning (Listed Buildings and Conservation Areas) Act 1990.	Section 38 allows the Local Planning Authority to serve an enforcement notice requiring works to be carried out to rectify any breach of the legislation.	Enforcement Notices are a reactive tool served to alleviate works that are unauthorised. They may be used in conjunction with any of the above where it is expedient to address works carried out without prior listed building consent.
Prosecutions under proceeds of crime act	Proceeds of Crime Act 2002.	A form of prosecution where unauthorised works to a listed building have resulted in a financial betterment for the person executing or cause to be executing the works.	This procedure can facilitate additional fines to be awarded by the courts where it is found appropriate. This alone would not be a tool to tackle a building at risk but can be used in conjunction where appropriate.

The Need for Listed Building Consent

Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 identifies the need for listed building consent (LBC) for certain works to listed buildings.

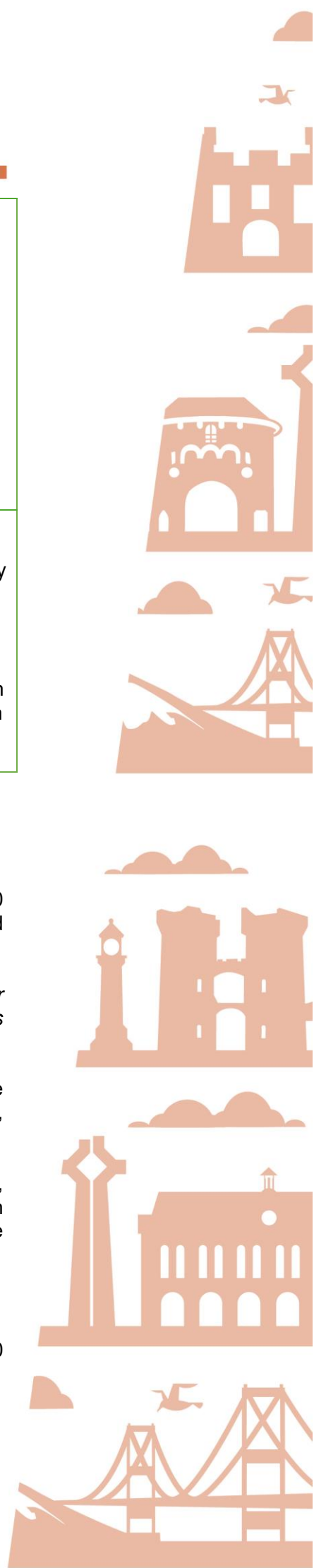
Subject to the following provisions of the Act, no persons shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character

This includes works to the interior of the building and any object or structure within the curtilage of the building, which although not fixed to the building, forms part of the land and has done so since before 1st July 1948.

In real terms this means that LBC is required for works such as extensions, internal changes to the floor plans, removal of walls and internal features such as fireplaces and doors. It is strongly advised that advice is sought from the Authority's Heritage Officers before carrying out any work to a listed building.

Unauthorised works to a listed building are a criminal offence.

Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states;



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*If a person contravenes Section 7 he shall be guilty of an offence.
If a person executing or causing to be executed and works in relation to a listed building under a listed building consent fails to comply with any condition attached to the consent he shall be guilty of an offence.*

As unauthorised works are a criminal offence, any person carrying out the works or causing the works to be carried out can be prosecuted. If found guilty a person can be subject to a fine or imprisonment.

Unauthorised works can be addressed via a Listed Building Enforcement Notice requiring the owner/occupier to carry out works to alleviate the breach. Failure to comply with an enforcement Notice is a criminal offence.

Inactivity or lack of maintenance to a listed building is not criminal offence, however failure to comply with any notice identified in the table above brings different sanctions as those identified in table 1 above. By serving a Section 215, Urgent Works Notice or Repairs Notice, a separate listed building consent is not required.

Other matters to consider

The Local Authority has a duty to consider other matters outside of the condition or character of the listed building when utilising enforcement powers. These factors can be both natural or man-made and can also relate to the availability of skilled workers or materials. Such factors vary in their degree of influence, but all must be considered when any enforcement notice is drafted. A list of considerations can be found below. This list is not exhaustive because considerations vary due to the nature of the development or the type of notice being served, it instead aims to provide a list of common considerations.



Figure 15. Illustration of a street.

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1. Protected Species

The conservation of biodiversity and protected species must be taken into consideration when utilising formal enforcement measures. This includes having regard to the safeguarding of species protected under the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2017 or the Badgers Act 1992. There are a number of different sites, species and habitats protected by law. Commonly encountered species include bats, nesting birds including barn owl, amphibians including great crested newt, reptiles, dormouse, otters and badgers. Where these species aren't adequately considered, a wildlife crime could be committed.

An enforcement notice will prescribe a schedule of works which must be undertaken to comply with the notice, if these works affect any protected sites, habitats or species additional assessments or surveys may be required. It is the owner or occupier's responsibility to comply with all protected site and protected species legislation, to undertake sufficient assessment to inform the works, and where appropriate, seek appropriate licences or consents from Natural Resources Wales to undertake the works. Where there is a reasonable likelihood that protected species are present, extra time must be given to comply with the notice.

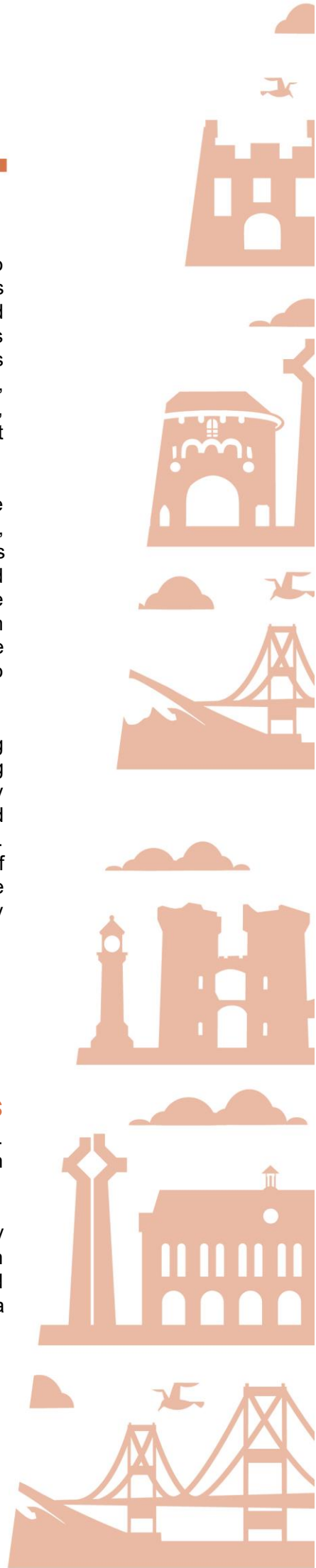
The presence of protected species does not necessarily preclude a building from enforcement action or remedial works, though planning and licensing controls may limit the timing of activities, the extent of disturbance, and may stipulate compensatory measures. All surveys should be undertaken and prepared by competent persons with suitable qualifications and experience. Ecological surveys are often seasonally constrained or can be insufficient if undertaken outside of the relevant surveying period. Any survey should be undertaken in suitable conditions using nationally recognised survey guidelines/methods.



2. Tree Preservation Orders and Conservation Areas

The protection of trees and hedges is the responsibility of the Local Authority. Trees which are subject to a tree preservation order, those located within conservation areas and agricultural hedgerows are protected.

It is an offence to cut down, prune, uproot, wilfully damage, or wilfully destroy a tree covered by a Tree Preservation Order (TPO) without the written permission of the Council. This applies to roots as well as the above ground parts of the tree. Trees in conservation areas which are already protected by a TPO are subject to the normal TPO controls.



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The Town and Country Planning Act 1990 also makes special provision for trees located within conservation areas that are not the subject of a TPO. Under section 211 of the Act, anyone proposing to cut down or carry out work on a tree in a conservation area is required to give the Local Planning Authority (LPA) six weeks' prior notice in writing (a 'Section 211 notice'). The purpose of this requirement is to give the LPA an opportunity to consider whether a TPO should be made in respect of the tree(s).

Most agricultural hedges in Monmouthshire are protected under the Hedgerows Regulations 1997. The Regulations contain a set of criteria for determining whether a hedgerow is important. Permission is required to remove an agricultural hedge.

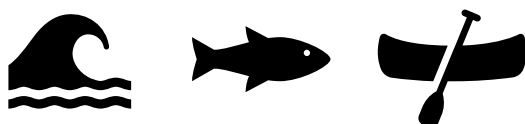
If the works prescribed within an enforcement notice impact protected trees or hedgerows, then additional consents may be required prior to works beginning. Such consent can be obtained by the Local Authority prior to issuing an enforcement notice, or extra time must be given within the notice to ensure that the occupant/owner of the site has sufficient time to obtain consent themselves.



3. Phosphates

Research into the water quality within Special Areas of Conservation (SAC) in Wales revealed that over 60% of the waterbodies failed to meet the quality targets set by Natural Resources Wales (NRW). Within Monmouthshire, the River Wye and the River Usk are designated as Special Areas of Conservation. 88% of the river's water bodies failed to meet the required target within the River Usk, and 67% within the River Wye. As a result of these failures, NRW have issued detailed planning guidance to ensure that the environmental capacity of the rivers does not deteriorate further. Any proposed development within the catchment areas of the rivers Usk and Wye that might increase phosphate levels need to clearly demonstrate phosphate neutrality or betterment in its design and/or its contribution to the water body. There are no exceptions for listed building or heritage assets.

When considering the use of formal enforcement measures, the Local Authority must ensure that it is not breaching this guidance. Any works included within an enforcement notice must not impact phosphate levels. Similarly, the Local Planning Authority is not able to support development that cannot demonstrate phosphate neutrality or betterment.



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4. Building Regulations

Building regulations are a set of requirements that set standards for the design and construction of buildings. These regulations are intended to protect people's safety, health, and welfare. Approved documents provide guidance on how to comply with building regulations.

Generally speaking, existing buildings are not required to be brought up to modern building regulations unless new works are being undertaken or there is a change of the use. Listed and traditionally constructed buildings are not exempt from complying with building regulations, but the special character and functionality of these buildings is recognised in some of the approved documents. Efforts should be made to meet building regulations, though where compliance results in an unacceptable impact upon the character of the listed building, it may not be possible to achieve full compliance.

A dialogue between the Heritage Team and the Building Control Officer or Approved Inspector is important to ensure that any new works prescribed within an enforcement notice meet building regulations where it is possible to do so, though compliance may not be possible due to the impact of works on the character of the listed building.



5. Environmental Health

Environmental health is a broad discipline that is concerned with aspects of the environment that can affect human health and wellbeing. This includes (but is not limited to) air quality management, contaminated land, food safety, pest control, industrial pollution, and noise pollution.

In serving enforcement notices, the Local Authority has a duty to consider the impact of the works prescribed on the neighbouring buildings or occupants, but also on those undertaking the works. If works are being undertaken in default (by the local authority), there is a duty to consider the type and safety of materials on site, and whether these could be harmful. Historic building materials often include materials that are no longer used because of their impact on human health, such as asbestos or lead paints. If the Local Authority are undertaking the works, surveys should be undertaken to ensure that this risk is minimised. Equally, the impact of the works on neighbouring buildings or occupants should be considered to ensure that there are no adverse impacts regarding waste, noise, or disruption. A dialogue between the Environmental Health Officer and the Heritage Team is important to minimise risk.



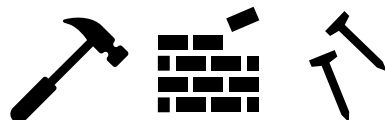
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6. Materials and Technology

Listed buildings are often constructed from natural materials that utilise traditional methods of construction. This is usually because of the age of the building, though all buildings that are constructed with a solid wall can be referred to as traditionally built. Natural and biobased materials were commonplace prior to the industrial revolution and the advent of modern manufacturing. These materials are not as commonly used in modern construction and unfortunately skills and knowledge that were once commonplace have often been lost. Both Cadw and Historic England recognise that there are skills shortages within the heritage sector. These shortages can have an impact on the availability of tradespersons to undertake work. Any enforcement notice served will include a timescale for the works as prescribed to be undertaken. The Local Authority must take into consideration outside influences such as the availability of tradespersons when drafting enforcement notices.

Natural and biobased materials can be used incorrectly because of these skills shortages. Generally, a material like lime takes longer to set than a modern cement. This setting time is also influenced by external factors. Lime can be used throughout the year within the UK, but the weather and climate influence how and when lime should be used. It is not recommended to use lime when temperatures are below 5°C because the reduction in temperature reduces the reaction rate of the lime, slowing down the time it takes to set. This can also leave the lime vulnerable to frost damage. Similarly, in the summer months, or at times when solar radiation is high, lime renders or mortars should be protected and kept damp to ensure that they do not dry out too quickly. The spring and autumn months are often considered to be more suitable for using lime. An understanding of how to best use materials like lime is key for successful application. The Local Authority must understand how the seasonality of materials like lime can influence the time required to undertake works set out within an enforcement notice.

The Local Authority must also take into consideration the availability of materials. Availability can be influenced by factors such as cost, market value, weather conditions, labour shortages, increased demand and changes in supply chains. Some knowledge of the current availability of materials is key when issuing an enforcement notice. Sufficient time must be given to first source suitable tradespersons and materials, and then time must be given to undertake the works required.



7. Planning Permission

Planning Permission would not be required for like for like repairs to a listed building, however where works involve physical alterations to the building

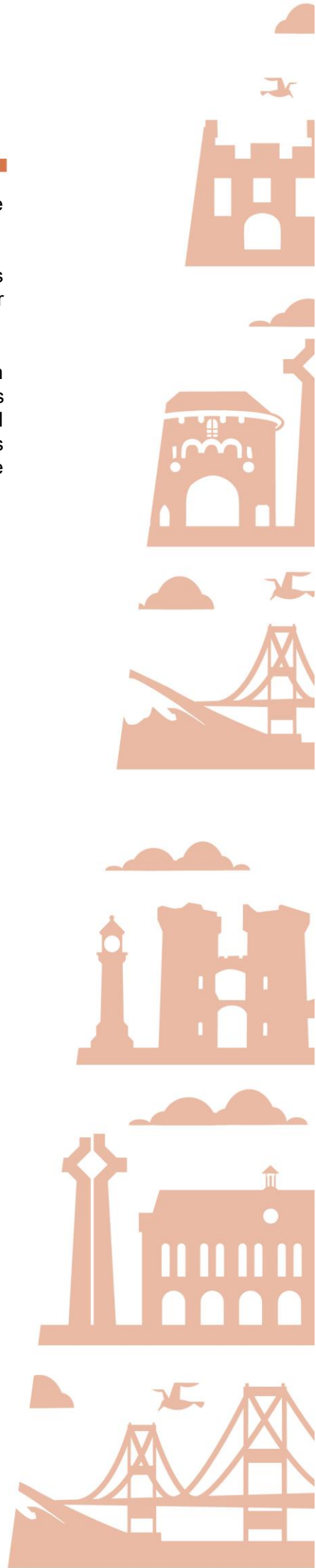


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planning permission may be required. It is advised that owners contact the Council's Development Management Team for specific advice.

Often works of restoration and redevelopment will involve a change of use. This may, depending on the proposed and existing uses, require an application for a change of use.

Applications for alterations and changes of use will be considered in line with National and Local Development Plan Policies. However, consideration is given to the need to restore the listed building and any economic or social benefits that this may bring. Each building will be considered on its own merits and subject to separate planning measures depending on location and the location and the proposals.



Buildings at Risk Database and Methodology



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Buildings at Risk

Monmouthshire's Building at Risk database is curated and hosted by the Scott Handy Partnership and is funded by Cadw. The Handy Partnership carries out this non statutory function for all Authorities in Wales and so has a national viewpoint when collating and considering the relative condition of all listed buildings in Wales. The survey is repeated every five years in order to get a clear picture and map progress, decline and overall trends.

The survey aims to record the condition of the listed buildings of Wales over time. For Monmouthshire a survey was carried out in 2005, 2010, 2015, 2023, with the latter delayed due to the Covid Pandemic. The survey then identifies buildings at risk of decline, taking into consideration condition and occupancy, those in very poor condition and that are unoccupied have a higher 'At Risk' score and are therefore considered to be 'At Risk'.

The below figures show the breakdown of buildings, looking at condition and risk profiles separately, the above figures relate to risk profile.

At the time of writing Monmouthshire has 2230 listed buildings on the register, of those the vast majority, 1876 are not considered to be at risk. 193 are considered to be vulnerable and 157 considered to be 'at risk'. This is then broken down further into extreme risk 1 (35 buildings), grave risk 2 (2 buildings) and at risk 3 (120 buildings).

Figure 16. Risk Profile as identified by the Handy Partnership (2024).

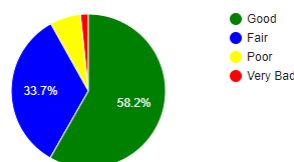


Looking at condition, again the vast majority of buildings are considered to be in good or fair condition. 180 buildings are considered to be in poor or very bad condition, resulting in about 8% of the overall buildings.

Figure 10.

Condition Profile

Condition	Number	%
Good	1296	58.22
Fair	750	33.69
Poor	143	6.42
Very Bad	37	1.66



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Whether the condition or risk is taken into account, the vast majority of buildings are considered to be in relatively good condition and not at risk with only proportionately a small percentage of buildings displaying a concerning condition.

Purpose

The purpose of this action plan is to identify realistic and achievable actions to tackle listed buildings at risk. However, it is wholly unrealistic to tackle every building at once. It is therefore considered that the resources available to officers should be targeted at those buildings which are of the most importance and where action would have the most effective and valuable outcomes, not only for the building but also in terms of creating social, cultural and economic benefit in the county.

Therefore, it is necessary to prioritise those building where time and money can be most effective. Using the data from the Handy Database, as well as key officer knowledge and local understanding these buildings have been filtered down to create an appropriate and manageable list.

It is important to note that the process of prioritising buildings, does not mean that no action would be taken on those buildings that are not considered a priority, and certainly conditions can change which means these priorities need to be reviewed and reconsidered. Indeed, officers spend considerable time working on listed buildings whatever their condition with a view to encouraging proper maintenance and improvement wherever possible.

Using the data from the Handy database is the starting point for selection, Handy considers 'risk' in a number of ways and uses different criteria. It is considered that using the condition score of the building as an initial sift gave the most appropriate results as additional criteria to assess risk and suitability of formal notices can be considered at the second more detailed filtering stage.

The condition score looks at the physical condition of the building, grouping these into 4 categories, good, fair, poor and very bad. For the purposes of this report, it is considered that those buildings that fall within the Poor and Very Bad condition category will be chosen to be considered further. This effectively omits all buildings that are categorised as being in good or fair condition. This is because it is not considered that these buildings are at risk or require specialist attention from the Authority. This results in 180 buildings to consider.



Buildings At Risk Action Plan 2024

Of these 180 buildings falling within the two condition groups (poor and very bad) it is necessary then to further sift these buildings. Further criteria are considered as follows:

The following is considered to be appropriate criteria for identifying priorities. The criteria are not scored, they are not final, they are intended to be a series of considerations aimed at selecting only those buildings that would be suitable for proactive action. This 'sift' aims to;

- Exclude buildings that do not have a potential viable economic use-these include milestones, tombs, gates and walls.
- Exclude Scheduled Ancient Monuments as the legislation does not provide any enforcement powers to the LPA in relation to SAM's.
- Exclude buildings that are subject to Ecclesiastical Exemption, these buildings are managed by the Faculty System and the Local Authority do not have any enforcement powers.
- Exclude buildings that are in Local Authority Ownership as works for their management and maintenance will be addressed separately.
- Exclude buildings that are subject to enforcement action, as separate powers are used to address unauthorised works.
- Exclude buildings that have been repaired but the database has not been updated.

This initial sift results in 180 buildings that would benefit from proactive action, again this figure is substantial and the Authority does not have the resources to tackle all of these buildings. However, this does not mean that we would not actively encourage the restoration of these buildings through negotiations and engagement with the owners or wider community.

It is therefore necessary to carry out a second sift of the data. A second set of stricter criteria has been selected to focus on delivering the best value projects moving forward and aim to link in with other departments such as Regeneration and Housing to facilitate access to additional funding, skills and time. These second sift criteria are weighted, for example, if a building is located in a town centre, a Conservation Area and has a viable use, it will score highly on all of these criteria, putting the building into a priority list.

Full criteria for selection

- Condition. Buildings of poor condition, subject to increased chance of decay or permanent loss of fabric. Where they are in need of structural support or are intervention, those in the very bad category will be given more importance.



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- Grading of the building. Although not being the only factor, the grading of the building often correlates to its significance and importance, the higher the grade the more importance is given.
- Setting. Buildings located in an area with other Heritage Assets, for example within Conservation Areas, or where located near other listed buildings and/or Scheduled Ancient Monuments are given more importance.
- Substantial Community Benefit, where buildings can provide a substantial positive impact in line with strategic policy will be given more importance. For example, importance is given to those in key locations such as town or village centres providing viable business and employment opportunities, creating much needed housing, providing a significant community or civic facility.
- Funding. Buildings that are (at the time of writing) eligible for external funding through separate grant/loan schemes such as transforming towns or property improvement grants will be given more importance.
- Timescale and Previous Action. Those buildings that have been subject to previous notices, letters or concerns raised by the Authority will be given more importance.
- Officer Knowledge. Those buildings where key circumstances are known to the Authority which may make considerable difference in the ability to restore or rescue these buildings will be given more importance.

The full criteria and weighting are included in Annex A.

This results in these 180 buildings being prioritised in order of importance and need subject to the above criteria. As discussed, due to resources it would be unmanageable given the resources available to tackle all of these buildings, therefore it is considered that the focus will be placed on the top 10 key buildings. These top 10 are considered to be in a poor condition, require action due to their heritage value, have an economically viable end use which should have a community benefit, align with strategic policies and could be eligible for additional funding.

Hierarchy of Actions

As discussed in section 3 there are a number of legal notices that can be served to enforce works to listed buildings, however the Authority would not solely rely on these notices to effect change. Extensive discussions with owners can often yield very positive results without the need for costly and long legal processes.

We are committed to working with owners to devise a proactive and pragmatic approach towards protecting buildings at risk, focusing on positive engagement



Buildings At Risk Action Plan 2024

with owners. Initial discussions intend to take into consideration personal and financial circumstances of owners to identify realistic approaches to maintenance and repair. Where there is no engagement from owners or proactive cooperation, formal action exists to protect buildings at risk. However, only where all previous avenues have been exhausted and the BAR policy permits it, will formal action be taken.

Level 1

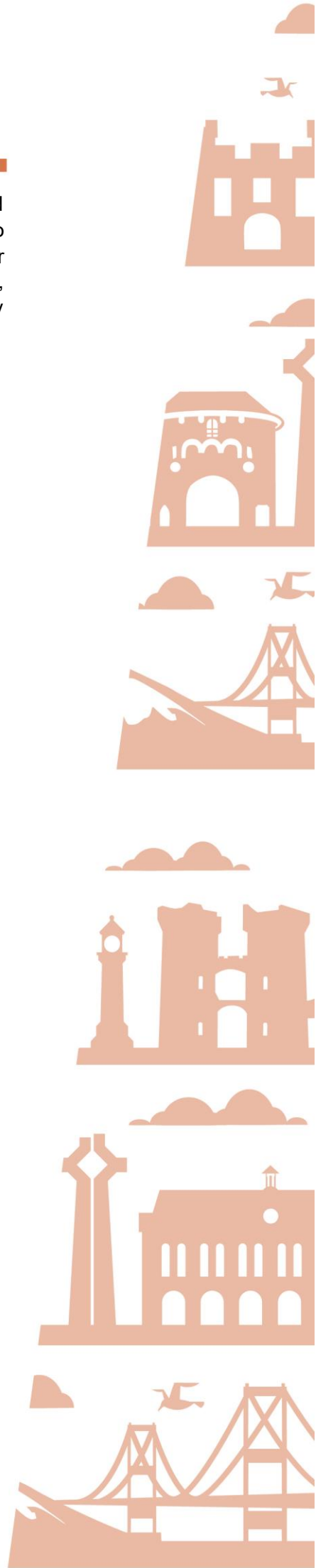
- Initial communication with owners to underline the need for protection and engage in proactive conservation, highlighting the Council's intentions.
- Request site visits to determine particulars of the case, health and safety concerns and to create photographic records of the site.
- Conversations centred around helping owners navigate personal and financial circumstances to facilitate maintenance and repair efforts.
- Research in collaboration with the Regeneration team to investigate realistic future uses.
- Begin investigations into available funding for repair and maintenance work.
- Engagement in pre application advice regarding repair and maintenance with owners and how this may generate a sustainable and financially viable future use for their building.

Level 2

- Discussions and negotiations in relation to buildings with applications or engagement from owners to facilitate restoration.
- Advice regarding level of details required for LBC/pre- applications, offering free pre application advice where appropriate and at the Authorities discretion.
- Continued monitoring of the site, discussions with owner to determine timeline of repairs and re-evaluation of priorities, where required.
- Further research and advice into costing of repair and maintenance.

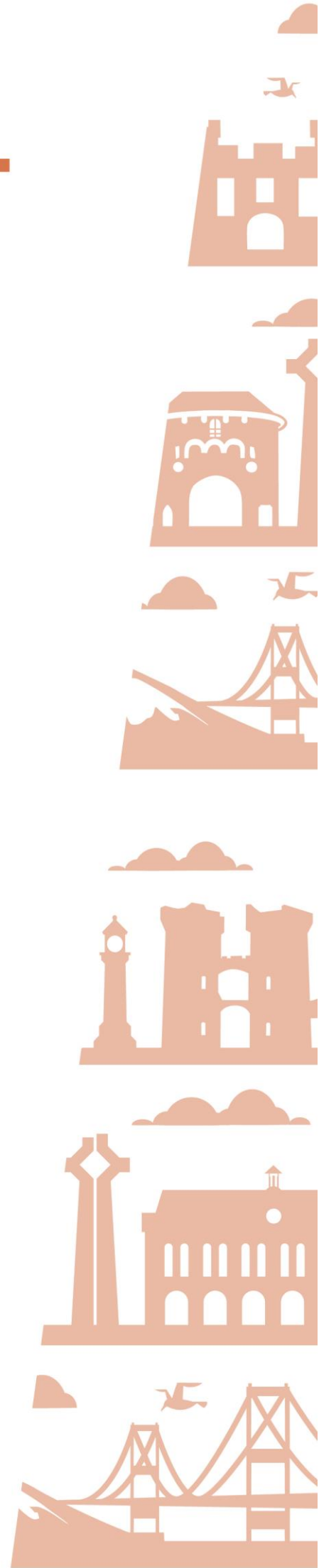
Level 3

- Publication of visible progress and success, where demonstrated, to reiterate priorities and intentions to listed building owners.
- Where there is no proactive or willing engagement from owners, formal action may be necessary.
- Prepare a Schedule of Repair to state why works are necessary and the standard of work expected.
- Consider whether serving notices is appropriate, as outlined in Table 1.



Buildings At Risk Action Plan 2024

- Discussions with owner to inform them of formal action and process taken. Encourage owners to take action prior to serving notice where possible.



Priority Action Plan



monmouthshire
sir fynwy

Buildings At Risk Action Plan 2024

Priority Action Plan

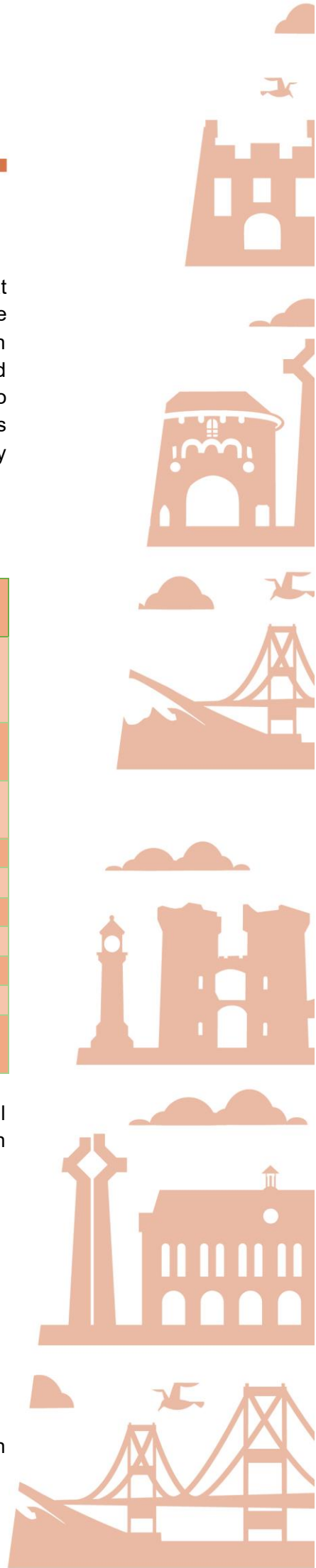
The methodology set out in section 4 has been applied to the buildings at risk database and the following buildings have been identified as being the priority entries. This section seeks to identify relevant courses of action relating to each individual building. The list becomes a list of all listed buildings at risk that are considered a priority for the Local Authority to address. It may be that action is being taken on multiple buildings on this list at any one time, depending on individual circumstances of the property or for example, availability of funding.

The following buildings are considered to be the priority buildings.

	Property Name	Cadw Reference	Community
1	Piercefield, includes house, pavilions, walled garden, barn, byre, cottage and bothies	2013	St Arvans
2	Troy House, includes house and gates	2060	Mitchel Troy
3	The Priory and Priory Gatehouse, Usk	2125/2126	Usk
4	10 New Market Street, Usk	2178	Usk
5	20 22 Monnow Street	85060	Monmouth
6	10 Church Street	2252	Monmouth
7	Abergavenny Book Shop	2418	Abergavenny
8	2 Monnow Street	85127	Monmouth
9	Fernside Mill	24948	Whitebrook
10	North Lodge	25025	Llangattock Vibon Avel

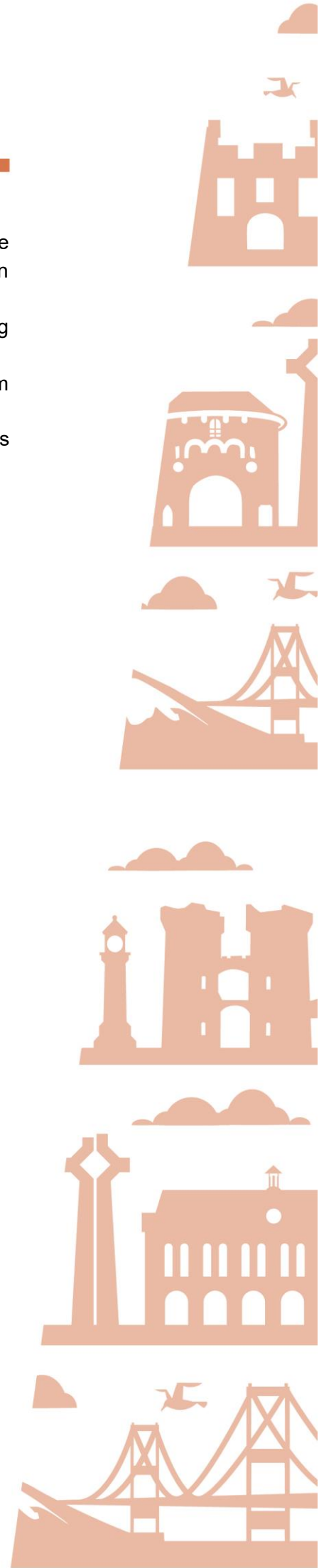
The following sections show these individual buildings in more detail providing a proforma for each of the priority action plan entries, each provides the following information:

- Basic identification details including summary of significance;
- Current condition of the property which has been undertaken following a site visit;





Buildings At Risk Action Plan 2024

- Constraints in addition to the heritage designation. There may be other known planning constraints that need to be considered when considering what action to take;
- Opportunities for each site are set out to clarify the benefits of taking action; finally
- Recommendation of the next steps is provided and this shall form the basis of implementation of the strategy for the next 12 months.
- Where buildings form part of a group and can be tackled together as one project, they have been included as one site.





Buildings At Risk Action Plan 2024

Piercefield (Cadw ref. 2013) Grade II* included on the list in 1970		
Included at a high grade as the still impressive ruins of an important Neo-classical country house, in the style of Sir John Soane, which remains the key component of the nationally important historic landscape of Piercefield Park.		
Property location	Located in an elevated position overlooking the estuary at the eastern edge of Chepstow Racecourse, located within the grounds of Chepstow Racecourse.	2023 
Current Condition	House listed as a Ruin. Barns, pavilions, bothy, cottage, walled garden etc. separately listed and all in poor condition, roofless and failing masonry. Some urgent works carried out in 2008 in terms of propping of heads of masonry, designed to be 5 years life span has been much more. Engagement with the owners has been on and off, substantial fixed palisade fencing erected around house, pavilions and barn/ stables. Main building showing more signs of deterioration and emergency works have outlived their lifespan.	2015 
Constraints	Building is in separate ownership to Northern Racing, Mondello Investments in an offshore account. Building has no power to services at all. Building is accessed via 4x4 across racecourse land. Main block listed as a ruin and so formal notices can only maintain the building as a ruin for the main block.	






Buildings At Risk Action Plan 2024

	<p>Ancillary buildings have deteriorated since listing and so could be restored with formal action.</p>	<p>2010</p> 
<p>Opportunities</p>	<p>Complementary use as per the racecourse, hotel, conference facility, luxury spa. Opportunity for Enabling Development. Could provide a significant and landmark tourism destination for Chepstow and Wye Valley.</p>	<p>2005</p> 
<p>Action</p>	<p>If formal action required UWN to cover heads of walls and address immediate areas of masonry instability. UWN for house, barn and stables for the interim, needs CPO and back to back. Opportunity to author a development brief setting out opportunities for the site in a formal way. Sec 48 Repairs Notice and CPO.</p>	




Buildings At Risk Action Plan 2024

Troy House (Cadw ref. 2060) Grade II included on the list in 1952		
Listed as an exceptionally fine late C17th country house, one of the major Welsh houses of this period; a fine statement of Beaufort patronage.		
Property location	Located on the edge of Monmouth Town Centre, off an access track from the B4293. Set in own grounds, within a Registered Park and Garden. Last legal use was a boarding school. Within the AONB	2023 
Current Condition	Very Poor, concerns with roof ingress of water, significant plaster ceilings suffering loss and saturation. Building was partly occupied by caretaker but subsequently changed hands to a Foreign Investor. Engagement with owners is positive at the time of writing. Listed Building Consent and Planning Permission previously refused by WG on flooding grounds.	2015 
Constraints	Flooding – in a Zone 2 undefended. FCA identifies flooding to be over tolerable levels. Ecology – very high concentration of protected species. RP&G – Cadw concern over development in the garden. Archaeology – GGAT concerns over development in the garden. Highways – access is poor and visibility restricted at main road.	2010 





Buildings At Risk Action Plan 2024

Opportunities	Boutique hotel or conversion to residential. Could be conference space or wedding venue. Multiple viable uses for the building and site	2005 
Action	If formal action required Sec 54 UWN. Roof Repairs supporting ceilings. This will require significant investment underwriting the costs of the works in default. Specialist nature of the works and scaffolding. May require ecological surveys. End use needs to be carefully considered	





Buildings At Risk Action Plan 2024

<p>Priory (Cadw ref. 2125) Grade II added to the list in 1974</p> <p>Listed as an important part of the priory complex, historically and visually, notwithstanding partly derelict condition. Group value with this and other listed buildings in Priory Street.</p>		
<p>Property location</p>	<p>In a central location in Usk Town Centre, adjacent to Church of St Marys. Within the Conservation Area, Archaeologically Sensitive Area, grounds around the building are a Scheduled Ancient Monument. Set within own grounds and not visible from public vantage points.</p>	<p>2023</p> 
<p>Current Condition</p>	<p>Includes, Priory Semi – Ruinous, has been for 50 years. Stables ruin with planning permission and listed building consent for conversion to residential. Owner recently passed away and transferred estate to the son. Concerns over condition of all buildings. Work has commenced on the Priory Stables. Gatehouse is in poor condition surrounded with herras fencing to address concerns of falling masonry. Works required have been listed and specified through the preparation of an Urgent Works Notice.</p>	<p>2015</p> 
<p>Constraints</p>	<p>Main range listed as a partial ruin, formal notices such as repairs will only repair the building as a ruin. In a flood zone – 3 Defended, however the intensification of a residential use could be contrary to current flooding Policy, TAN 15.</p>	




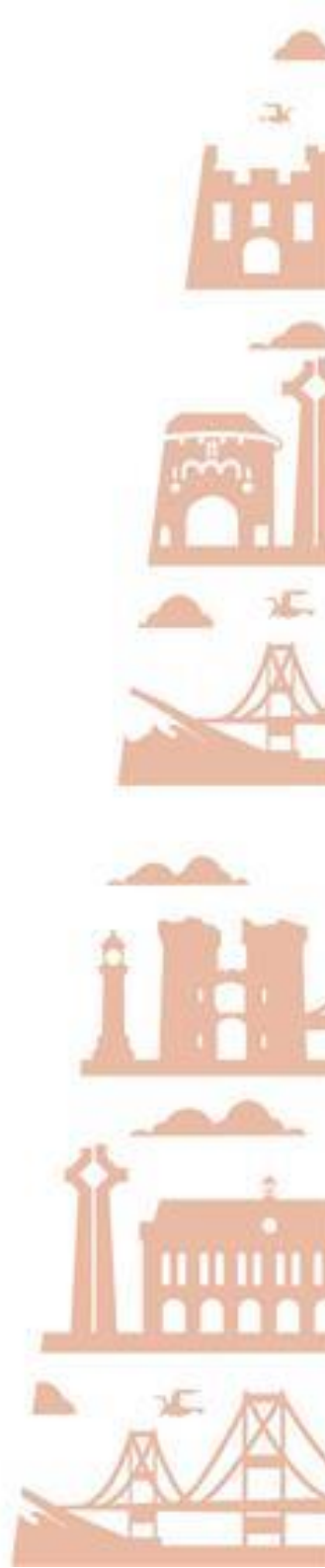
Buildings At Risk Action Plan 2024

	<p>Grounds are a Scheduled Ancient Monument so no opportunity for enabling development within the grounds.</p>	<p>2010</p> 
<p>Opportunities</p>	<p>Within the main town of Usk, residential, high value property prices for residential so economically viable. Potential for commercial hotel or residential use.</p>	<p>2006</p> 
<p>Action</p>	<p>Section 215 Notice to address the condition of the stables, drafts have been prepared and could be served. Main range would require a Repairs Notice and CPO to restore and re-roof the building. Short term support could be secured through an Urgent Works Notice. Gatehouse would benefit from an Urgent Works Notice for the repairs to the roof and walls. Specification has been drawn up by a Heritage Structural Engineer, with some funding available at the time of writing.</p>	<p>1999</p>





Buildings At Risk Action Plan 2024

		
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Buildings At Risk Action Plan 2024

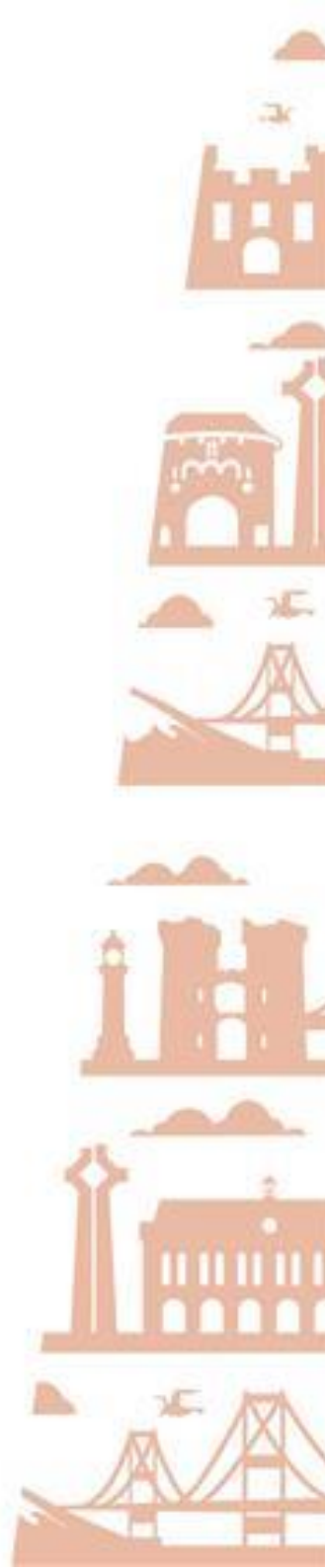
10 New Market Street (Cadw ref. 2178) Grade II added to the list in 1953		
Listed as a Georgian townhouse with well-preserved character. Group value with other listed buildings in Old Market Street.		
Property location	<p>Within the centre of Usk, a short distance from the main shopping street.</p> <p>Within the Conservation Area and the Archaeologically Sensitive Area.</p>	<p>2023</p> 
Current Condition	<p>Very poor to the rear and internally. Works of repairs have been carried out to the front elevation of the building and the roof following the serving of a Section 215. However, works have stopped to the rear and internally concerns over the structural condition of the building.</p>	<p>2015</p> 
Constraints	<p>Within a flood zone, however permission granted for lettable rooms in relation to the hotel, residential use could be acceptable given this legal position.</p>	



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	<p>Limited external space, the building is landlocked externally.</p>	<p>2010</p> 
<p>Opportunities</p>	<p>Within the main town of Usk, residential, high value property prices for residential so economically viable. Potential for commercial hotel or residential use.</p>	
<p>Action</p>	<p>Pursue a second Section 215 Notice to address the condition of the rear of the building, this may require rebuilding areas and so a structural engineer is required to write a specification.</p>	



Buildings At Risk Action Plan 2024

20 22 Monnow Street (Cadw ref. 85060) Grade II added to the list in 2005		
Included for its special architectural interest as an C18th building of definite character in the Monmouth Town Centre		
Property location	Located within the centre of Monmouth Town Centre, on the main shopping street. Prominent location within the Conservation Area.	2023
Current Condition	In very poor structural condition. Building is vacant and being supported internally with structural scaffolding. Timber framed early C18th building – suffering rot and decay. Ground floor double fronted retail space, upper floors two, two bed flats. Some cosmetic works to shop front carried out 2020 to remove boarding to front elevation. Works already deteriorating and the building remains vacant.	2015



Buildings At Risk Action Plan 2024

Listed Building Consent and Planning Permission recently granted for the restoration of the building and shop to ground floor with officer space to upper floors.




Constraints

Archaeology – Potential for significant finds if ground works undertaken to rear- not insurmountable but needs to be factored into costings.
 Building Condition - structural requires significant repair/ intervention prior to conversion, this needs to be costed and permissions granted.
 Viability – the above factors concern the overall viability of the site max return on investment is likely to be less than an acceptable developers profit margin.

2010




Buildings At Risk Action Plan 2024

<p>Opportunities</p>	<p>Multi use scheme, commercial ground floor, office upper floors and residential to the rear. Linkage with the rear car park opening up the top of Monnow Street. Addresses a key problem building in the Conservation Area and the main shopping street. Addresses a key building in the town Centre contributing to vitality and vibrancy and could act as a draw into the town centre. Significant social and economic improvements to the town.</p>	<p>2005</p> 
<p>Action</p>	<p>Section 215 Notice would secure the restoration and improvement of the building envelope addressing the issues of the external appearance of the building on its surroundings and the town centre. Anticipated that internal works would follow.</p>	



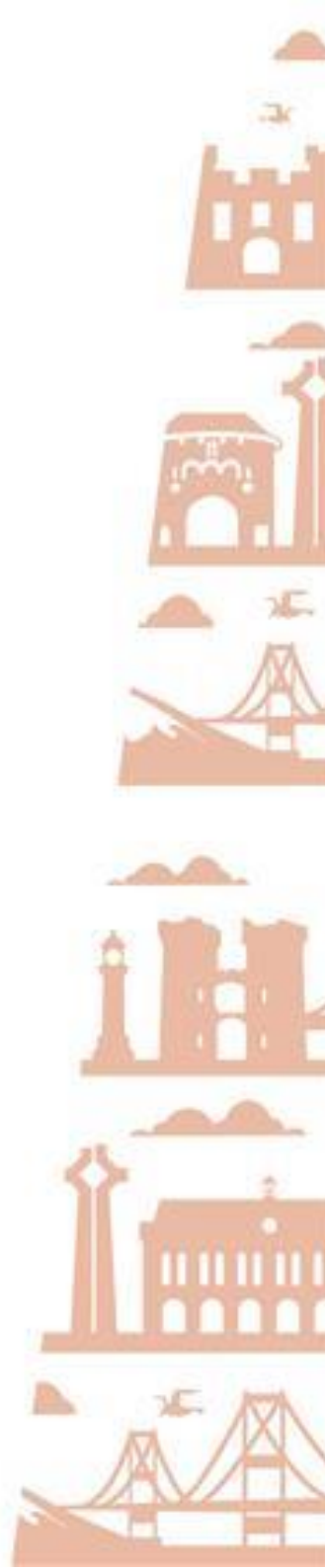
Buildings At Risk Action Plan 2024

10 Church Street (Cadw ref. 2252) Grade II, included on the list in 1974		
Included for its special architectural interest as a multi-period building and as part of part of the continuous run of historic buildings in Church Street		
Property location	In the centre of Monmouth Town Centre in the historic cobbled street of Church Street, within the Conservation Area, Archaeologically Sensitive Area and close to a number of other listed buildings.	2023
Current Condition	Building in very poor state of repair externally- only the front elevation is visible. Cracked failing render, removed in large areas. Guttering has recently fallen from the building and has been removed. Internally the building shows signs of water ingress Still occupied.	



Buildings At Risk Action Plan 2024

		<p>2015</p> 
<p>Constraints</p>	<p>Financial support required for the owner, limited means to address issues.</p>	



Buildings At Risk Action Plan 2024

2010




Opportunities

Opportunity to access Transforming Towns Grant Funding to support a considerable cost of the restoration of the building.
Building has an economic use, commercial on the ground floor and residential above. This could be enhanced. If for sale would be considered a development opportunity, strong commercial land value.




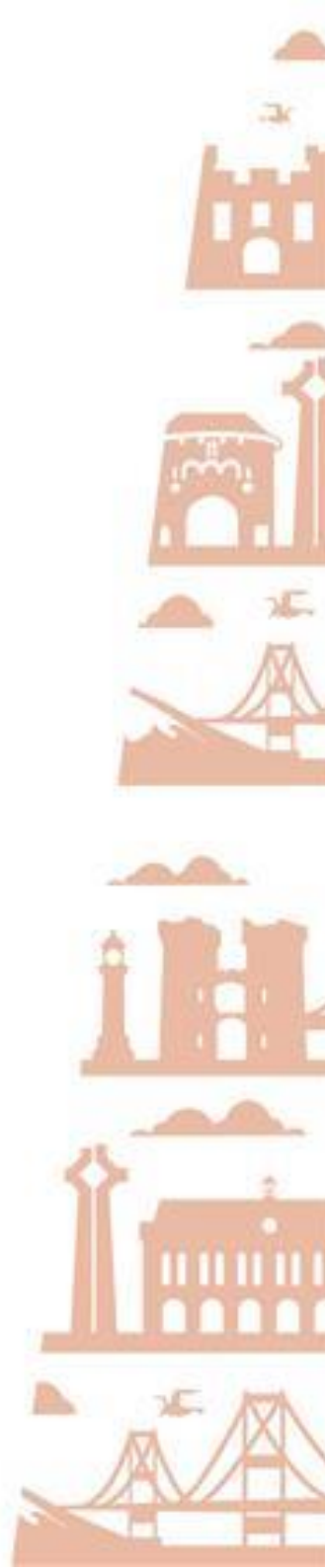
Buildings At Risk Action Plan 2024

		<p>2005</p> 
<p>Action</p>	<p>If formal action required Section 215 to address the condition of the building externally</p>	



Buildings At Risk Action Plan 2024

Abergavenny Book Shop (Cadw ref. 2418) Grade II Included in the list in 1974	
Included for its special interest as a row of C16/17 th town shops with the raised pavement and covered access characteristic of West Country town building.	
Property location	<p>Located within the main shopping street in Abergavenny Town Centre next to the Town Hall and Borough Theatre. Occupies a key landmark location within the town. Within the Conservation Area and Archaeologically Sensitive Area.</p> <p>2023</p> 
Current Condition	<p>Building is suffering from lack of maintenance, externally render is cracked and falling exposing timber framing which could be of poor condition. Windows in poor condition.</p> <p>Roof shows signs of water ingress and overgrowth. Vacant shop to ground floor at the time of writing.</p> <p>2023</p>




Buildings At Risk Action Plan 2024

		
<p>Constraints</p>	<p>Ownership and communication with the owner has been difficult, company based in London. The property has a mortgage charge against it.</p>	<p>2010</p> 



Buildings At Risk Action Plan 2024

Opportunities	Town centre location with a commercial unit to the ground floor in a very prominent, landmark location within the town centre. Upper floors as residential, considerable opportunity and strong land value.	2005 
Action	Section 215 would address the issues of the external character of the building, possibly linking with the Transforming Towns Grant.	



Buildings At Risk Action Plan 2024

2 Monnow Street (Cadw ref. 85127) Grade II included on the list in 2005		
Included for its special architectural interest as a prominent classical style building and part of a varied group of historic buildings in the Monmouth town centre.		
Property location	<p>Located within the middle of the town centre at the top of town at the pinch point between Agincourt Square and Monnow Street overlooking the Shire Hall. Landmark location within the town centre. Within the Monmouth Conservation Area and Archaeologically Sensitive area, within the vicinity of a number of highly graded listed buildings.</p>	<p>2023</p> 
Current Condition	<p>The building is showing signs of disrepair to the upper floors, peeling and cracked render with windows appearing to be in poor condition, concerns over the condition of the roof given a recent internal inspection.</p>	





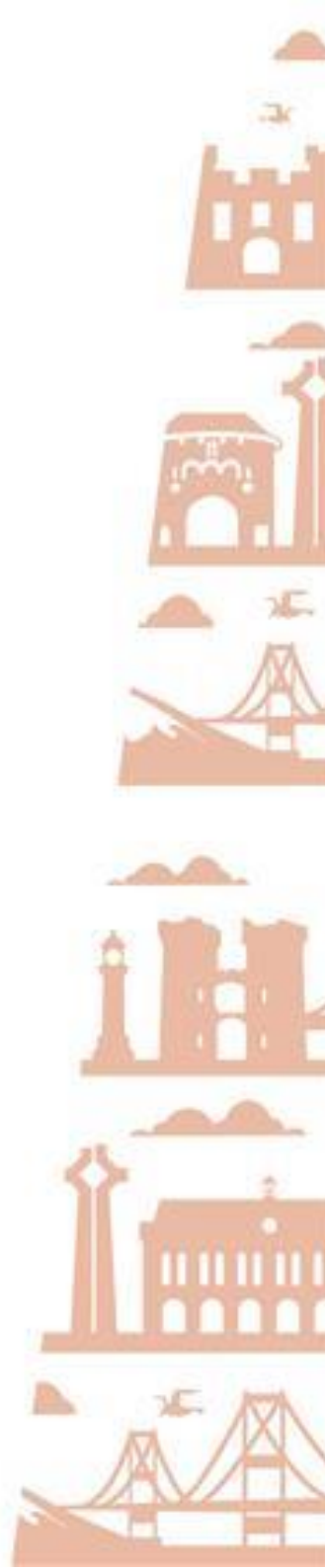
Buildings At Risk Action Plan 2024

		<p>2010</p> 
<p>Constraints</p>	<p>None</p>	<p>2015</p> 





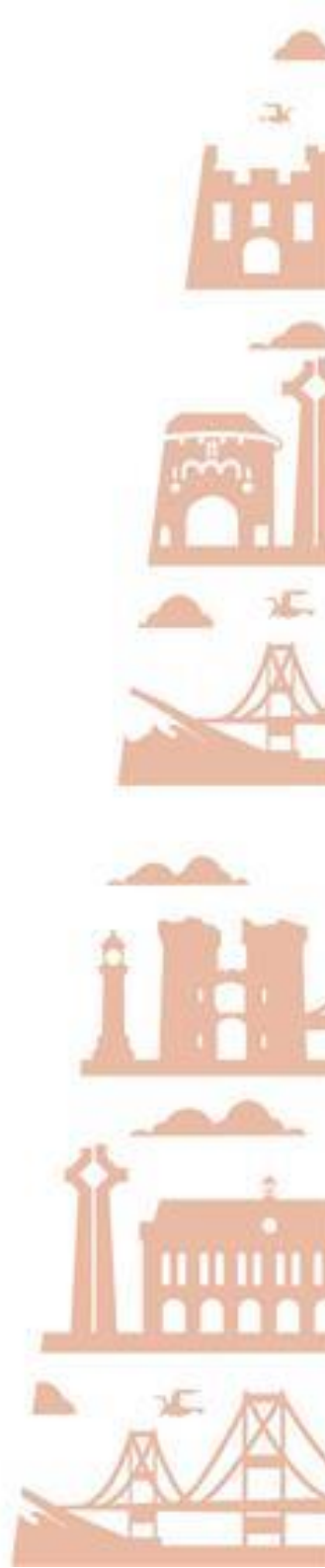
Buildings At Risk Action Plan 2024

Opportunities	Building occupies a high value location within the town centre, considerable potential to introduce residential uses to the upper floors following the occupation of the ground floor commercial unit. Possibility to link with the Transforming Towns Grant.	2010 
Action	Section 215 notice would address the external appearance of the building. The consideration of the specification is limited to general repairs and maintenance and could be easily achieved.	2005 





Buildings At Risk Action Plan 2024

Fernside Mill (Cadw ref. 24948) Grade II included in the list on 2001	
Included notwithstanding its very poor condition on account of its interest and industrial heritage significance. It is a very rare example in Wales of a papermill believed to be the only one of its kind still surviving in some form.	
Property location	<p>Within the Whitebrook Valley, located within the Whitebrook Conservation Area and within the AONB. The building occupies a position hard to the road and set within the embankment.</p> <p>2023</p> 
Current Condition	<p>The building has suffered considerable collapse since listing in 2001, the roof has wholly collapsed and the flank and gable walls are partly missing. Serious concerns over the longevity of the remaining structure since the loss of the roof.</p> <p>2015</p> 




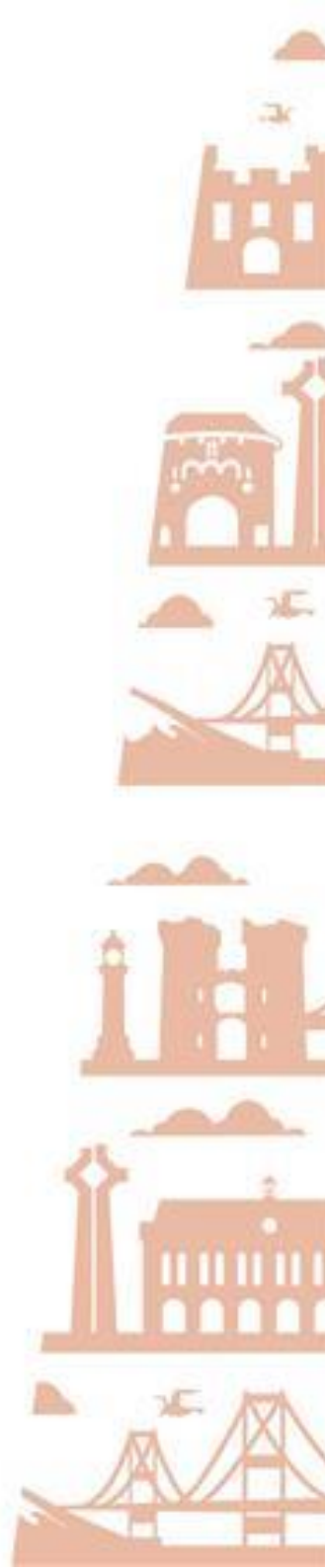
Buildings At Risk Action Plan 2024

<p>Constraints</p>	<p>Isolated location, adjacent to other residential properties, access is somewhat restricted.</p>	<p>2010</p> 
<p>Opportunities</p>	<p>Considerable opportunity for residential conversion or holiday let. The building could be sub-divided to create two units. The building has a potential economic future use.</p>	<p>2005</p> 
<p>Action</p>	<p>Section 215 for the rebuilding of the external walls of the building and replacement roof. Hope that this would address the conversion of the interior and create occupancy.</p>	





Buildings At Risk Action Plan 2024

North Lodge (Cadw ref. 25025) Grade II included in the list on 2001	
Listed as a picturesquely composed and detailed lodge, part of an important series of buildings built by the Hendre estate.	
Property location	Located on the outskirts of the village of the Hendre and within the Hendre registered park and garden (Cadw ref. PGW(Gt)17(MON)). The building is the North Lodge to the Hendre estate.
	2023
	




Buildings At Risk Action Plan 2024

		<p>2023</p> 
<p>Current Condition</p>	<p>The building has been unoccupied for a number of decades, the windows and entrance doors are boarded up and the interior has not been viewed. The roof has started to collapse, specifically on the porch tower on the southern side. There is significant vegetation growth on both the front and rear of the building. The walls are constructed of random rubble and have been rendered on the rear and side. The render on the side appears to be starting to fail. There is concern over the loss of the interior due to water ingress.</p>	<p>2008</p> 



Buildings At Risk Action Plan 2024

<p>Constraints</p>	<p>Isolated location within a registered park and garden. Access is somewhat restricted by the adjacent area of forestry.</p>	<p>2008</p> 
<p>Opportunities</p>	<p>Opportunity for residential conversion or holiday let. The building has a potential economic future use.</p>	
<p>Action</p>	<p>Section 215 for the works to the roof of the building and to remove the vegetation growth. Hope that this would address the conversion of the interior and create occupancy.</p>	

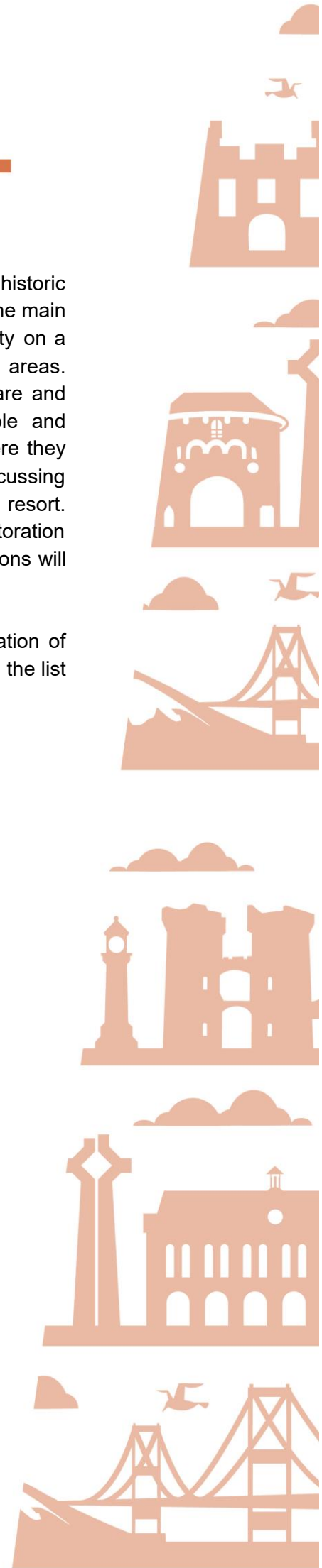


Buildings At Risk Action Plan 2024

Conclusion

Monmouthshire has a rich architectural history with a large number of historic assets of all types. This strategy focuses on Listed buildings which are the main way in which people experience the historic environment in the county on a daily basis. They are key components of our towns, villages and rural areas. Tackling the poor condition of these buildings in order to save this rare and finite resource for future generations to experience is a responsible and important practice. This action plan allows us to target resources where they will make the maximum impact identifying key actions and priorities focussing on key buildings within the county. Formal action will always be a last resort. Officers will engage proactively with owners aiming to facilitate the restoration of these buildings by all other means appropriate, however some situations will require such formal intervention.

It is anticipated that this document will be used to support the restoration of these buildings and facilitate their protection allowing them to remain on the list and be valuable assets at a county and National level.



Buildings At Risk Action Plan 2024

APPENDIX A - Criteria for Selection

- Condition. Buildings of poor condition, subject to increased chance of decay or permanent loss of fabric. Where they are in need of structural support or are intervention, those in the very bad category will be given more importance.

Very Bad – Red/3

Poor – Amber/2

- Grading of the building. Although not being the only factor, the grading of the building often correlates to its significance and importance, the higher the grade the more importance is given.

Grade I - 3 Red/3

Grade II* - 2 Amber/2

Grade II - 1 Green/1

- Setting. Buildings located in an area with other Heritage Assets, for example within Conservation Areas, numerous other listed buildings, Scheduled Ancient Monuments near are given more importance.

High Heritage Setting - Red/3

Average heritage value - Orange/2

Limited heritage value of location - Green/1

- Substantial Community Benefit, where buildings can provide a substantial positive impact in line with strategic policy will be given more importance. For example, importance is given to those in key locations such as town or village centres providing viable business and employment, creating much needed housing, providing a significant community or civic facility.

Significant community/economic/social benefit – Red/3

Average community/economic/social benefit – Amber/2

Limit community/economic/social benefit – Green/1

- Funding. Buildings that are (at the time of writing) eligible for external funding through separate grant/loan schemes such as transforming town or property improvement grant will be given more importance.

Substantial funding available - Red/3

Some other funding available - Amber/2

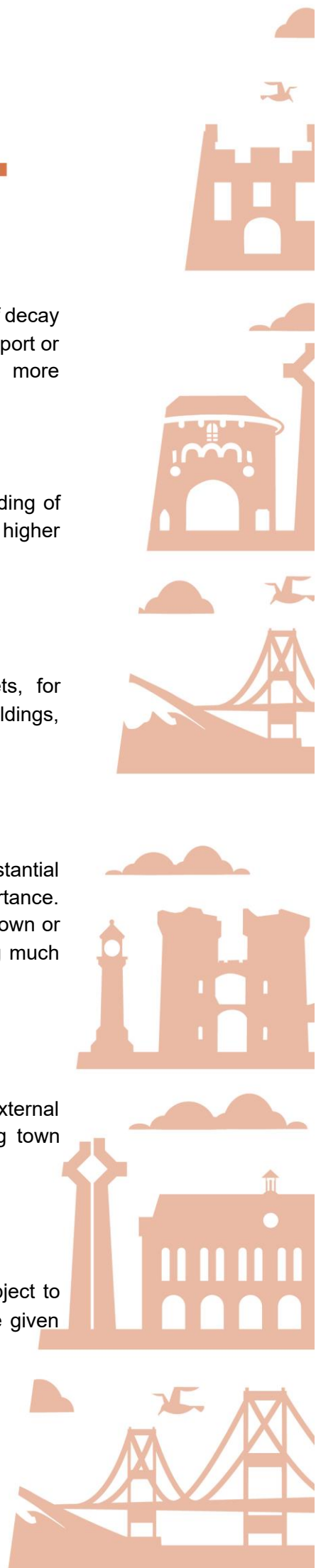
No other funding available - Green/1

- Timescale and Previous Action. Those buildings that have been subject to previous notices, letters or concerns raised by the Authority will be given more importance.

Substantial previous engagement – Red/3

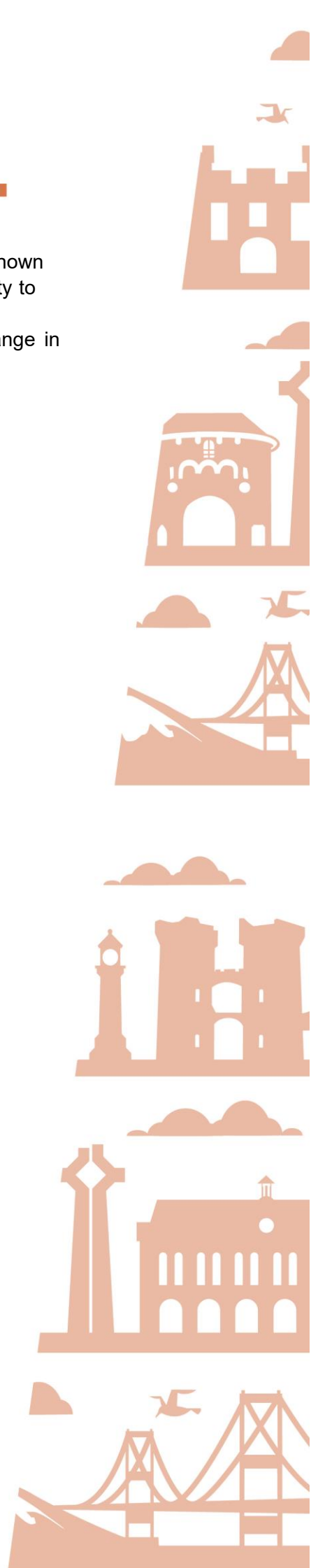
Substantial previous engagement – Amber/2

No previous action with owner – Green/1



Buildings At Risk Action Plan 2024

- Officer Knowledge. Those buildings where key circumstances are known to the Authority which may make considerable difference in the ability to restore or rescue these buildings will be given more importance.
 - Substantial external factors to consider (e.g. – recent change in ownership/ circumstances) – Red/3
 - Some factors to consider – Amber /2
 - Nothing to consider – Green/1

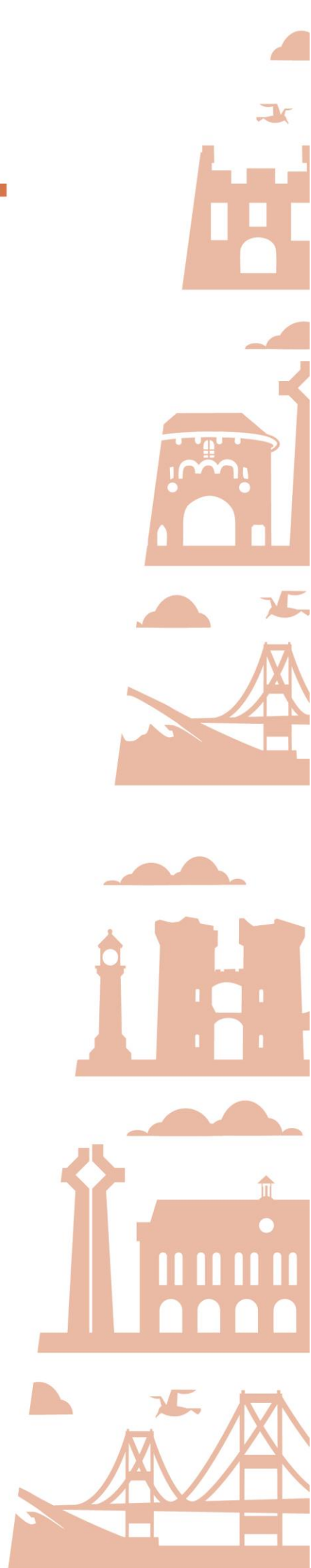


Buildings At Risk Action Plan 2024

APPENDIX B - Contact Details

Planning Duty Officer - 01633 644 831

heritage@monmouthshire.gov.uk



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Appendix 2: Wellbeing of Future Generations Equalities Impact Assessment

Integrated Impact Assessment
Including Equality and Future Generations Evaluation

<p>Name of the Officer completing the evaluation</p> <p>Amy Longford Phone no: 01633 644877 E-mail: AmyLongford@monmouthshire.gov.uk</p>	<p>Please give a brief description of the aims of the proposal</p> <p>Endorsement of Buildings at Risk Strategy</p>
<p>Name of Service area</p> <p>Planning/Development Management</p>	<p>26.07.24</p>

1. **Are your proposals going to affect any people or groups of people with protected characteristics?** Please explain the impact, the evidence you have used and any action you are taking below.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
<p>Positive: The positive management of buildings at risk within the Development Management section of the Council should bring positive benefits to all members of Monmouthshire's population through policies that seek to achieve some of the main aims of the Welsh Spatial Plan, namely Promoting a Sustainable Economy, Valuing our Environment and Respecting Our Environment, be it through effective and responsible enforcement managing the Counties Listed Buildings at Risk for the benefit of future generations.</p>			
<p>Age</p>	<p>None</p>	<p>None identified at this stage</p>	<p>N/A.</p>

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Positive: The positive management of buildings at risk within the Development Management section of the Council should bring positive benefits to all members of Monmouthshire's population through policies that seek to achieve some of the main aims of the Welsh Spatial Plan, namely Promoting a Sustainable Economy, Valuing our Environment and Respecting Our Environment, be it through effective and responsible enforcement managing the Counties Listed Buildings at Risk for the benefit of future generations.			
Disability	None	None identified at this stage	N/A
Gender reassignment	None	None identified at this stage	N/A
Marriage or civil partnership	None	None identified at this stage	N/A
Pregnancy or maternity	None	None	N/A
Race	None	None	N/A
Religion or Belief	None	None	N/A
Sex	None	None	N/A
Sexual Orientation	None	None	N/A

The Socio-economic Duty and Social Justice

The Socio-economic Duty requires public bodies to **have due regard to the need to reduce inequalities of outcome which result from socio-economic disadvantage when taking key decisions** This duty aligns with our commitment as an authority to Social Justice.

	Describe any positive impacts your proposal has in respect of people suffering socio economic disadvantage	Describe any negative impacts your proposal has in respect of people suffering socio economic disadvantage.	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Socio-economic Duty and Social Justice	None identified at this stage	None identified at this stage.	N/A

How does your proposal impact on the following aspects of the Council's Welsh Language Standards?	Describe the positive impacts of this proposal	Describe the negative impacts of this proposal	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts
<p>Policy Making</p> <p>Effects on the use of the Welsh language,</p> <p>Promoting Welsh language</p> <p>Treating the Welsh language, no less favourably</p>	<p>Positive and effective management of the historic built environment promotes the protection of Welsh Culture.</p> <p>The protection of the Welsh Language is now a material planning consideration</p>	None identified at this stage	N/A
<p>Operational</p> <p>Recruitment & Training of workforce</p>	There are no recruitment implications from the proposals.	None identified at this stage	N/A
<p>Service delivery</p> <p>Use of Welsh language in service delivery</p> <p>Promoting use of the language</p>	There are no implications for Welsh Language Service Delivery. .	None identified at this stage	N/A





Policy making and the Welsh language.


2. Does your proposal deliver any of the well-being goals below? Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal. There's no need to put something in every box if it is not relevant!

Well, Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p>A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs</p>	<p>Positive – The proactive and effective use of legislation to rescue listed buildings at risk preserves a finite resource in the form of Welsh built heritage.</p> <p>Negative – None</p>	N/A
<p>A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g., climate change)</p>	Older buildings contribute to the overall building stock and have an embodied carbon value that can be utilised and preserved to provide quality buildings that have a varied range of uses.	N/A
<p>A Healthier Wales People's physical and mental wellbeing is maximized, and health impacts are understood</p>	Positive: Bringing listed buildings back into use can create employment and housing opportunities both of which have proven positive outcomes on health	N/A
<p>A Wales of cohesive communities Communities are attractive, viable, safe and well connected</p>	Positive: Bringing listed buildings back into use will contribute to urban and rural environments helping to create attractive, viable, safe and well connected communities.	N/A
<p>A globally responsible Wales Taking account of impact on global well-being when considering local</p>	Positive: Effective management of listed buildings at risk ensures that our cultural heritage is protected and promoted for future generations	N/A

Well, Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
social, economic and environmental wellbeing		
A Wales of vibrant culture and thriving Welsh language Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation	Positive and effective management of the historic built environment promotes the protection of Welsh Culture.	N/A
A more equal Wales People can fulfil their potential no matter what their background or circumstances	Positive: Positive and effective management of the historic built environment helps to achieve the five main aims of the Welsh Spatial Plan, namely building sustainable communities, promoting a sustainable economy, valuing our environment, achieving sustainable accessibility and respecting our environment.	N/A

3. How has your proposal embedded and prioritised the sustainable governance principles in its development?

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Long Term</p> <p>Balancing short term need with long term and planning for the future</p>	<p>The proposed prioritisation and management of listed buildings at risk helps to provide a more resilient service, looking towards the future financial and resource pressures on local government.</p>	<p>N/A</p>
 <p>Collaboration</p> <p>Working together with other partners to deliver objectives</p>	<p>The proposed strategy, at present, does not require other partners. However, lessons learnt can be shared with other organisations who may be pursuing the same action.</p>	<p>N/A</p>
 <p>Involvement</p> <p>Involving those with an interest and seeking their views</p>	<p>The ongoing management of listed buildings will be subject to review and evaluations reporting to Members of Planning Committee, whose Members have a specific interest in the subject, as well as senior officers of the Council, and will be taken into account..</p>	<p>N/A</p>
 <p>Prevention</p> <p>Putting resources into preventing problems occurring or getting worse</p>	<p>The ongoing management of listed buildings provides a more resilient service delivery and protects against a potential enforced collaboration which may not best suit the needs of Monmouthshire's citizens</p>	<p>None identified at this stage</p>

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Integration</p> <p>Considering impact on all wellbeing goals together and on other bodies</p>	<p>The work undertaken by the heritage team directly relates to promoting and ensuring sustainable development and its four areas: environment, economy, culture and society which will be enhanced by a collaborative form of delivery</p>	<p>None identified at this stage</p>

4. Council has agreed the need to consider the impact its decisions have on the following important responsibilities: Social Justice, Corporate Parenting and Safeguarding. Are your proposals going to affect any of these responsibilities?

	Describe any positive impacts your proposal has	Describe any negative impacts your proposal has	What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?
Social Justice	None identified at this stage	None identified at this stage	N/A
Safeguarding	None identified at this stage	None identified at this stage	N/A
Corporate Parenting	None identified at this stage	None identified at this stage	N/A

5. What evidence and data has informed the development of your proposal?

- Positive Heritage Management aims to foster greater working relationships and respond to the agenda being set by Welsh Government of respecting our environment.

6. SUMMARY: As a result of completing this form, what are the main positive and negative impacts of your proposal, how have they informed/changed the development of the proposal so far and what will you be doing in future?

Positive impacts: The work undertaken by the Council’s Planning Service, and in particular the Development Management function, directly relates to promoting and ensuring sustainable development. The proactive approach to the management of buildings at risk seeks to effectively rescue and restore a finite resource and a key element of Wales’s Cultural Heritage. It is also considered that managing buildings that fall into repair demonstrates the behaviour of a responsible authority for future generations.

7. ACTIONS: As a result of completing this form are there any further actions you will be undertaking? Please detail them below, if applicable.

What are you going to do	When are you going to do it?	Who is responsible
Proceed to recoup funds in accordance with the options and preferred option below, if agreed	Following the approval to proceed.	Heritage Amy Longford

8. VERSION CONTROL: The Equality and Future Generations Evaluation should be used at the earliest stage, such as informally within your service, and then further developed throughout the decision-making process. It is important to keep a record of this process to demonstrate how you have considered and built-in equality and future generations considerations wherever possible.

Version No.	Decision making stage	Date considered	Brief description of any amendments made following consideration
1	C&P DMT	August 2024	
2			
3			

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