

Buildings At Risk Action Plan

2024



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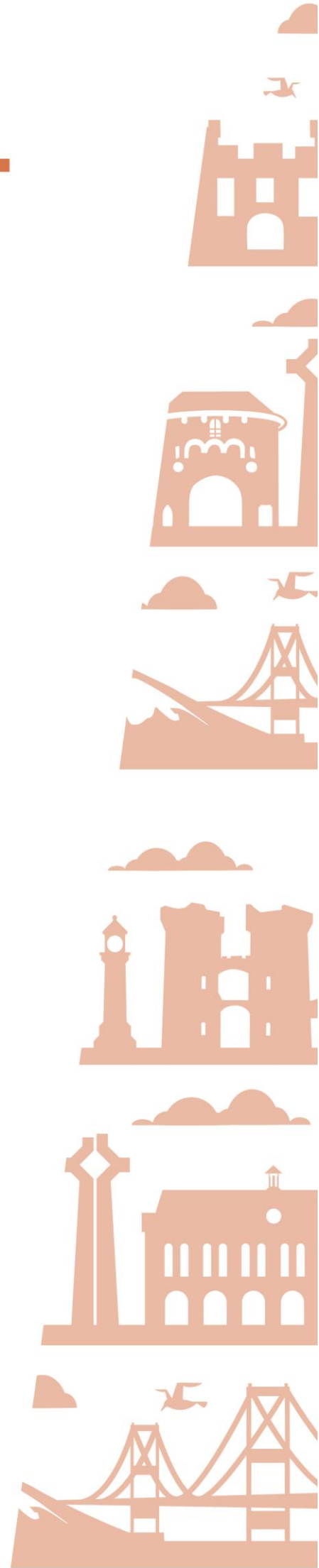


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The Historic Environment



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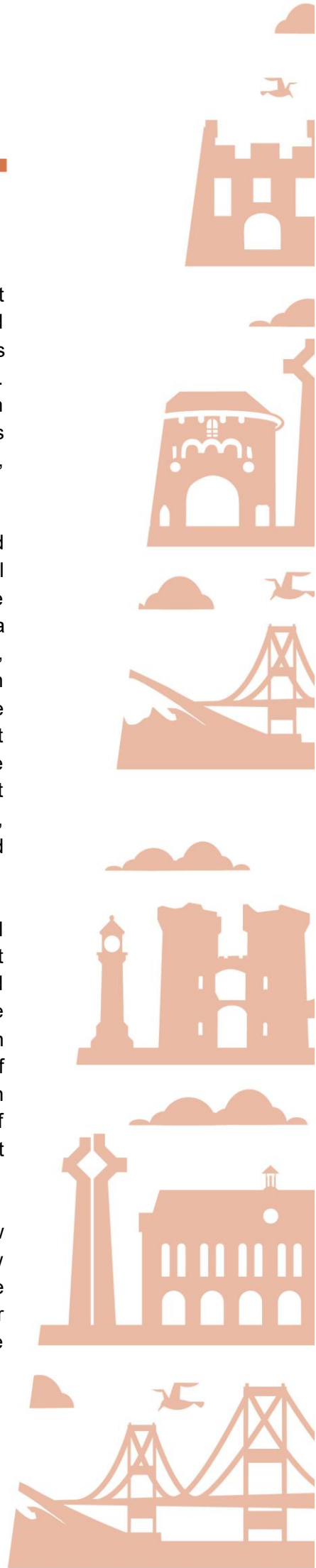
Purpose

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.



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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



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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

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Sleeth Farmhouse



Figure 7. Sleeth Farmhouse 2009



Figure 8. Sleeth Farmhouse 2012

Pen-y-pye



Figure 9. Pen-y-pye 2008

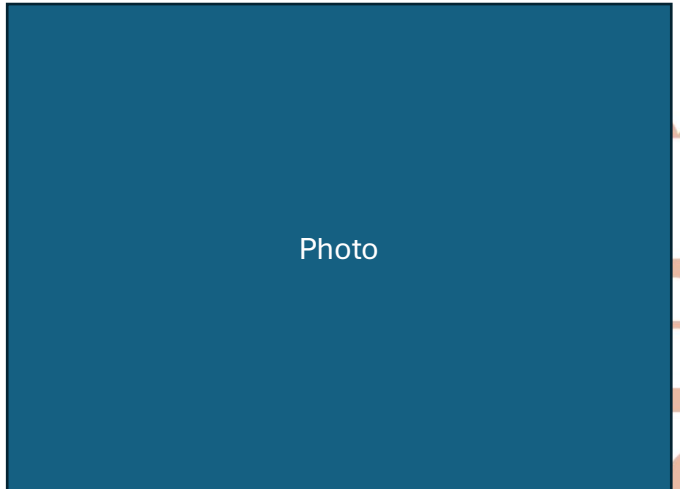
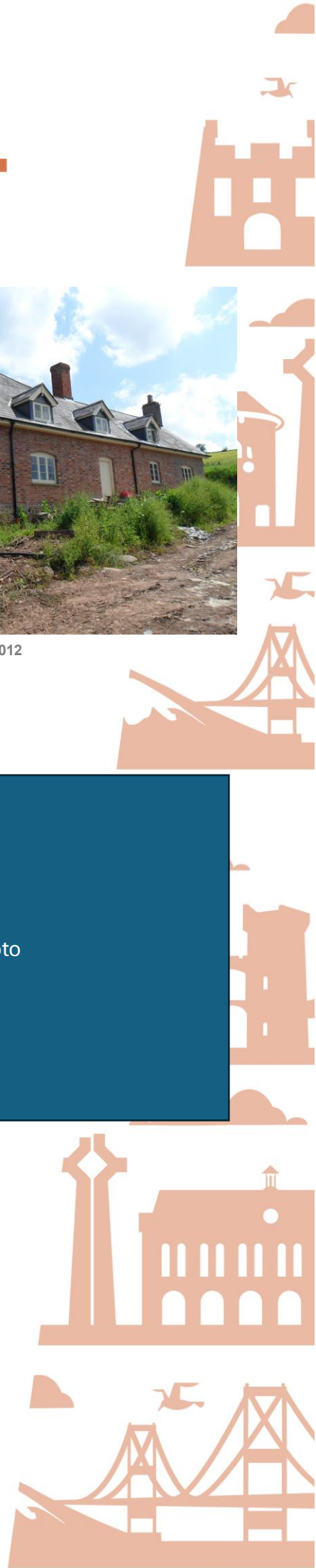


Figure 10. Pen-y-pye 2024



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Allt-y-bella



Figure 11. Allt-y-bella 2005



Figure 12. Allt-y-bella 2009



Figure 13. Allt-y-bella 2013

National Policy Framework



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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'

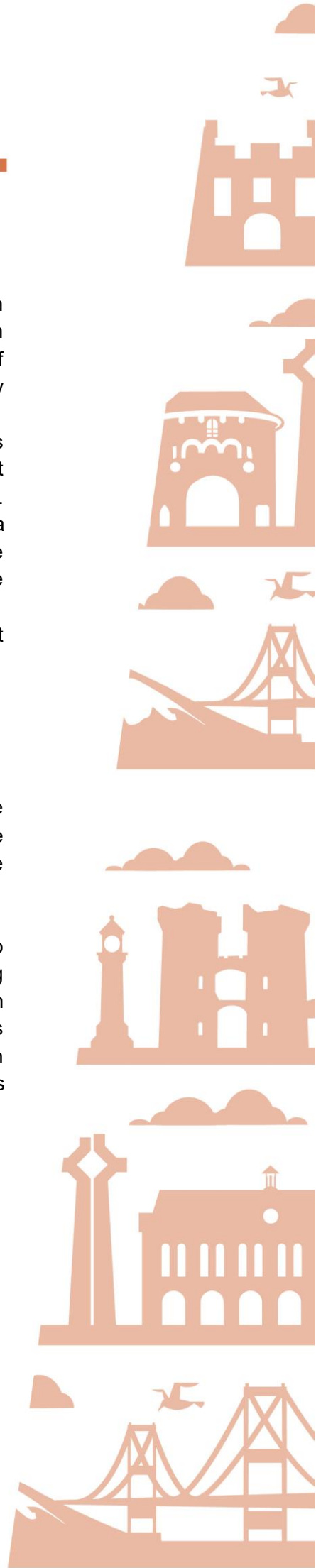
Technical Advice Note 24: The Historic Environment

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 places 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



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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.

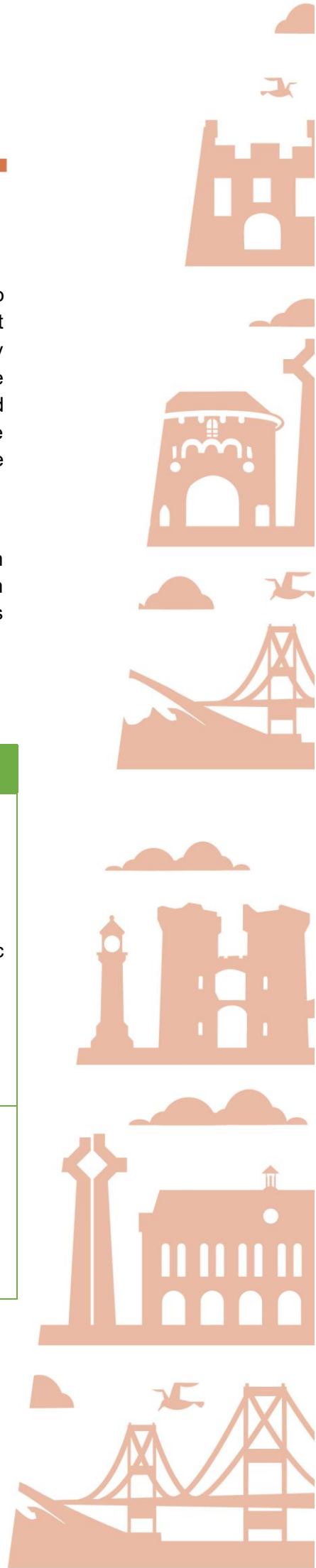
Table 1: Key Legislative Measures for tackling at Risk Listed Buildings

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/section/54)

² [Historic Environment \(Wales\) Act 2016 \(legislation.gov.uk\)](https://legislation.gov.uk/ukpga/2016/16/section/30)

³ [Planning \(Listed Buildings and Conservation Areas\) Act 1990 \(legislation.gov.uk\)](https://legislation.gov.uk/ukpga/1990/29/section/47)



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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.

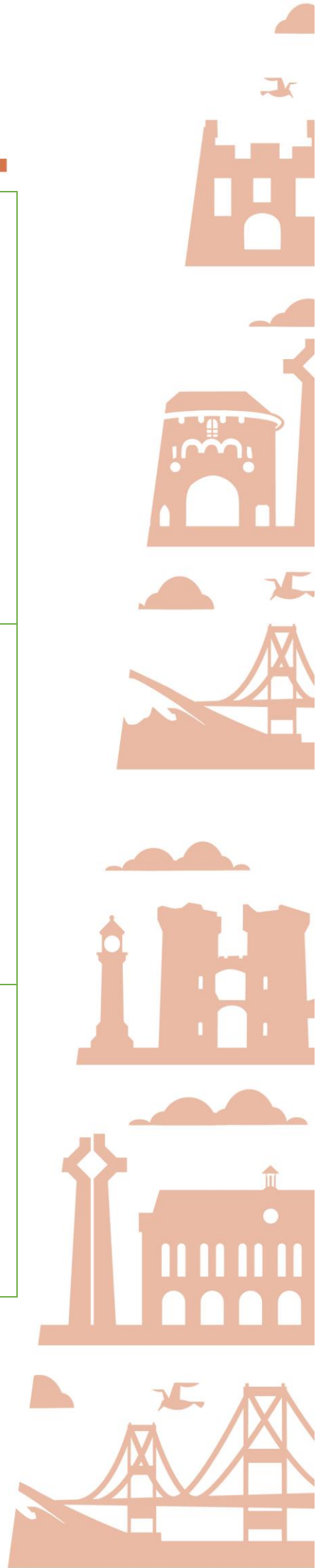
Option for the local authority to execute works in default, not a requirement.

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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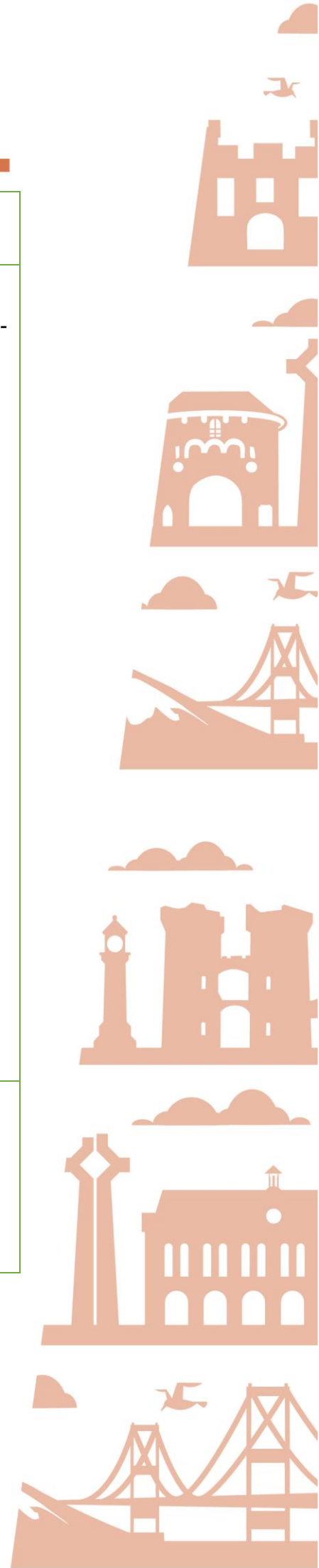
		Works can be undertaken in default and costs recovered.	
Dangerous Buildings and Structures	<p>Building Act 1984, Sections 77-79⁶.</p> <p><u>N.B before works are considered under this act consideration must be had as to whether an urgent works or repairs notice should be used instead.</u> Sec 56 1990 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

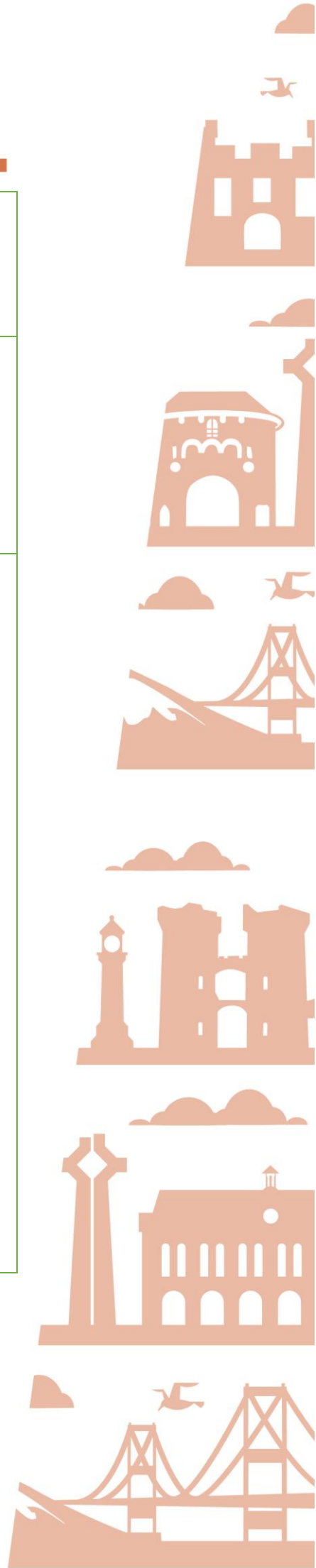
Section 215 Town and Country Planning Act 1990.

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.

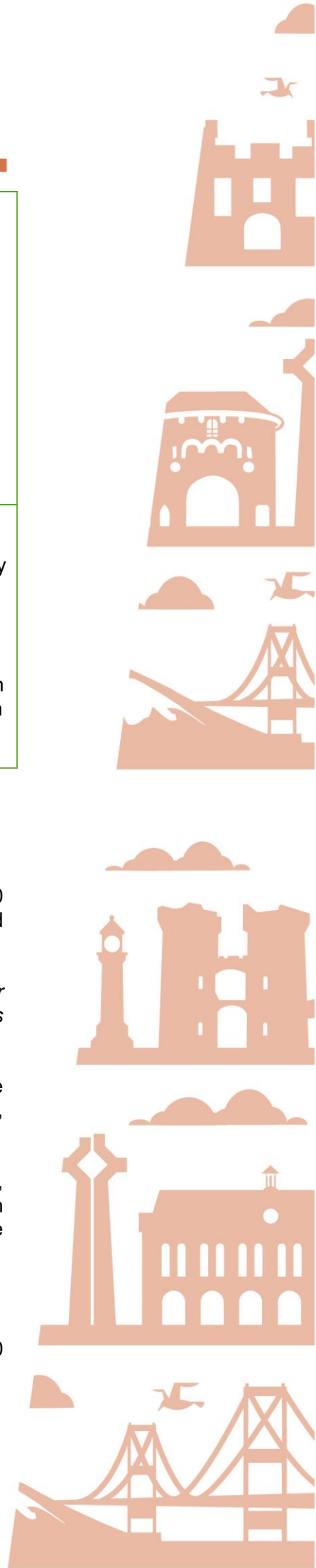
Subject to the following provisions of the Act, no persons shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character

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.

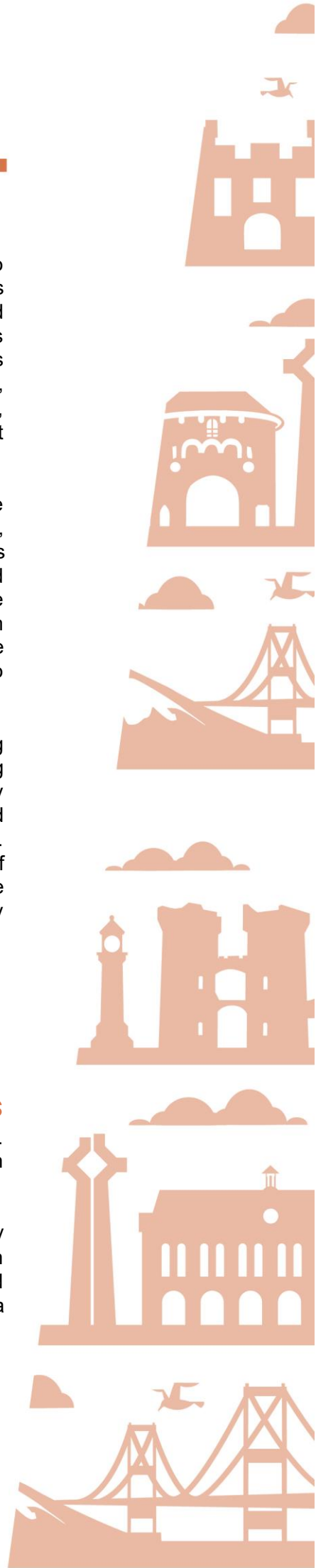
The presence of protected species does not necessarily preclude a building from enforcement action or remedial works, though planning and licensing controls may limit the timing of activities, the extent of disturbance, and may stipulate compensatory measures. All surveys should be undertaken and prepared 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.

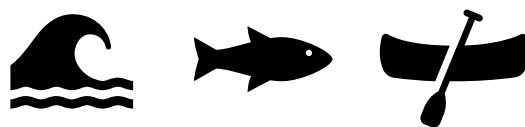
If the works prescribed within an enforcement notice impact protected trees or hedgerows, then additional consents may be required prior to works beginning. Such consent can be obtained by the Local Authority prior to issuing an enforcement notice, or extra time must be given within the notice to ensure 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.

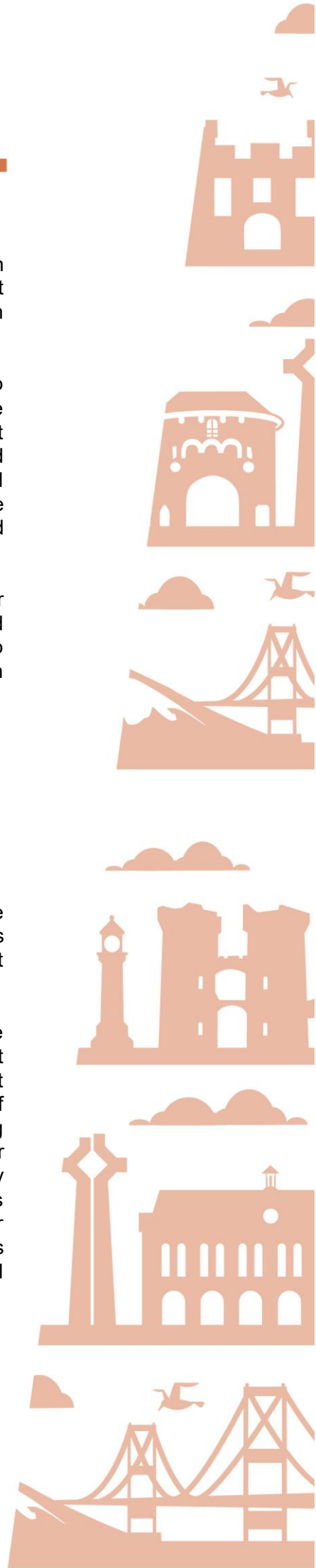
A dialogue between the Heritage Team and the Building Control Officer or Approved Inspector is important to ensure that any new works prescribed within an enforcement notice meet building regulations where it is possible to do so, though compliance may not be possible due to the impact of works on the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



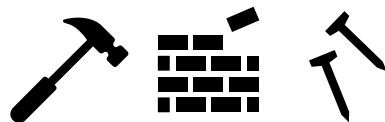
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6. Materials and Technology

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

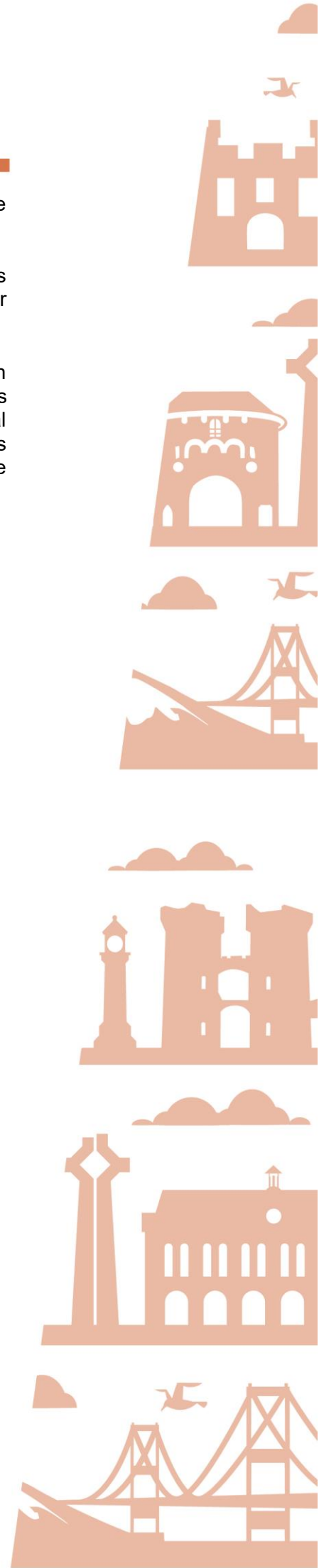


Buildings At Risk Action Plan 2024

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).

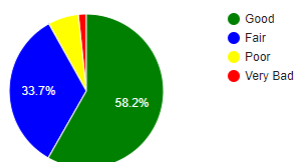


Looking at condition, again the vast majority of buildings are considered to be in good or fair condition. 180 buildings are considered to be in poor or very bad condition, resulting in about 8% of the overall buildings.

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.



Buildings At Risk Action Plan 2024

- 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



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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

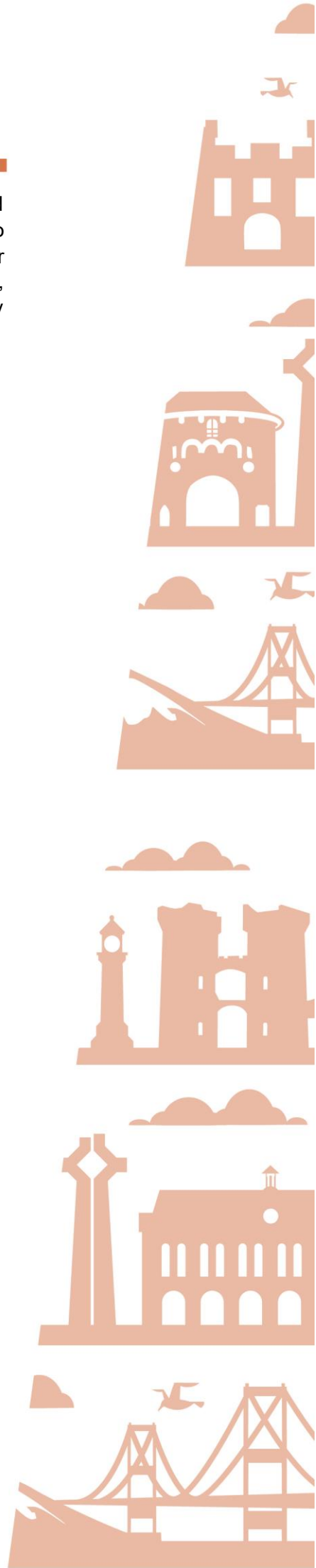
- Initial communication with owners to underline the need for protection and engage in proactive conservation, highlighting the Council's intentions.
- Request site visits to determine particulars of the case, health and safety concerns and to create photographic records of the site.
- Conversations 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.

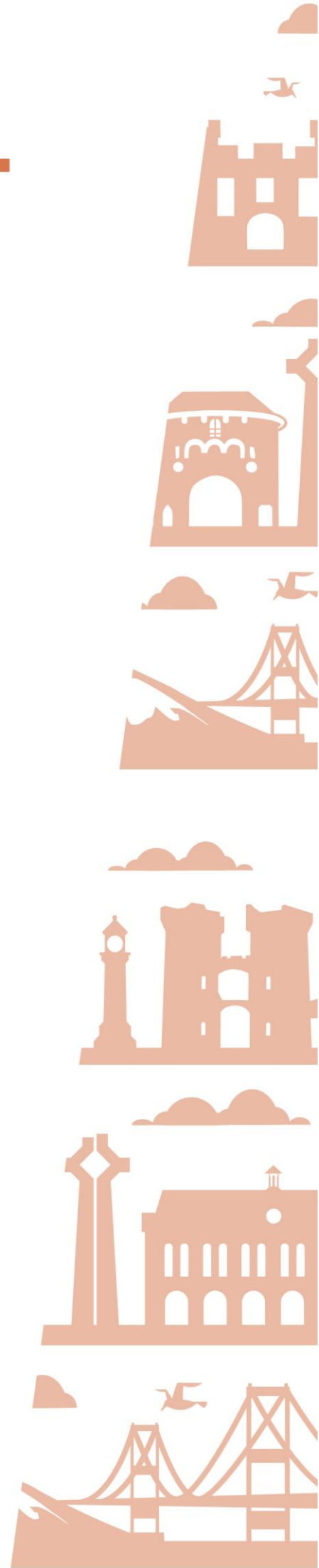
Level 3

- 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.



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- 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



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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

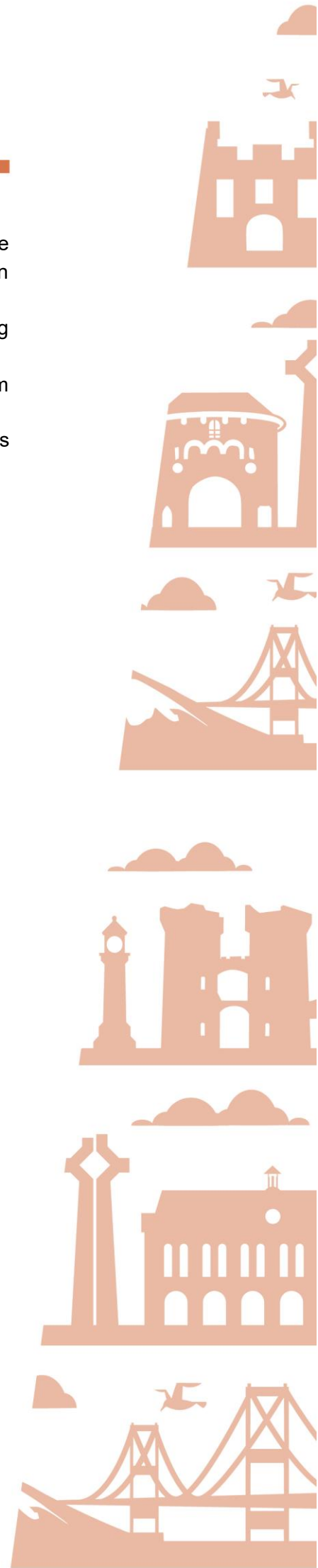
The following sections show these individual buildings in more detail providing a proforma for each of the priority action plan entries, each provides the following information:

- 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.	






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	<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>	




Buildings At Risk Action Plan 2024

	Limited external space, the building is landlocked externally.	2010 
Opportunities	Within the main town of Usk, residential, high value property prices for residential so economically viable. Potential for commercial hotel or residential use.	
Action	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.	





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

	<p>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.</p>	
<p>Constraints</p>	<p>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.</p>	<p>2010</p> 




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>	




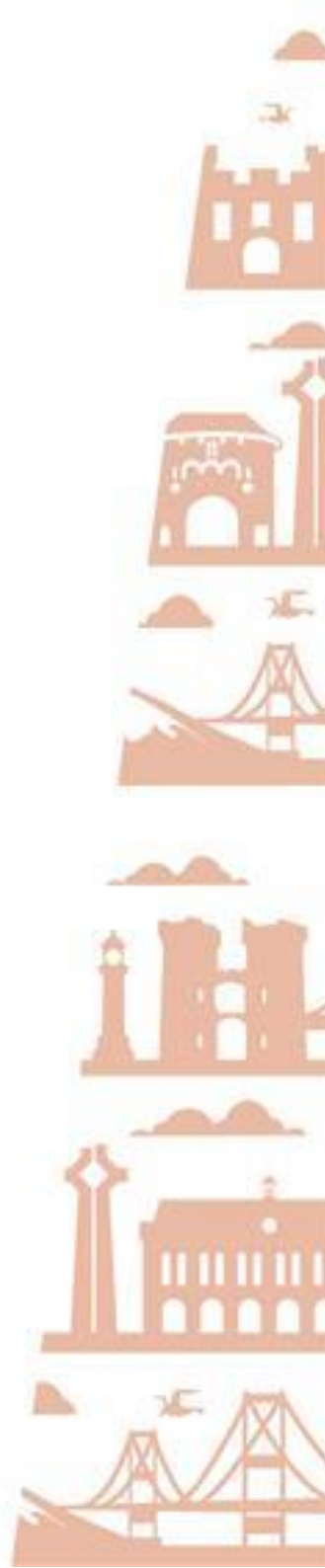
Buildings At Risk Action Plan 2024

		<p>2010</p> 
<p>Opportunities</p>	<p>Opportunity to access Transforming Towns Grant Funding to support a considerable cost of the restoration of the building.</p> <p>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.</p>	




Buildings At Risk Action Plan 2024

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




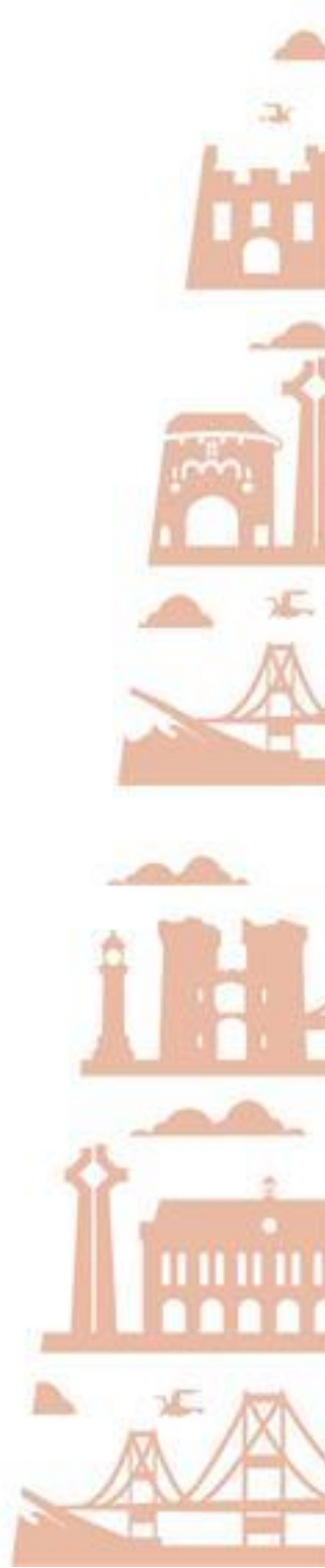
Buildings At Risk Action Plan 2024

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

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



Buildings At Risk Action Plan 2024

Opportunities	<p>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.</p>	2005 
Action	<p>Section 215 would address the issues of the external character of the building, possibly linking with the Transforming Towns Grant.</p>	



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	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.	2023 
Current Condition	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.	





Buildings At Risk Action Plan 2024

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





Buildings At Risk Action Plan 2024

<p>Opportunities</p>	<p>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.</p>	<p>2010</p> 
<p>Action</p>	<p>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.</p>	<p>2005</p> 





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>	





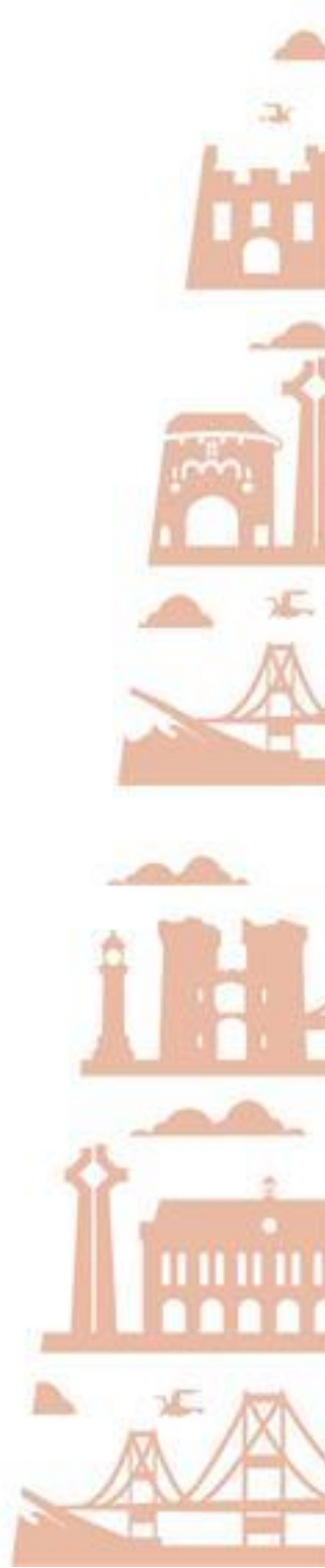
Buildings At Risk Action Plan 2024

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>	

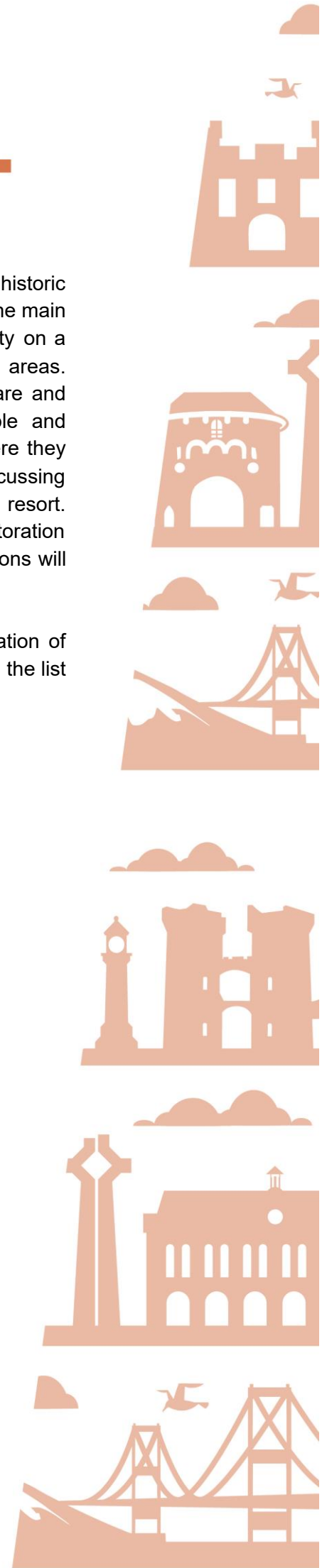


Buildings At Risk Action Plan 2024

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

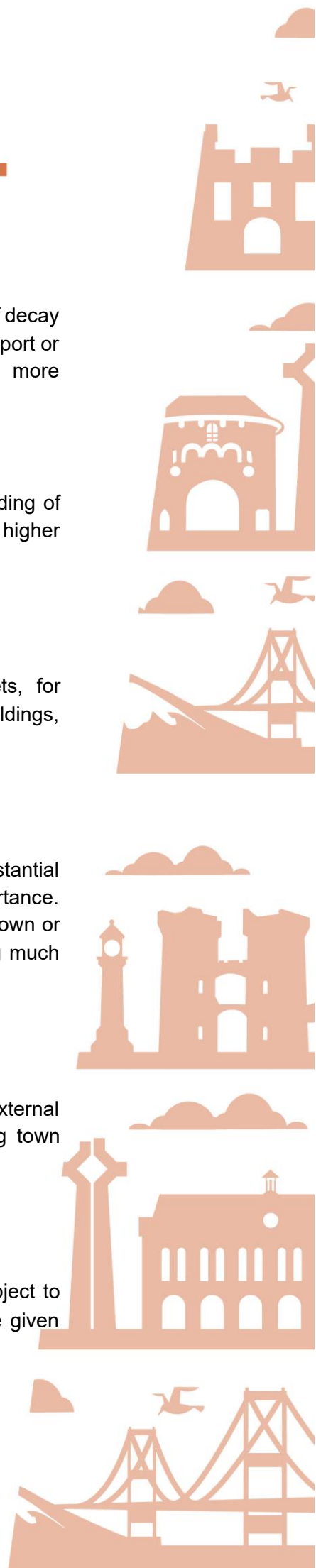
No other funding available - Green/1

- 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

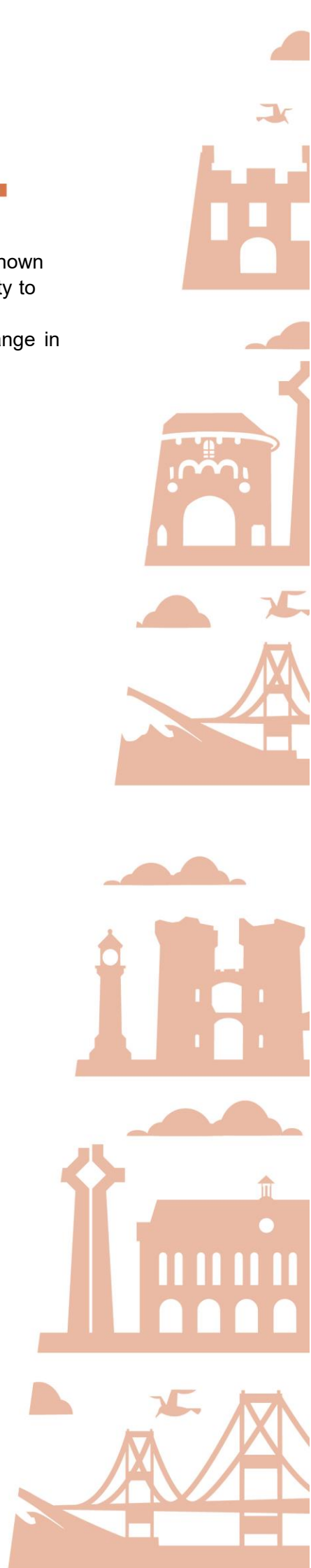
Substantial previous engagement – Amber/2

No previous action with owner – Green/1



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- 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



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APPENDIX B - Contact Details

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