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**Buildings at Risk
Register and Strategy**

March 2013



Buildings at Risk

Register and Strategy

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This document is the Vale of Glamorgan Council's Buildings at Risk Register and Strategy. It includes those listed buildings that are considered to be 'at risk'.

It is important to bear in mind when reading this Register that the majority of properties included on it are in private ownership and any enquiries about properties should be through the Conservation and Design Team. Just because a property is included on the Register does not mean that it is for sale, in fact the majority of properties are not.

Survey work was carried out by the Handley Partnership, whilst the register and strategy was prepared by the Council's Conservation & Design team.

Cover Photo: Great Frampton

The interior of the main block was completely gutted by fire in 1994 and no features remain

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Foreword

The Vale of Glamorgan Council has been keeping a Buildings at Risk Register since the early 1990s. The Register and Strategy is produced in line with Welsh Government expectations regarding the positive management of the historic environment and Cadw's encouragement of local authorities to compile Buildings at Risk registers.

The aim of the Register and Strategy is to highlight those properties that are at risk and, through collaboration between the buildings owners and the Council, bring about their successful repair. The success of the Strategy is therefore marked by the number of properties that can be removed due to the completion of repair programmes.

The 2011 Register has seen the removal of 18 properties from at risk status. We hope that following the publication of this Strategy we will see further repair schemes implemented and completed, thus preserving the historic properties that contribute to the distinctive character of the Vale of Glamorgan.

Brynwell Farm
Ongoing negotiations with the owner
will hopefully bring this building back in
to beneficial use.

Summary

The Vale of Glamorgan has over 700 listed buildings. Although most of these are in use and are kept in good repair, there is a small percentage that are not.

The current survey indicates that 71 of the listed buildings in the Vale (9.62%) can be classified as 'at Risk'

The Buildings at Risk register is intended to be a tool to keep attention focused on neglected historic buildings. It also helps to define the scale of the problem and prioritise action by the Council, Cadw, funding bodies and others who can play a part in securing the future of these irreplaceable parts of our heritage.

Since the last Buildings at Risk survey was carried out in 2006, 18 buildings have been removed (because of repair) and 10 buildings have been added, giving a net decrease of eight.

General Assessment

- The average condition of buildings in 2011 is BETTER than that of buildings in 2006;
- The average occupancy level of buildings is HIGHER in 2011 than in 2006;
- The average risk score of buildings in 2011 is HIGHER (less risk) than that of buildings in 2006;
- The average CEF score of buildings in 2011 is HIGHER (less risk) than that of buildings in 2006.

Key Statistics

- 738 Listed Buildings in the Vale of Glamorgan
- 71 (9.62%) Buildings at Risk
- 117 (15.85%) 'Vulnerable' Buildings
- 550 (74.53%) Buildings are not at risk
- 18 Buildings removed from 'at risk' register
- 10 Buildings added to 'at risk' register

Introduction

There are 738 listed buildings in the Vale of Glamorgan. These buildings benefit from protection in law. However the ability of the Council to fulfil its duties is dependant on the quality of its record and understanding of the condition of the buildings in its area.

Over time it is recognised that some buildings fall into disuse, dereliction and disrepair, some of which are of significant social, cultural and historic importance.

This register has been developed to provide a consistent and transparent approach to the achievement of Council corporate objectives by taking action to deal with historic buildings which have fallen into disuse or disrepair, commonly referred to as 'Buildings at Risk' (BAR).

Buildings at Risk Explained

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

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

The Need for a Buildings at Risk Strategy

The need to develop a strategy to address the issue of listed buildings at risk from neglect and decay has long been identified within the Vale of Glamorgan. An initial survey of the physical condition of the listed buildings within the County was conducted in 1998, 2006 and most recently in 2011, with financial aid from Cadw. In order to ensure a proactive approach can be undertaken the Council has published this Strategy and Register of Buildings at Risk.

A number of these nationally important buildings in the Vale of Glamorgan are at risk through neglect and decay. This register identifies these buildings at risk and notes how their condition has changed (for better or worse) during the period 2006 – 2011. The register will be used to inform and advise listed building owners, members of the public, elected members and council officers of the current state of listed buildings within the authority's administrative area. The register will help to provide a focus for applying measures to deal with the worst cases of decay and dereliction found in the area's listed buildings.

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

Owners of listed buildings are under no statutory obligation to maintain their properties in good repair, although it is usually in their interests to do so. To assist the owners of listed buildings in maintaining their property Cadw, the Welsh Assembly Government's Historic Advisors within have developed the website www.maintenancematterswales.org

The Council will make owners of listed buildings at risk aware of this website which gives advice on repair and maintenance issues, amongst other topics.

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

Background Explanation

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

The lists are primarily a collection of the names and addresses of each "listed" property, together with the relevant Ordnance Survey map number, a reference number, a grade (which reflects the degree of significance of the property), an indication of whether or not the property has "Group Value" and a description. The description has no legal significance and acts as an aid to identification. (However it also serves a purpose in determining how applications to alter the listed building are processed by the local planning authority.)

For the Vale of Glamorgan, there are twenty seven primary lists, each one covering a community in the area. These lists are subject to formal amendments that are issued by the Welsh Assembly Government from time to time. In August 2010, five such amendments

were made relating to buildings and structures on Barry Island.

Entries on the lists can cover a number of buildings or structures, each of which can also be included more than once, (for example where one crosses a community boundary). As a consequence, it can be difficult to determine the precise number of listed buildings that lie within the Vale of Glamorgan. Following the development of a database of the listed buildings within the area in 2011, a count of 738 listed building units was identified.

Entrance Gateway, Dunraven House

Some structures have no viable use and recording, consolidation and management of their decay might be the most appropriate action.



Identification of Buildings

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

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

The inspection has two distinct stages. First, an overall condition assessment is made based on a 4 point system as follows:

Table 1: Condition Assessment

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

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

Table 2: Occupancy Assessment

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

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

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

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

Table 3: Key Element Assessment

Element Group	Element	Output
Roof	Covering Details Parapets Chimney Roof Lights/ Dormers Rain Water Goods	Gives information as to the weatherproofness of the building, assessment of chimneys and details, gives information on the general level of maintenance of the building.
Walls	Structure Pointing Rendering/ Cladding	Gives information as to the overall stability of the building. If the structure cannot be seen, assessment of the rendering / cladding condition, in conjunction with other measures, will provide the information needed
Windows and Doors	Window Frames Window Glazing Doors & Frames Porches & Conservatories	A very useful measure in terms of assessing the level of maintenance the building is receiving. Defects here often provide an early sign of the onset of neglect.
Ancillary Items	Architectural Details Shop Fronts	These elements reflect the particular nature of a building and can be used as required for specific building types.
Associated Boundary Items	Walls Gates Railings	Boundary elements are of importance to the setting of a building and, as with windows and doors, their neglect can indicate the start of overall neglect of the building.

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

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

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

Table 4: Risk Assessment

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

Critical Element Factor

In addition, the Council’s consultants (The Handley Partnership) has developed the CEF® (Critical Element Factor) system of recording building condition.

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

The CEF® score has a number of distinct advantages over the traditional measure of risk in that it clearly points to those buildings which are not only at risk but are most severely in need of urgent action to prevent substantial loss.

Balfour House, St Athan

Most recently used as flats, Balfour House is currently boarded up. It's reuse would also benefit the amenity of the wider area.



Overview

Establishing the current condition of listed buildings

Within the Vale of Glamorgan, a number of listed building condition surveys have already been undertaken. These have established a practice of undertaking county wide surveys. Cadw recommends that properties should be assessed every five years. It is recognised that a systematic approach to monitoring is required. Adopting the Cadw recommendation has therefore led to the undertaking of this most recent survey and the preparation of this Strategy.

The most recent survey information has been analysed (as detailed above) to provide an up to date picture of the current condition of listed buildings in the Vale of Glamorgan.

Risk status

There has been a decrease in the overall risk status. There are six less buildings with 'at risk' status. Furthermore, there are 17 less vulnerable buildings than in 2006. However, this does not mean that there have not been significant changes at a local level or in certain building groups. Care must be taken in interpreting the figures to avoid missing underlying trends which can be masked by overall changes. For example, it may be that new buildings are becoming at risk as quickly as others are rescued. A more detailed assessment of the data would suggest that commercial development has played a very large part in removing buildings from the 'at risk' list. Given the current change in economic circumstances, this mechanism cannot be relied on to further reduce risk in the next few years.

Table 5: Risk Assessment Summary

	No. in Sample		% in Sample		Difference 2006—2011	
	2006	2011	2006	2011	No.	%
6 - Not at Risk	254	271	34.75	36.72	17	1.97
5 - Not at Risk	265	279	36.25	37.80	14	1.55
4 - Vulnerable	134	117	18.33	15.85	-17	-2.48
3 - At Risk	64	57	8.76	7.72	-7	-1.03
1 - At Risk (Extreme)	13	14	1.78	1.90	1	0.12

Of the 77 buildings that were at risk in 2006, 12 are no longer at risk, six are now considered to be vulnerable and 60 remain at risk. However, 9 buildings which were considered to be vulnerable, and one which was considered to be not at risk have now

been added to the 'at risk' category.

Of the 134 buildings that were considered to be vulnerable in 2006, 85 remain vulnerable whilst 40 are now considered to be not at risk. A further 25 buildings which were considered to be not at risk in 2006 have become vulnerable.

Table 6: Movements since 2006

Risk Assessment		
2006	2011	Number in Group
At Risk	Not at Risk	12
At Risk	Vulnerable	6
At Risk	At Risk	60
Vulnerable	Not at Risk	40
Vulnerable	Vulnerable	85
Vulnerable	At Risk	9
Not at Risk	Not at Risk	493
Not at Risk	Vulnerable	25
Not at Risk	At Risk	1

Condition profile

There has been a slight increase in the number of buildings in good condition, with a corresponding fall in those in fair or poor condition. There is no change in the number of buildings that are in 'very bad' condition.

Although not included in the data, it has been noted that, in very recent times, a reduction in some routine maintenance may be taking place. This may be masked by looking only at the overall profile which will include buildings which were in a very poor condition and which have been rescued.

Table 7: Condition Assessment Summary

	No. in Sample		% in Sample		Difference 2006 - 2011	
	2006	2011	2006	2011	No.	%
4 - Good	327	354	44.73	47.97	27	3.23
3 - Fair	314	301	42.95	40.79	-13	-2.17
2 - Poor	76	69	10.40	9.35	-7	-1.05
1 - Very Bad	14	14	1.92	1.90	0	-0.02

Occupancy profile

Much of the change in this profile relates to new buildings added to the sample. That said, any falls in levels of full or partial occupancy do give cause for concern.

Occupancy levels need to be closely monitored in the future. It is often the case that buildings become at risk as a result of disuse. This can be true, but often falling conditions due to a lack of maintenance can result in lower and lower levels of use, leading in time to complete disuse. This again points to the need for close monitoring and promotion of maintenance as a way to keep buildings in use.

Table 8: Occupancy Assessment Summary

	No. in Sample		% in Sample		Difference 2006 - 2011	
	2006	2011	2006	2011	No.	%
3 - Fully Occupied	450	469	83.96	86.85	19	2.90
2 - Partly Occupied	59	43	11.01	7.96	-16	-3.04
1 - Vacant	27	28	5.04	5.19	1	0.15

Links with owners

The Council will liaise with owners of high-risk properties according to scores for priority action to discuss the feasibility of repair programmes.

The Council will establish contact with the owners of all listed buildings including information leaflets to advise of the service the Council provides.

In some instances, the owner of a building may not be aware of deterioration, and a gentle reminder may be served to prevent more extensive (and more expensive) works being required at a later date. In more serious cases involving advanced dilapidation which prove difficult to resolve through discussion alone the Council will reserve the right to proceed with relevant legal action against owners. Where ownership is unknown this may be identified via the Land Registry, or may be known amongst the local community.

It is essential to notify owners of listed buildings that are at risk or vulnerable. The Council will write to owners to advise them of the nature of the risk and measures that can be taken to reduce or remove that risk.

Establishing contact with owners of historic buildings makes it easier to anticipate major problems, particularly with buildings which may become functionally redundant, such as churches. It can facilitate agreement on an approach before they are vacated, when the problem tends to escalate.

Monitoring

The Council will continue to monitor listed buildings identified as 'at risk'.

The Council will undertake a regular review of its buildings at risk.

If the strategy is to be successful it will be necessary to monitor the condition of buildings, particularly those that have been identified as 'at risk'.

Establishing a long term, systematic approach to managing the historic building stock is considered vital. All listed buildings should be visited at least once every five years.

The Vale of Glamorgan Building Preservation Trust

The Council will contact the Vale of Glamorgan Building Preservation Trust with a view to reactivating the Trust and establishing potential schemes.

A building preservation trust (BPT) is a charity whose main aims include the preservation and regeneration of historic buildings. The Vale of Glamorgan Building Preservation Trust was set up in 1994 although it has been inactive for several years.

In addition, within the Vale of Glamorgan, Penarth Arts and Crafts Ltd. has effectively operated as a Building Preservation Trust successfully bringing the locally listed Washington Gallery back into beneficial use, and currently working on a project to develop the Penarth Pier Pavilion.

Providing a building at risk with a new use is one way to give life to an historic building and preserve it for future generations. The re-use of historic buildings also promotes sustainability in reducing the requirements for development of previously undeveloped land and the construction of new buildings.

Grant Funding

The Council will continue to monitor the grant regimes that are made available by other bodies, and where appropriate, advise of these when liaising with buildings

Grants for repairs to listed buildings are increasingly hard to find as funds are rarely available. The Council no longer has the funds to offer grants specifically for works to historic buildings. However for private owners there are other possibilities:

Cadw offers Historic Building Grants for repairs to the historic fabric of buildings of outstanding historic or architectural interest. Cadw places particular importance on the need to preserve outstanding buildings which may currently be in danger of disrepair or dereliction, and gives priority to buildings at risk which require urgent works.

The Heritage Lottery Fund cannot normally help private owners, though it can assist Building Preservation Trusts in the rescue of a building that eventually passes into private ownership.

For further information the Architectural Heritage Fund has launched a web-based directory of funds for historic buildings: www.ffhb.org.uk

Llandough Castle Flats

Through working with the owners of the site it is hoped a satisfactory scheme to bring the building back in to use can be agreed.



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Prioritising Action

Data Analysis

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

The 2011 Listed Buildings condition survey covered 738 listed buildings in the Vale of Glamorgan. 71 buildings have been identified as being 'at risk'. In addition, 117 buildings are considered to be 'vulnerable'.

Although this figure (almost 10%) may initially seem a very high proportion, this in fact conceals many varying building conditions and circumstances.

Of the 71 buildings which have been identified 16 (23%) are 'Scheduled Monuments', whereby consolidation and managed decay through a process of repair is often considered preferable to renovation or restoration. Such works are effectively regulated by Cadw as where buildings are both listed and scheduled, the scheduled monument legislation takes precedence. It is noteworthy however, that although fourteen of these buildings / structures are in private ownership, two are within the custodianship of Cadw as buildings 'in care' (Former Hall Range and Old Beaupre Barn at Old Beaupre Castle).

A further seven relate to ecclesiastical buildings, which are generally subject to parochial powers presided over by the local

Old Place, Llantwit Major
Significant work has been undertaken by the new owner to ensure the structural integrity of the building is retained.

Diocese. Such structures are subject to five yearly reviews by the church, and to a corresponding programme of planned maintenance.

The remaining 48 range from ruinous structures, to buildings in quite reasonable condition, but which are considered at risk because of the failure of a single critical element (perhaps roof covering or flashings) which makes them vulnerable or likely to degrade exponentially in a short space of time.

The 2011 survey results therefore need to be further analysed to show which types of building are at risk, in order to determine whether there are any trends that need to be addressed by other policies and to determine the priority for action for each property.

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

Some deteriorating listed structures will have the potential to be converted to ensure beneficial use (for example Barns), whilst others may not (such as church crosses) and some will be relics of a previous era of an almost archaeological nature (such as the Grotto in Wenvoe Castle Park).

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

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

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

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

It is therefore necessary to evaluate priorities for local authority intervention action

according to risk scores, rate of deterioration, the significance of the building and ease of achieving a positive result.

Total Loss

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

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

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

Rate of Deterioration

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

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

Significance

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

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

Demonstrating Progress

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

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

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

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

Buildings at Risk in Council Ownership

The Council will examine buildings at risk in its ownership and an action plan for each BAR will be prepared. If appropriate, surplus Council-owned Buildings at Risk will be sold.

Welsh Office Circular 61/96 (Planning and the Historic Environment) suggests that local authorities should set a good example in the manner in which their care for their own listed building stock.

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

'Vulnerable' Buildings

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

In the case of vulnerable buildings the majority of the defects present relate in one way or another to a deficit in maintenance. Over time, without intervention, the condition will worsen and the rate of decay will increase. However, all of the evidence available suggests that, in general, the rate of decay is relatively slow and it can be turned around with well planned interventions. Some vulnerable buildings do, however, need attention in the short term. For this group a combination of work to the building and an intensification of use is often required. Dealing with these vulnerable buildings in the short term will have a real effect on reducing the number of buildings at risk in future years.

Options for Action

Support for owners

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

The Vale of Glamorgan Council supports the “stitch in time” principle of undertaking regular care and maintenance to historic buildings in order to ensure that major disrepair does not develop. In support of this philosophy it promotes the Cadw website www.maintenacematterswales.org

Information regarding this has been sent to every listed building owner and a link is included on the Council’s web site. In this way the Council has attempted to pass on the specialist knowledge and information that is available, to those who have day-to-day responsibility for the maintenance of irreplaceable heritage assets.

Enabling Development

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

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

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

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

Essentially, owners will need to show that; they have not allowed the property to fall into

disrepair through neglect; the unrestricted freehold of the property has been offered unsuccessfully on the open market at a realistic price; the repairs are essential and their costs are not excessive; the repair costs are greater than the market value will be on restoration of the property and the proposal provides an acceptable long term solution for the listed building. In these exceptional cases, enabling development may be considered in order to finance the “conservation deficit”.

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

Legislative options

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

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

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

Section 215 Notice

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

Urgent Works Notice

Where a property is not fully occupied, notice can be served under Section 54 of the 1990 Act. This enables the local authority to undertake urgent works to those parts of the property that are not in use. The notice must describe the proposed works and be served to give a minimum of seven days’ written warning. The owner can respond by undertaking the specified works. Where it is necessary for the local authority to undertake the works, the costs (including any reasonable establishment costs and professional fees) can be recovered from the owner. However the owner can appeal to the Secretary of State on the

grounds that the works or their costs were unnecessary, unreasonable or would cause hardship. (This whole procedure can also be applied, under a direction from the Secretary of State, to an important, vacant, unlisted building within a conservation area.)

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

Repairs Notice

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

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

Although it is rare for a building to be compulsory purchased, should this avenue be pursued it will be necessary from the outset to consider a disposal strategy for the building. It would be appropriate to consider a 'back-to-back' deal where the Council sells the building immediately after purchase to a developer who has entered into a legal agreement to bring the building back into beneficial use. Such an approach would be sensible should the Council decide to consider serving a Repairs Notice with a view to compulsory purchase.

Other Statutory Notices

There are other notices that can be applied to a listed building at risk. These include works to unoccupied buildings under Section 29 of the Local Government (Miscellaneous

Provisions) Act 1982 and “Statutory Nuisances” under Sections 70-82 of the Environmental Protection Act. However, a Dangerous Structures Order under Section 77 of the Building Act 1984 should always be a last resort, since the necessary works are subject to listed building control and so may require consent. (These powers also apply to unlisted buildings within conservation areas).

Enforced Sales

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

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

Empty Homes Strategy

The Council has adopted an Empty Homes Strategy (Vale of Glamorgan, 2012) which sets out the Council’s plans to bring empty homes back into use over the next five years. It outlines a coordinated, proactive approach to tackling empty homes in partnership with relevant council departments and stakeholders.

Where ‘Buildings at Risk’ are also ‘Empty Homes’ a coordinated approach to action will be taken to ensure the best possible outcome is achieved.

Further Information

Bibliography

1. Cadw, Conservation Principles (2011)
2. English Heritage, Stopping the Rot: A Guide to Enforcement Action to Save Historic Buildings (2011)
3. English Heritage Enabling development and the conservation of heritage assets (2008)
4. National Assembly for Wales, Statutory List of Buildings of Special Historic or Architectural Interest (Various)
5. The Handley Partnership, Buildings at Risk Survey (2011)
6. Vale of Glamorgan Council , Empty Homes Strategy(2012)
7. Welsh Office, Circular 61/96 (1996)

Contact Details

For further advice and information please contact the Conservation and Design Team at:

Vale of Glamorgan Council,
Dock Office,
Barry Docks,
CF63 4RT

01446 704 628



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Former Fire Station.

A scheme to temporarily protect the condition of the building from worsening has recently been agreed with the owners of the building.

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Appendix A

Gazetteer of 'at risk'
buildings

Community Barry
 Name/address **Grotto in Wenvoe Castle Park**
 Rec No. / Survey Ref No 26997 / 1 / 1534
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Structurally unsound



Community Barry
 Name/address **Operator's Cabin to Sliding Bridge**
 Rec No. / Survey Ref No 16837 / 90/86/196 / 1663
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Many items require replacement



Community Barry
 Name/address **CHURCHYARD WALL OF CHURCH OF ST NICHOLAS, ST NICHOLAS' ROAD (W SIDE)**
 Rec No. / Survey Ref No 13393 / 72/C/20 (2) / 1424
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Some critical items require replacement



Community Barry
 Name/address **Public Convenience**
 Rec No. / Survey Ref No 87615 / - / 1857
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Major repairs required to many items



Community Barry
 Name/address **FORMER FIRE STATION, COURT ROAD (W SIDE), BARRY**
 Rec No. / Survey Ref No 15886 / 72/C/7 (8) / 1511
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Major repairs required to many items



Community Barry
 Name/address **WATCHTOWER, COLD KNAP WAY, THE KNAP**
 Rec No. / Survey Ref No 13401 / 72/C/42 (2) / 1842
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Serious lack of maintenance



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Community Barry
Name/address GATES AND GATEPIERS AT DRIVE ENTRANCE TO FRIARS POINT HOUSE, FRIARS ROAD (W END), BARRY ISLAND
Rec No. / Survey Ref No 13456 / 72/C/34 (3) / 1500
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Reduced maintenance levels



Community Colwinston
Name/address Churchyard Cross of Church of St. Michael and All Angels
Rec No. / Survey Ref No 81329 / AB / 1377
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Serious lack of maintenance



Community Dinas Powys
Name/address Remains of Dinas Powis Castle
Rec No. / Survey Ref No 13624 / AJ / 1718
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Structurally unsound



Community Dinas Powys
Name/address Barn at Biglis Farm
Rec No. / Survey Ref No 26510 / AH / 1183
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Some critical items require replacement



Community Ewenny
Name/address Barn on Ewenny Down
Rec No. / Survey Ref No 19456 / AA / 1214
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Very poor condition



Community Llan Maes
Name/address Cross in Churchyard of Church of St Cattwg
Rec No. / Survey Ref No 81300 / AB / 1397
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Many items require replacement



Community Llan Maes
 Name/address **Railed Tomb to Nicholl family to east of Chancel of Church of St Cattwg**
 Rec No. / Survey Ref No 81304 / AC / 1733
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Many items require replacement



Community Llancafan
 Name/address **RUINS OF LLANTRITHYD PLACE**
 Rec No. / Survey Ref No 13594 / 72/E/12(3) / 1725
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Structurally unsound



Community Llandow
 Name/address **ST ANNE'S WELL, LLANMIHANGEL**
 Rec No. / Survey Ref No 16462 / 72/G/11 (INDEX) / 1757
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Very poor condition



Community Llanfair
 Name/address **OLD BEAUPRE BARN, OLD BEAUPRE**
 Rec No. / Survey Ref No 16417 / 72/H/15 (4) / 1644
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Very poor condition



Community Llanfair
 Name/address **BARN AT FISHWEIR, ST MARY CHURCH**
 Rec No. / Survey Ref No 13487 / 72/H/04 (INDEX) / 1186
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Many items require replacement



Community Llanfair
 Name/address **LLANDOUGH CASTLE FLATS, LLANDOUGH**
 Rec No. / Survey Ref No 15763 / 72/H/07 (1) / 1553
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Full refurbishment required



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Community Llanfair
Name/address **FORMER HALL RANGE TO S OF OLD BEAUPRE CASTLE,
OLD BEAUPRE**
Rec No. / Survey Ref No 16416 / 72/H/14 (3) / 1513
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Serious lack of maintenance



Community Llangan
Name/address **Chimney 100m north of Gelliaraul Farmhouse**
Rec No. / Survey Ref No 81311 / AC / 1257
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Major repairs required to many items



Community Llangan
Name/address **Chuchyard Wall of the Church of St Mary**
Rec No. / Survey Ref No 81312 / BC / 1258
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Ongoing decline



Community Llantwit Major
Name/address **Summerhouse Fort**
Rec No. / Survey Ref No 83401 / KD / 1273
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Structurally unsound



Community Llantwit Major
Name/address **Great Frampton**
Rec No. / Survey Ref No 13300 / IG / 1505
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Structurally unsound



Community Llantwit Major
Name/address **Old Place (or Llantwit Major Castle)**
Rec No. / Survey Ref No 13286 / DA / 1657
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Structurally unsound



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Community Llantwit Major
Name/address **Barn and Stable Range at Great Frampton Farm**
Rec No. / Survey Ref No 83385 / IH / 1181
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Many items require replacement



Community Llantwit Major
Name/address **Boverton Place including attached bee-boles**
Rec No. / Survey Ref No 13245 / AH / 1204
Listed Building Grade II*
Risk Assessment **AT RISK**
Comment Many items require replacement



Community Llantwit Major
Name/address **Summerhouse Tower**
Rec No. / Survey Ref No 83402 / KE / 1274
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Some critical items require replacement



Community Llantwit Major
Name/address **Mid Well at West-End Town**
Rec No. / Survey Ref No 13250 / AD / 1340
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Some critical items require replacement



Community Llantwit Major
Name/address **Garden Wall and Gate of Flanders Farmhouse**
Rec No. / Survey Ref No 83391 / IE / 1517
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Major repairs required to many items



Community Llantwit Major
Name/address **Wall and Gateway opposite Boverton House**
Rec No. / Survey Ref No 83404 / BF / 1803
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Maintenance backlog building up



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Community Michaelston
Name/address Brynwell Farm including attached agricultural buildings
Rec No. / Survey Ref No 19575 / BA / 1224
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Very poor condition



Community Michaelston
Name/address Old Leckwith Bridge (partly in Canton Community)
Rec No. / Survey Ref No 26487 / BB / 1655
Listed Building Grade II*
Risk Assessment **AT RISK**
Comment Major repairs required to many items



Community Penarth
Name/address MARINE BUILDINGS, DOCK ROAD
Rec No. / Survey Ref No 13351 / 72/B/17(3) / 1597
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Major repairs required to many items



Community Penarth
Name/address TELEPHONE CALL-BOX IN FRONT OF THE PAVILION AND PIER, THE ESPLANADE
Rec No. / Survey Ref No 13354 / 72/B/20(4) / 1286
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Secondary item maintenance required



Community Penarth
Name/address TELEPHONE CALL-BOX CLOSE TO THE JUNCTION WITH STANWELL ROAD, PLYMOUTH ROAD
Rec No. / Survey Ref No 13365 / 72/B/31(4) / 1284
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Secondary item maintenance required



Community Penllyn
Name/address Gatepiers, Gates and Boundary Walls at entrance to Penllyn Castle Main Drive
Rec No. / Survey Ref No 13435 / EB / 1525
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Major repairs required to many items



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Community Penllyn
Name/address Penllyn Castle
Rec No. / Survey Ref No 13139 / EE / 1697
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Major repairs required to many items



Community Rhoose
Name/address Outbuilding to north of Church Farmhouse
Rec No. / Survey Ref No 83157 / FD / 1680
Listed Building Grade II*
Risk Assessment **AT RISK**
Comment Very poor condition



Community Rhoose
Name/address East Kilns at Aberthaw Lime and Cement Works
Rec No. / Survey Ref No 83152 / BB / 1449
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Very poor condition



Community Rhoose
Name/address Aberthaw Lime and Cement Works
Rec No. / Survey Ref No 83144 / BA / 1166
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Some critical items require replacement



Community Rhoose
Name/address Fonmon Well
Rec No. / Survey Ref No 83153 / CH / 1466
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Major repairs required to many items



Community Rhoose
Name/address Retaining Walls of South Garden at Fonmon Castle
Rec No. / Survey Ref No 83159 / CE / 1722
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Maintenance backlog building up



Community St Athan
 Name/address **Retainers' Hall at East Orchard**
 Rec No. / Survey Ref No 83125 / CA / 1721
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Structurally unsound



Community St Athan
 Name/address **Dovecote at East Orchard**
 Rec No. / Survey Ref No 83118 / CB / 1442
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Structurally unsound



Community St Athan
 Name/address **Pigsty at Gileston Manor**
 Rec No. / Survey Ref No 83124 / FG / 1702
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Many items require replacement



Community St Athan
 Name/address **Garden wall and House Ruins at Flemingston Manor**
 Rec No. / Survey Ref No 83119 / ED / 1518
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Major repairs required to many items



Community St Athan
 Name/address **Barn at West Aberthaw Farm**
 Rec No. / Survey Ref No 83111 / GC / 1213
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Major repairs required to many items



Community St Athan
 Name/address **West Aberthaw Farmhouse**
 Rec No. / Survey Ref No 83130 / GA / 1815
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Major repairs required to many items



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Community St Athan
Name/address Heavy Horse Stable at West Aberthaw Farm
Rec No. / Survey Ref No 83122 / GF / 1539
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Full refurbishment required



Community St Athan
Name/address The Old Rectory (aka Balfour House)
Rec No. / Survey Ref No 83128 / AD / 1324
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Ongoing decline



Community St Brides Major
Name/address Garden Building
Rec No. / Survey Ref No 21788 / DD / 1515
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Structurally unsound



Community St Brides Major
Name/address Dovecote at Durval Farm
Rec No. / Survey Ref No 21782 / EA / 1441
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Structurally unsound



Community St Brides Major
Name/address Fynnon y Winch (Pump House)
Rec No. / Survey Ref No 21796 / EB / 1514
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Very poor condition



Community St Brides Major
Name/address Entrance gateway with flanking wall at Dunraven House
Rec No. / Survey Ref No 21797 / DE / 1419
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Some critical items require replacement



Community St Brides Major
 Name/address **Grand Lodge**
 Rec No. / Survey Ref No 21785 / DA / 1504
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Major repairs required to many items



Community St Donats
 Name/address **The Old Rectory**
 Rec No. / Survey Ref No 13333 / AF / 1331
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Structurally unsound



Community St Donats
 Name/address **Dovecote of Monknash Grange**
 Rec No. / Survey Ref No 13314 / CF / 1720
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Structurally unsound



Community St Donats
 Name/address **Watch-tower to west of St Donats Castle**
 Rec No. / Survey Ref No 13332 / AS / 1840
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Very poor condition



Community St Donats
 Name/address **High Wall, comprising remains of Marcross Castle, bounding part of SW Farmyard of Village Farm**
 Rec No. / Survey Ref No 13306 / BD / 1579
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Major repairs required to many items



Community St Georges Super Ely
 Name/address **St-y-Nyll windmill tower and attached barn remains**
 Rec No. / Survey Ref No 13419 / BB / 1272
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Many items require replacement



Community St Georges Super Ely
 Name/address Churchyard cross at Church of St George
 Rec No. / Survey Ref No 26825 / AB / 1371
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Major repairs required to many items



Community Sully
 Name/address Hayes Farm Windmill
 Rec No. / Survey Ref No 16840 / AB / 1536
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Very poor condition



Community Sully
 Name/address Eight rickstands to N side of Cog Farm
 Rec No. / Survey Ref No 13459 / BC / 1418
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Very poor condition



Community Sully
 Name/address Barn at Home Farm
 Rec No. / Survey Ref No 26972 / BD / 1210
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Major repairs required to many items



Community Wick
 Name/address Outbuilding at Church Farm
 Rec No. / Survey Ref No 20981 / EC / 1666
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Structurally unsound



Community Wick
 Name/address Farm Range to NE of Brooks Farm
 Rec No. / Survey Ref No 20969 / AJ / 1457
 Listed Building Grade II
 Risk Assessment **AT RISK**
 Comment Very poor condition



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Community Wick
Name/address Ruined Windmill Tower
Rec No. / Survey Ref No 20972 / AC / 1724
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Very poor condition



Community Wick
Name/address Remains of Preaching Cross, Church of St. James
Rec No. / Survey Ref No 20975 / AB / 1719
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Many items require replacement



Community Wick
Name/address Outbuilding at Church Farm
Rec No. / Survey Ref No 20980 / EB / 1667
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Major repairs required to many items



Community Wick
Name/address Outbuilding at Church Farm
Rec No. / Survey Ref No 20982 / ED / 1665
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Major repairs required to many items



Community Wick
Name/address Cow-house and Stable Range to NE of Brooks Farm
Rec No. / Survey Ref No 20970 / AK / 1434
Listed Building Grade II
Risk Assessment **AT RISK**
Comment Full refurbishment required



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Appendix B

Gazetteer of 'vulnerable' buildings

Community Barry
 Name/address Sliding Bridge at N entrance to Basin
 Rec No. / Survey Ref No 16562 / 90/86/195 / 1751
 Listed Building Grade II*
 Risk Assessment **VULNERABLE**
 Comment Full refurbishment required



Community Barry
 Name/address **FRIARS POINT HOUSE,**
 Rec No. / Survey Ref No 13455 / 72/C/33 (2) / 1490
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community Barry
 Name/address **NO 72, HIGH STREET (S SIDE) BARRY**
 Rec No. / Survey Ref No 15891 / 72/C/12 (1) / 1612
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community Barry
 Name/address **Walls of Dock Basin (Also known as No 3 Basin)**
 Rec No. / Survey Ref No 3212 / 90/86/194 / 1806
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community Barry
 Name/address **CROSS IN CHURCHYARD AT CHURCH OF ST CADOC,
 COLDBROOK ROAD WEST (W SIDE), CADOXTON**
 Rec No. / Survey Ref No 15901 / 72/C/38 (7) / 1395
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community Barry
 Name/address **FORMER CUSTOMS HOUSE AND MERCANTILE MARINE
 OFFICE, STATION STREET (SW SIDE) BARRY**
 Rec No. / Survey Ref No 13446 / 72/C/21 (9) / 1509
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Reduced maintenance levels



Community Barry
 Name/address **SLIPWAY, BARRY DOCKS**
 Rec No. / Survey Ref No 15895 / 72/C/24 (10) / 1752
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Reduced maintenance levels



Community Barry
 Name/address **Pedestrian Bridge**
 Rec No. / Survey Ref No 87616 / - / 1856
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Secondary item maintenance required



Community Colwinston
 Name/address **East Garden House of Pwll-y-wrach**
 Rec No. / Survey Ref No 81331 / AH / 1415
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Major repairs required to many items



Community Cowbridge with Llanblethian
 Name/address **S, SE & NW Churchyard Walls**
 Rec No. / Survey Ref No 13188 / CHCC / 1727
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Major repairs required to many items



Community Cowbridge with Llanblethian
 Name/address **Water Pump near Police Station**
 Rec No. / Survey Ref No 22303 / W555 / 1844
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Ongoing decline



Community Cowbridge with Llanblethian
 Name/address **Former Coach House to rear of Nos 34 & 36**
 Rec No. / Survey Ref No 22311 / H34A / 1507
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Serious lack of maintenance



Community Cowbridge with Llanblethian
Name/address **NW Boundary Wall To No 83 High Street**
Rec No. / Survey Ref No 13214 / H83A / 1652
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Cowbridge with Llanblethian
Name/address **No.21 Westgate**
Rec No. / Survey Ref No 13237 / W21 / 1134
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Cowbridge with Llanblethian
Name/address **Telephone Call-Box Outside Hill View & The Haven**
Rec No. / Survey Ref No 13477 / W / 1310
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Cowbridge with Llanblethian
Name/address **NW Garden Wall to Rose Cottage and SW Garden Walls to Old Hall & Grammar School Garden at SE**
Rec No. / Survey Ref No 13233 / TM1 / 1653
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Cowbridge with Llanblethian
Name/address **Mounting Block attached to Nos 25 & 27 High Street**
Rec No. / Survey Ref No 13203 / H27A / 1605
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Cowbridge with Llanblethian
Name/address **No.20 High Street**
Rec No. / Survey Ref No 13217 / 1H20 / 1133
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Cowbridge with Llanblethian
Name/address **Roadside Cross**
Rec No. / Survey Ref No 13145 / BLB / 1739
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Cowbridge with Llanblethian
Name/address **Citizens' Advice Bureau**
Rec No. / Survey Ref No 22296 / E79 / 1382
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Reduced maintenance levels



Community Cowbridge with Llanblethian
Name/address **Colours**
Rec No. / Survey Ref No 22286 / E66 / 1433
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Reduced maintenance levels



Community Cowbridge with Llanblethian
Name/address **South Gate (Porth y Felin)**
Rec No. / Survey Ref No 13183 / CHG / 1754
Listed Building Grade II*
Risk Assessment **VULNERABLE**
Comment Reduced maintenance levels



Community Cowbridge with Llanblethian
Name/address **Water Pump against SE Elevation of No 23 High Street**
Rec No. / Survey Ref No 13201 / H23A / 1843
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Reduced maintenance levels



Community Cowbridge with Llanblethian
Name/address **Telephone Call-Box Near Brook Cottage**
Rec No. / Survey Ref No 13478 / BLTCB / 1287
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Secondary item maintenance required



Community Dinas Powys
Name/address Churchyard cross in St Andrew's Churchyard
Rec No. / Survey Ref No 26501 / BB / 1376
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Dinas Powys
Name/address The Old Rectory
Rec No. / Survey Ref No 13626 / BD / 1329
Listed Building Grade II*
Risk Assessment **VULNERABLE**
Comment Reduced maintenance levels



Community Ewenny
Name/address NE Precinct Wall at Ewenny Priory (house)
Rec No. / Survey Ref No 19461 / BK / 1570
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Ewenny
Name/address Garden wall linking N and S Gatehouses at Ewenny Priory (house)
Rec No. / Survey Ref No 19464 / BG / 1519
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Ewenny
Name/address Garden gateway with gates and attached wall at Ewenny Priory (house)
Rec No. / Survey Ref No 19468 / BF / 1516
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Ewenny
Name/address Medieval fishpool in W part of Ewenny Priory (house) gardens
Rec No. / Survey Ref No 19469 / BE / 1338
Listed Building Grade II*
Risk Assessment **VULNERABLE**
Comment Secondary item maintenance required



Community Llan Maes
 Name/address **Walls, Gatepiers and Gates of Llanmaes House**
 Rec No. / Survey Ref No 81305 / AF / 1811
 Listed Building Grade II*
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community Llan Maes
 Name/address **Barn at Great House Farm**
 Rec No. / Survey Ref No 81299 / AD / 1209
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Reduced maintenance levels



Community Llancarfan
 Name/address **CIRCULAR PIGSTY AT THE MEADOWS**
 Rec No. / Survey Ref No 16412 / 72/E/13(3) / 1380
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Secondary item maintenance required



Community Llancarfan
 Name/address **TELEPHONE CALL-BOX TO N OF PARISH CHURCH, LLANTRITHYD**
 Rec No. / Survey Ref No 13440 / 72/E/11(3) / 1315
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Secondary item maintenance required



Community Llancarfan
 Name/address **TELEPHONE CALL-BOX BETWEEN THE PARISH HALL AND THE BRIDGE**
 Rec No. / Survey Ref No 13438 / 72/E/2(1) / 1283
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Secondary item maintenance required



Community Llandow
 Name/address **BARN TO THE E OF THE GREAT HOUSE, TY DRAW (S SIDE)**
 Rec No. / Survey Ref No 16458 / 72/G/04 (1) / 1188
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Ongoing decline



Community Llandow
Name/address THE OLD SHEEP WASHERY, LLYSWORNEY
Rec No. / Survey Ref No 13403 / 72/G/17 (2) / 1778
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Llandow
Name/address TWO FLIGHTS OF STEPS UP TO TERRACE AND YEW TREE PLEASANCE AT LLANMIHANGEL PLACE, LLANMIHANGEL
Rec No. / Survey Ref No 16461 / 72/G/08 (INDEX) / 1796
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Reduced maintenance levels



Community Llanfair
Name/address OLD BEAUPRE CASTLE, OLD BEAUPRE
Rec No. / Survey Ref No 13171 / 72/H/12 (3) / 1645
Listed Building Grade I
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Llanfair
Name/address NE, SE AND SW WALLS, GATEPIERS AND RAILINGS ENCLOSING LLANDOUGH CASTLE AND GATEHOUSE
Rec No. / Survey Ref No 15764 / 72/H/09 (2) / 1571
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Llanfair
Name/address BASSETT FAMILY TOMB ENCLOSURE IN CHURCHYARD OF PARISH CHURCH OF ST HILARY, ST HILARY
Rec No. / Survey Ref No 16419 / 72/H/18 (5) / 1195
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Reduced maintenance levels



Community Llanfair
Name/address TELEPHONE CALL-BOX OPPOSITE VILLAGE FARM, LLANTRITHYD ROAD (NE SIDE), ST HILARY
Rec No. / Survey Ref No 13442 / 72/H/25 (5) / 1293
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Secondary item maintenance required



Community Llangan
Name/address **Church of St Canna**
Rec No. / Survey Ref No 13155 / AA / 1363
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Serious lack of maintenance



Community Llangan
Name/address **Churchyard Cross at Church of St Canna**
Rec No. / Survey Ref No 81314 / AB / 1372
Listed Building Grade I
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Llangan
Name/address **Telephone Call-box opposite Mount Pleasant Farm**
Rec No. / Survey Ref No 13480 / AF / 1292
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Secondary item maintenance required



Community Llantwit Major
Name/address **Chantry House**
Rec No. / Survey Ref No 13272 / CC / 1254
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Major repairs required to many items



Community Llantwit Major
Name/address **Former Chantry Priest's House**
Rec No. / Survey Ref No 13251 / CB / 1476
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Major repairs required to many items



Community Llantwit Major
Name/address **Circular Pigsty to north of Downs Farm**
Rec No. / Survey Ref No 13298 / NB / 1428
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Serious lack of maintenance



Community Llantwit Major
 Name/address **The Gatehouse (Porter's Room)**
 Rec No. / Survey Ref No 13254 / EB / 1319
 Listed Building Grade II*
 Risk Assessment **VULNERABLE**
 Comment Serious lack of maintenance



Community Llantwit Major
 Name/address **Walls surrounding Garden to west of Boverton House**
 Rec No. / Survey Ref No 13240 / BC / 1407
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community Llantwit Major
 Name/address **Forecourt and Graveyard Gates, Gatepiers and Walls of Bethesda'r Fro Chapel**
 Rec No. / Survey Ref No 83388 / HH / 1469
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community Llantwit Major
 Name/address **Well opposite Downcross Farm**
 Rec No. / Survey Ref No 13284 / DD / 1846
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community Llantwit Major
 Name/address **Garden Wall, Gate and Mounting Block and Stables at Plymouth House**
 Rec No. / Survey Ref No 83392 / HD / 1495
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community Llantwit Major
 Name/address **Walls to Garden to West Farmhouse on south-east side of West Street**
 Rec No. / Survey Ref No 13291 / MC / 1809
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community Llantwit Major
 Name/address **Windmill House**
 Rec No. / Survey Ref No 13292 / NC / 1488
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Reduced maintenance levels



Community Llantwit Major
 Name/address **Navron**
 Rec No. / Survey Ref No 83395 / BB / 1569
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Reduced maintenance levels



Community Llantwit Major
 Name/address **Dovecote**
 Rec No. / Survey Ref No 13253 / EC / 1444
 Listed Building Grade II*
 Risk Assessment **VULNERABLE**
 Comment Reduced maintenance levels



Community Llantwit Major
 Name/address **Telephone Call-Box outside Old White Hart P.H.**
 Rec No. / Survey Ref No 13453 / LB / 1265
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Secondary item maintenance required



Community Michaelston
 Name/address **Lychgate at Church of St Michael**
 Rec No. / Survey Ref No 26488 / AB / 1595
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community Michaelston
 Name/address **Telephone Call-box**
 Rec No. / Survey Ref No 13449 / AD / 1296
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Secondary item maintenance required



Community Penarth
 Name/address **PENARTH PIER (INCLUDING PAVILION & SHOPS) THE ESPLANADE**
 Rec No. / Survey Ref No 13355 / 72/B/21(4) / 1693
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Ongoing decline



Community Penarth
 Name/address **REMAINS OF CWRT-Y-VIL GRANGE (GENERALLY KNOWN AS CWRT-Y-VIL CASTLE) CASTLE AVENUE**
 Rec No. / Survey Ref No 13346 / 72/B/12(1) / 1717
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community Penarth
 Name/address **HEADLANDS SCHOOL, PAGET PLACE**
 Rec No. / Survey Ref No 13358 / 72/B/24(3) / 1537
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community Penarth
 Name/address **FOOTBRIDGE AT COGAN STATION, COGAN HILL**
 Rec No. / Survey Ref No 13349 / 72/B/15(1) / 1467
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Reduced maintenance levels



Community Penarth
 Name/address **TELEPHONE CALL-BOX ON THE EDGE OF ALBERT ROAD GARDENS, ALBERT ROAD**
 Rec No. / Survey Ref No 13339 / 72/B/5(3) / 1289
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Secondary item maintenance required



Community Penarth
 Name/address **TELEPHONE CALL-BOX OUTSIDE NOS.5 & 5A ROYAL BUILDINGS, STATION APPROACH**
 Rec No. / Survey Ref No 13369 / 72/B/35(2) / 1312
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Secondary item maintenance required



Community Pendoylan
Name/address HENSOL CASTLE (INCLUDING ATTACHED COURTYARD RANGES TO N.) HENSOL
Rec No. / Survey Ref No 13482 / 72/D/7 (2) / 1577
Listed Building Grade I
Risk Assessment **VULNERABLE**
Comment Reduced maintenance levels



Community Pendoylan
Name/address TELEPHONE CALL-BOX, HEOL ST CATTWG (N SIDE), PENDOYLAN
Rec No. / Survey Ref No 13454 / 72/D/3 (1) / 1295
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Reduced maintenance levels



Community Penllyn
Name/address Churchyard Wall and Gates of Church of St. Owain
Rec No. / Survey Ref No 82685 / FB / 1422
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Penllyn
Name/address Westernmost Salmon Well
Rec No. / Survey Ref No 19655 / EJ / 1821
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Penllyn
Name/address Cross in Churchyard of Church of St. Senwyr
Rec No. / Survey Ref No 82687 / CB / 1399
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Peterston Super Ely
Name/address Road Bridge over Nant Criafol
Rec No. / Survey Ref No 26947 / AG / 1738
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Peterston Super Ely
Name/address **No.2 Pwll y Min Crescent**
Rec No. / Survey Ref No 26949 / BA1 / 1132
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Peterston Super Ely
Name/address **Telephone Call-box outside Fircot**
Rec No. / Survey Ref No 13441 / AC / 1309
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Secondary item maintenance required



Community Rhoose
Name/address **Cross in Churchyard at Church of St Mary**
Rec No. / Survey Ref No 83148 / EB / 1396
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Rhoose
Name/address **Memorial to John and Mary Jenkins in Churchyard of Church of St Mary**
Rec No. / Survey Ref No 83156 / ED / 1339
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Rhoose
Name/address **Sarah Elizabeth Jones Memorial Cross in the Churchyard of the Church of St Mary**
Rec No. / Survey Ref No 83161 / EE / 1728
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community Rhoose
Name/address **Kenson Bridge**
Rec No. / Survey Ref No 83154 / EF / 1542
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Secondary item maintenance required



Community St Athan
 Name/address **Combination Farm Building at Flemingston Court**
 Rec No. / Survey Ref No 13464 / EE / 1179
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Some critical items require replacement



Community St Athan
 Name/address **Cart Shed at West Aberthaw Farm**
 Rec No. / Survey Ref No 83113 / GE / 1231
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Major repairs required to many items



Community St Athan
 Name/address **Garden Wall of West Aberthaw Farmhouse**
 Rec No. / Survey Ref No 83120 / GB / 1494
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Major repairs required to many items



Community St Athan
 Name/address **Bullhouse (Old Chapel) at West Aberthaw Farm**
 Rec No. / Survey Ref No 83112 / GD / 1226
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Full refurbishment required



Community St Athan
 Name/address **Detached Kitchen at Flemingston Court**
 Rec No. / Survey Ref No 83117 / EC / 1405
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Ongoing decline



Community St Athan
 Name/address **Kitchen Garden Wall of Gileston Manor**
 Rec No. / Survey Ref No 83123 / FI / 1544
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community St Athan
 Name/address **Garden Walls along roadside at Gileston Manor**
 Rec No. / Survey Ref No 83121 / FH / 1496
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community St Athan
 Name/address **Church of St Brise**
 Rec No. / Survey Ref No 13142 / D / 1361
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Secondary item maintenance required



Community St Athan
 Name/address **Telephone Call-box on the road verge to the north of the Church of St Michael the Archangel**
 Rec No. / Survey Ref No 13439 / EF / 1290
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Secondary item maintenance required



Community St Brides Major
 Name/address **Fynnon y Pant**
 Rec No. / Survey Ref No 21794 / FA / 1492
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Major repairs required to many items



Community St Brides Major
 Name/address **Boundary and Dividing Walls to Walled Gardens**
 Rec No. / Survey Ref No 21787 / DC / 1218
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Full refurbishment required



Community St Brides Major
 Name/address **Cart shed at Castle-upon-Alun House**
 Rec No. / Survey Ref No 21771 / BF / 1230
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Ongoing decline



Community St Brides Major
Name/address **Boundary Wall N of Seamouth Lodge**
Rec No. / Survey Ref No 21792 / DH / 1201
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community St Brides Major
Name/address **Churchyard Cross, Church of St Bridget**
Rec No. / Survey Ref No 21767 / AB / 1378
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community St Donats
Name/address **Free-standing Outbuilding at Village Farm incorporating remains of Marcross Castle and sited on SW**
Rec No. / Survey Ref No 13307 / BE / 1489
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Major repairs required to many items



Community St Donats
Name/address **East Boundary Wall of St Donats Castle**
Rec No. / Survey Ref No 83480 / AV / 1414
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Major repairs required to many items



Community St Donats
Name/address **Monknash Forge**
Rec No. / Survey Ref No 13315 / CG / 1601
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Full refurbishment required



Community St Donats
Name/address **Outhouse Range to south of Church Farmhouse**
Rec No. / Survey Ref No 83483 / CE / 1669
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Full refurbishment required



Community St Donats
Name/address Walls, Steps, Terraces, Pavilion, Summerhouses and Cottage attached to wall of the Hanging Gardens
Rec No. / Survey Ref No 13326 / AO / 1805
Listed Building Grade I
Risk Assessment **VULNERABLE**
Comment Serious lack of maintenance



Community St Donats
Name/address Sundial at St Donat's Castle
Rec No. / Survey Ref No 83484 / AP / 1275
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community St Donats
Name/address Churchyard Wall, Gatepiers and Gates to the Church of the Holy Trinity running along the road
Rec No. / Survey Ref No 13305 / BB / 1746
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community St Donats
Name/address Wall of Entrance Forecourt at St Donats Castle and part of North-west Boundary Wall
Rec No. / Survey Ref No 13318 / AH / 1682
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community St Donats
Name/address Churchyard Wall of Church of St Donat, including Railings and Gates
Rec No. / Survey Ref No 83479 / AB / 1425
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community St Donats
Name/address Garden Wall of Church Farmhouse
Rec No. / Survey Ref No 83481 / CD / 1493
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Maintenance backlog building up



Community St Donats
 Name/address **Medieval Cross and associated Slab in the Churchyard of the Church of St Donat**
 Rec No. / Survey Ref No 13330 / AC / 1337
 Listed Building Grade I
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community St Donats
 Name/address **Cottage against the south-east wall of the Churchyard of the Church of St Donat**
 Rec No. / Survey Ref No 13331 / AE / 1391
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community St Georges Super Ely
 Name/address **Ty Ffynnon**
 Rec No. / Survey Ref No 26823 / AD / 1770
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Serious lack of maintenance



Community St Georges Super Ely
 Name/address **Gate and gatepiers midway along S drive at Coedarhydyglyn**
 Rec No. / Survey Ref No 14866 / CC / 1521
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Secondary item maintenance required



Community St Nicholas and Bonvilston
 Name/address **NO 5 SMITHS ROW (ALSO KNOWN AS BLACKSMITHS COTTAGES), A48 (N SIDE), ST. NICHOLAS**
 Rec No. / Survey Ref No 16325 / 72/F/14(4) / 1608
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Serious lack of maintenance



Community St Nicholas and Bonvilston
 Name/address **Walled Garden at Dyffryn House**
 Rec No. / Survey Ref No 13472 / 72/F/9(3) / 1804
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community St Nicholas and Bonvilston
 Name/address **CHURCHYARD CROSS AT PARISH CHURCH OF ST MARY, A 48 (N SIDE), BONVILSTON**
 Rec No. / Survey Ref No 16320 / 72/F/3(1) / 1375
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community St Nicholas and Bonvilston
 Name/address **CORY FAMILY CHEST-TOMB AT PARISH CHURCH OF ST NICHOLAS, ST NICHOLAS**
 Rec No. / Survey Ref No 16322 / 72/F/11(4) / 1390
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community St Nicholas and Bonvilston
 Name/address **TELEPHONE CALL-BOX ON CORNER WITH ROAD TO ST.NICHOLAS' CHURCH, A48 (N SIDE), ST.NICHOLAS**
 Rec No. / Survey Ref No 13425 / 72/F/16(4) / 1288
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Secondary item maintenance required



Community Sully
 Name/address **Limekiln**
 Rec No. / Survey Ref No 26973 / AE / 1548
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community Welsh St Donats
 Name/address **Churchyard Wall of Church of St Donat**
 Rec No. / Survey Ref No 83405 / AB / 1423
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community Wenvoe
 Name/address **Former walled kitchen garden wall at Wenvoe Castle- W range**
 Rec No. / Survey Ref No 26994 / AF / 1485
 Listed Building Grade II
 Risk Assessment **VULNERABLE**
 Comment Maintenance backlog building up



Community Wenvoe
Name/address Vine Walk and Kiosks
Rec No. / Survey Ref No 26990 / CD / 1839
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Reduced maintenance levels



Community Wick
Name/address Outbuilding at Church farm
Rec No. / Survey Ref No 20983 / EE / 1677
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Ongoing decline



Community Wick
Name/address Brooks Farm and adjoining range aka Brook Farm
Rec No. / Survey Ref No 20968 / AI / 1222
Listed Building Grade II
Risk Assessment **VULNERABLE**
Comment Serious lack of maintenance



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Appendix C

Success stories

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Plymouth House

Buildings no Longer at Risk

Grade:	II
2006 Risk Category:	3
2011 Risk Category	6

Summary

Present house of probably early C16 origin with a C17 addition at the east end. The house was altered, refurbished and extended at the rear in c1840 and externally has been little changed since.

Consent was granted in 2007 for the complete refurbishment of the building and its subdivision to create two residential units. These works have subsequently been completed.

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The Boot House

Buildings no Longer at Risk

Grade:	II
2006 Risk Category:	1
2011 Risk Category	6

Summary

An 18th century building on an important site with added group value with the former Grammar School, South Gate and Town Walls.

Consent was granted in 2007 for the complete refurbishment of the building, along with the former Grammar School and its subdivision to create residential units. These works have subsequently been completed.

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2006





Castle Farm House

Buildings no Longer at Risk

Grade:	II
2006 Risk Category:	3
2011 Risk Category	5

Summary

Medieval in origin, Castle Farm House is listed Grade I for its important medieval fabric and the magnificent first floor hall.

Consent was granted in 2010 for the refurbishment of the building. The works are currently ongoing.

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Green Isha Farm

Buildings no Longer at Risk

Grade:	II
2006 Risk Category:	3
2011 Risk Category	5

Summary

Green Isha Farm is listed Grade II as a good example of an early 18th century farmhouse and rectory with earlier origins and with attached agricultural range.

Consent was granted in 2006 for the complete refurbishment of the building. These works have subsequently been completed.

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Appendix D

Action Plan

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ID	Description Community	CEF Score	Summary	Recommended Action
1	Garden Building St Brides Major	9.77	Scheduled Monument Ruinous	Encourage consolidation. Consider recording exercise. Liaison with Cadw.
2	Summerhouse Fort Llantwit Major	11.90	Scheduled Monument Ruin	Encourage consolidation. Consider recording exercise. Liaison with Cadw.
3	The Old Rectory St Donats	12.13	Ruinous not meeting criteria for scheduling	Encourage consolidation. Consider recording exercise
4	Dovecote at Durval Farm St Brides Major	14.62	Degrading	Encourage consolidation. Consider recording exercise.
5	Grotto in Wenvoe Castle Park Barry	14.80	Ruinous not meeting criteria for scheduling	Encourage consolidation. Consider recording exercise.
6	Dovecote of Monknash Grange St Donats	15.18	Scheduled Monument Ruinous	Encourage repair. Liaison with Cadw.
7	Retainers' Hall at East Orchard St Athan	15.25	Scheduled Monument Ruinous	Encourage repair. Liaison with Cadw.
8	Outbuilding at Church Farm Wick	15.75	In need of maintenance	Consent granted in 2007 for conversion (2006/00069/LBC) but not implemented. Encourage maintenance. Consider further action.
9	Great Frampton Llantwit Major	16.02	Building shell/ Semi ruinous Importance as one of the few Georgian Country Houses in the Vale may warrant consideration of approval of re-building.	Consider further action.
10	Old Place (or Llantwit Major Castle) Llantwit Major	16.65	Scheduled Monument Ruin	Recently sold to a private developer who is working on a scheme to consolidate and repair the building.
11	Dovecote at East Orchard St Athan	17.12	Scheduled Monument Building shell	Encourage consolidation, repair and re-use. Liaison with Cadw.
12	Remains of Dinas Powis Castle Dinas Powys	17.49	Scheduled Monument Ruinous	Encourage consolidation. Consider recording exercise. Liaison with Cadw.
13	Ruins Of Llantrithyd Place Llancarfan	17.49	Scheduled Monument Ruin	Encourage consolidation. Consider recording exercise. Liaison with Cadw.
14	Farm Range to NE of Brooks Farm Wick	17.99	Repairable for viable use	Encourage maintenance. Consider further action.
15	Barn on Ewenny Down Ewenny	19.28	General Repairs Req'd.	Encourage maintenance

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ID	Description Community	CEF Score	Summary	Recommended Action
16	Fynnon y Winch (Pump House) St Brides Major	19.28	Industrial, repairable but unlikely to be interest without funding	Encourage consolidation. Consider recording exercise.
17	Brynwell Farm including attached agricultural buildings Michaelston	20.53	Unsecure Capable of Restoration / Residential use	Consider further action.
18	Outbuilding to north of Church Farmhouse Rhoose	20.60	Substantial crack to end elevation.	Encourage repair.
19	St Anne's Well, Llanmihangel Llandow	21.42	Well Structure.	Encourage continued maintenance and interpretative sign.
20	Old Beaupre Barn, Old Beaupre Llanfair	21.42	Scheduled Monument Ruin.	Beyond viable 'repair'. Liaison with Cadw.
21	East Kilns at Aberthaw Lime and Cement Works Rhoose	21.42	Scheduled Monument Ruin.	Encourage consolidation. Liaison with Cadw. Scope for interpretation?
22	Eight rickstands to N side of Cog Farm Sully	21.42	Unused.	Emphasise status to owner and encourage maintenance.
23	Hayes Farm Windmill Sully	21.42	Unused and degrading	Encourage consolidation and management of decay.
24	Ruined Windmill Tower Wick	21.42	Unused and degrading	Encourage consolidation and management of decay.
25	Watch-tower to west of St Donats Castle St Donats	22.23	Unused near ruinous.	Encourage management of decay.
26	Cross in Churchyard of Church of St Cattwg Llanmaes	22.91	Wall structure poor.	Encourage maintenance.
27	Pigsty at Gileston Manor St Athan	23.25	Unused but has potential for repair and re-use.	Encourage repair.
28	St-y-Nyll windmill tower and attached barn remains St Georges Super Ely	23.69	Ruin.	Encourage management of decay.

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ID	Description Community	CEF Score	Summary	Recommended Action
29	Barn and Stable Range at Great Frampton Farm Llantwit Major	23.95	Fire damaged shell. Importance as ancillary structure to one of the few Georgian Country Houses in the Vale in terms of group value	Consider further action.
30	Remains of Preaching Cross, Church of St. James Wick	24.21	Re-pointing required.	Encourage re-pointing.
31	Operator's Cabin to Sliding Bridge Barry	24.37	No Use.	Encourage maintenance and repair.
32	Barn At Fishweir, St Mary Church Llanfair	24.48	No Roof.	Encourage management of decay.
33	Railed Tomb to Nicholl family to east of Chancel of Church of St Cattwg Llanmaes	24.50	Tomb.	Encourage maintenance.
34	Boverton Place including attached bee-boles Llantwit Major	27.01	Scheduled Monument Ruin.	Encourage management of decay. Liaison with Cadw.
35	Barn at Biglis Farm Dinas Powys	29.30	Rain water goods very bad and flashings and windows generally poor. Potential for conversion?	Encourage maintenance.
36	Summerhouse Tower Llantwit Major	29.56	Scheduled Monument No Use. Wall condition poor	Encourage maintenance. Liaison with Cadw.
37	Entrance gateway with flanking wall at Dunraven House St Brides Major	29.56	Scheduled Monument Ruin.	No Action. Liaison with Cadw.
38	Aberthaw Lime and Cement Works Rhoose	29.68	Scheduled Monument Roofless.	Encourage repair and re-use. Liaison with Cadw.
39	Churchyard Wall Of Church Of St Nicholas, St Nicholas' Road (W Side) Barry	30.58	Requires re-pointing.	Encourage repair.
40	Mid Well at West-End Town Llantwit Major	31.02	Poor condition. No incentive to repair	Encourage repair.

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ID	Description Community	CEF Score	Summary	Recommended Action
41	High Wall, comprising remains of Marcross Castle, bounding part of SW Farmyard of Village St Donats	33.38	Boundary enclosure in need of maintenance.	Encourage repair utilising appropriate repair technologies.
42	Garden Wall and Gate of Flanders Farmhouse Llantwit Major	33.83	Requires re-pointing and maintenance.	Encourage repair.
43	Marine Buildings, Dock Road Penarth	35.95	Roof condition & drainage worsening, fenestration very bad	Application for listed building consent for conversion to hotel made October 2011.
44	Outbuilding at Church Farm Wick	36.70	In need of wholesale attention, capable of use.	Consent granted in 2007 for conversion (2006/00069/LBC) but not implemented. Consider further action.
45	Public Convenience Barry	37.21	Capable of reuse.	Council owned and considered surplus. Prepare a development brief prior to disposal.
46	Garden wall and House Ruins at Flemingston Manor St Athan	37.53	In need of roofing repairs and re-pointing.	Encourage repair.
47	Gatepiers, Gates and Boundary Walls at entrance to Penllyn Castle Main Drive Penllyn	37.73	Requires re-pointing and maintenance.	Encourage repair.
48	Barn at West Aberthaw Farm St Athan	37.97	Capable of refurbishment / conversion.	Consider further action.
49	Penllyn Castle Penllyn	38.21	Needs roofing repairs.	Encourage repair.
50	Chimney 100m north of Gelliaraul Farmhouse Llangan	38.23	Lead Mine chimney. Monument not of national significance.	Encourage repair and consolidation. Consider recording exercise.
51	Fonmon Well Rhoose	38.25	Overgrown. Requires re-pointing and maintenance.	Encourage repair and clearance of vegetation.
52	West Aberthaw Farmhouse St Athan	38.27	Would benefit from works to flashings and roof, re – limewashing.	Encourage.

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ID	Description Community	CEF Score	Summary	Recommended Action
53	Churchyard cross at Church of St George St Georges Super Ely	38.90	Needs re-pointing and re-bedding works whilst stone still in vicinity.	Encourage.
54	Old Leckwith Bridge (partly in Canton Community) Michaelston	39.01	Scheduled Monument Requires major repairs to parapets.	Encourage repair and re-use. Liaison with Cadw.
55	Grand Lodge St Brides Major	39.07	Door and roof repairs needed	Encourage repair.
56	Outbuiding at Church Farm Wick	40.84	Capable of reuse.	Consent granted in 2007 for conversion (2006/00069/LBC) but not implemented. Consider further action.
57	Former Fire Station, Court Road (W Side), Barry Barry	41.46	Roofing, Chimneys, Rainwater Goods, Windows, Doors, Flashings and Architectural details in need of urgent repair.	Consider further action.
58	Barn at Home Farm Sully	41.48	Roofing works, rainwater goods and door need addressing.	Consider further action.
59	Llandough Castle Flats, Llandough Llanfair	42.96	Works to windows and pooch required together with improved security measures.	Consider further action.
60	Heavy Horse Stable at West Aberthaw Farm St Athan	45.65	Roof and surface water drainage need addressing.	Consider further action.
61	Cow-house and Stable Range to NE of Brooks Farm Wick	46.11	Flashings, rainwater goods and wall repairs need attention and repair.	Encourage.
62	Churchyard Wall of the Church of St Mary Llangan	47.54	General maintenance programme to be encouraged.	Encourage.
63	The Old Rectory (aka Balfour House) St Athan	47.89	Roof, flashings and rainwater systems need attention.	Consider further action.
64	Former Hall Range To S Of Old Beaupre Castle, Old Beaupre Llanfair	62.97	Scheduled Monument Roof lights, Rainwater goods, window and doors require attention, together with general building maintenance.	Encourage repair. Liaison with Cadw.

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ID	Description Community	CEF Score	Summary	Recommended Action
65	Churchyard Cross of Church of St. Michael and All Angels Colwinston	66.08	Re-pointing required.	Encourage re-pointing.
66	Watchtower, Cold Knap Way, The Knap Barry	66.29	Repairs and maintenance required.	Council owned building deemed surplus to requirements. Liaise with new owner to ensure repair.
67	Retaining Walls of South Garden at Fonmon Castle Rhoose	71.40	Requires repairs to parapets and re-pointing.	Encourage repair.
68	Wall and Gateway opposite Boverton House Llantwit Major	72.81	Wall pointing in need of attention.	Encourage.
69	Gates And Gatepiers At Drive Entrance To Friars Point House, Friars Road (W Barry	90.19	Requires repairs and maintenance.	Encourage repair.
70	Telephone Call-Box In Front Of The Pavilion And Pier,The Esplanade Penarth	94.05	Requires repairs and maintenance.	Encourage repair.
71	Telephone Call-Box Close To The Junction With Stanwell Road,Plymouth Penarth	95.34	Requires repairs and maintenance.	Encourage repair.



Site where more acute action in the form of
the serving of notices is recommended