



Listed Buildings at Risk Survey 2015

Introduction

1. 'Buildings at Risk' refers to listed, historic buildings at risk through neglect and decay. For the purposes of this document, the Buildings at Risk referred to are those structures which are included on the statutory list as buildings of special architectural or historic interest. Curtilage listed structures and other non-listed, historic buildings are not included within the scope of this survey.
2. The creation of 'risk registers' first began following initiatives by the Civic Trust to address concerns at the number of listed buildings falling into a state of disrepair and to assist Local Authorities with the prioritisation of limited resources. Within the last decade Cadw has funded Buildings at Risk surveys across Wales and as a result all Local Authorities now maintain a Buildings at Risk database. In time Cadw intend to commission a quinquennial programme of surveys of listed buildings at risk with the view to creating an all Wales online register.
3. The 2015 survey can be directly compared to the previous 2011 and 2006 surveys which were carried out to the same methodology. A risk survey of listed buildings was also undertaken in 1997 to a different methodology.
4. Local Authorities, together with owners, are the primary custodians of Listed Buildings and in accordance with National Guidance, 'best practice' should involve:
 - Regular monitoring, to identify vulnerable buildings, which could later become at risk.
 - When necessary using statutory powers to ensure owners carry out the necessary works for the 'proper preservation' of their buildings, as required by section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
 - Addressing the problems of existing properties on the register before they are lost.
5. The Buildings at Risk survey results are contained on a national building condition database which is maintained by The Handley Partnership on behalf of Cadw. The database contains details of the condition of the historic building stock and enables local authorities to set priorities for action. The database can also be used to identify trends and provide comparative analysis between surveys.
6. Each listed building on the database is awarded a 'Critical Element Factor (CEF) Score', a percentage determining the building's level of risk. This is based on an assessment of the building's condition, its individual rate of deterioration and the building's occupancy level. The condition of each Listed Building has been determined based upon a detailed appraisal of the condition of each building element. For example, wall structure, flashings and architectural details. The buildings have then been awarded a risk score to reflect their vulnerability, ranging from extreme risk (1) to vulnerable (3) to not at risk (6).

Key Findings

- 27 buildings are identified as **At Risk**, a reduction of 8 (23%) since 2011.
- There has been an increase in the number of **Vulnerable** buildings, up from 100 to 116.
- 85% of buildings are **Not at Risk**, compared to 86% in 2011 and 83% in 2006.

Priorities for Action

- When necessary using statutory powers to ensure owners carry out the necessary works for the 'proper preservation' of their buildings as required by legislation.
- Work with Council service areas, stakeholders and funding bodies to protect council owned vulnerable or at risk listed buildings.
- Many buildings and structures form part of larger estates or are tied to longer term redevelopment proposals, every effort is made to secure short and long term repair and protection, particularly through planning and listed building application processes.

**Buildings
identified as
At Risk**

14094_1 - Laundry Building to former Isolation Hospital, Flat Holm

Cardiff - Butetown - Grade II (Date Listed - 05/06/1987) - Current Survey Date: 06-Oct-2011



Risk & Use Assessment

At Risk (1)

This building has not changed significantly since its previous inspection in 2006

Condi Occupancy
 Very Bad Vacant

Current Use - OTHER - OTHER BUILDING

Ownership - The building is in local authority ownership

Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 9.91

Structurally unsound with multiple failures - loss may follow in short term

25.04% - chance of decline (Average)

-3.23% - predicted HAA Score reduction per year (Elevated)

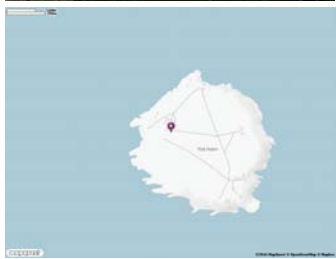
Building Element Condition Assessment

Major Repairs Required

Chimneys (render), Wall Pointing, Wall Render (smooth)

Full Replacement Required

Roof Covering (slate), Roof Flashings, Rooflights or Dormers (timber), Rain Water Goods (cast iron), Main Wall Structure (brick), Window Frames (timber), Window Glazing, Doors (timber)



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
-89.27	1/972 (1.00)	-88.91	1/118 (0.99)	-87.25	4/594 (0.99)	-87.68
-87.25	4/594 (0.99)	-87.68	1/26 (0.96)	-87.29	4/603 (0.99)	-87.68
-87.68	1/26 (0.96)	-87.29	4/603 (0.99)	-87.68	1/26 (0.96)	-87.68

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
2/972 (1.00)	List Grade	8.66	5.0
2/118 (0.98)	Risk Assessment	100.0	6.0
15/594 (0.97)	Local Factors	50.00	6.0
2/26 (0.92)	Decline Chance/Rate	45.80/52.	7.0/8.0
15/603 (0.98)	HAA Score	90.09	10.0
2/26 (0.92)	Building Cluster HAA	32.79	4.0
	Building PAS	58.96	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 06-Oct-11	Very Bad	Vacant	At Risk (1)	9.91
Archive 25-Apr-06	Very Bad	Vacant	At Risk (1)	9.91

14093_1 - Former Isolation Hospital (Main Block) Flat Holm Island

Cardiff - Butetown - Grade II (Date Listed - 05/06/1987) - Current Survey Date: 06-Oct-2011

Situated on rising ground towards the centre-west of the island; formerly grouped with ancillary buildings in hospital compound.



Risk & Use Assessment

At Risk (1)

This building has declined (high decline rate) since its previous inspection in 2006

Condi Occupancy
 Very Bad Vacant

Current Use - OTHER - OTHER BUILDING

Ownership - The building is in local authority ownership

Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 12.26

Structurally unsound with multiple failures - loss may follow in short term

30.27% - chance of decline (Elevated)

-3.27% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

Minor Repairs Required

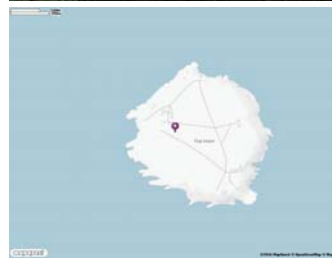
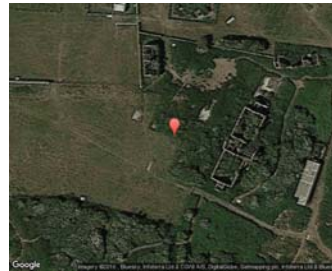
Chimneys (render)

Major Repairs Required

Wall Pointing, Wall Render (smooth)

Full Replacement Required

Roof Covering (slate), Roof Flashings, Rain Water Goods (cast iron), Main Wall Structure (brick), Window Frames (timber), Window Glazing, Doors (timber)



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
-86.72	2/972 (1.00)	-86.28	2/118 (0.98)	-84.22	6/594 (0.99)	-84.75
-86.28	2/118 (0.98)	-84.22	6/594 (0.99)	-84.75	2/26 (0.92)	-84.22
-84.22	6/594 (0.99)	-84.75	2/26 (0.92)	-84.22	6/603 (0.99)	-84.75
-84.75	2/26 (0.92)	-84.22	6/603 (0.99)	-84.75	2/26 (0.92)	-84.75

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
1/972 (1.00)	List Grade	8.66	5.0
1/118 (0.99)	Risk Assessment	100.0	6.0
10/594 (0.98)	Local Factors	50.00	6.0
1/26 (0.96)	Decline Chance/Rate	55.36/53.	7.0/8.0
10/603 (0.98)	HAA Score	87.74	10.0
1/26 (0.96)	Building Cluster HAA	32.79	4.0
	Building PAS	60.20	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 06-Oct-11	Very Bad	Vacant	At Risk (1)	12.26
Archive 25-Apr-06	Very Bad	Vacant	At Risk (1)	14.80

13921_1 - Great House Farmhouse and attached Barn

Cardiff - St Fagans - Grade II (Date Listed - 10/06/1977) - Current Survey Date: 06-Nov-2015

Off the road south from St Fagans and about 1000m from the Church of St Mary the Blessed Virgin.



Risk & Use Assessment

At Risk (1)

This building has declined (high decline rate) since its previous inspection in 2011

Condition: Very Bad
Occupancy: Vacant

Current Use - DOMESTIC - FARMHOUSE

Ownership - The building is in private ownership

Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 17.75

Condition is very poor, main structural elements serviceable but many items need

33.76% - chance of decline (Elevated)

-3.31% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

Minor Repairs Required

Chimneys (render), Window Frames (timber), Window Glazing

Major Repairs Required

Roof Flashings, Rain Water Goods (cast iron and other), Wall Pointing, Doors (timber)

Full Replacement Required

Roof Covering (slate), Main Wall Structure (not applicable)



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group

Planning Authority	-80.77	3/972 (1.00)	-----
Community/Parish	-79.77	1/102 (0.99)	-----
Broad Use Type	-80.79	115/13260	-----
Broad Use Type LPA	-77.23	1/371 (1.00)	-----
Detailed Use Type	-78.55	46/1529 (0.97)	-----
Detailed Use Type	-81.54	1/15 (0.93)	-----

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	3/972 (1.00)	-----	List Grade	8.66	5.0
	1/102 (0.99)	-----	Risk Assessment	100.0	6.0
	88/13246	-----	Local Factors	50.00	6.0
	1/371 (1.00)	-----	Decline Chance/Rate	61.75/54.	7.0/8.0
	40/1529 (0.97)	-----	HAA Score	82.25	10.0
	1/15 (0.93)	-----	Building Cluster HAA	8.55	4.0
			Building PAS	58.12	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 06-Nov-15	Very Bad	Vacant	At Risk (1)	17.75
Archive 17-May-11	Poor	Vacant	At Risk (3)	24.50
Archive 17-Mar-06	Poor	Partly Occupied	At Risk (3)	34.96

13824_1 - Pen-pil (aka Penpill Farm Kennels)

Cardiff - Trowbridge - Grade II (Date Listed - 19/05/1975) - Current Survey Date: 05-Nov-2015

Set end-on to Wentloog Road, which is no longer a thoroughfare, and now adjacent to a large industrial development site off the new Wentloog Avenue.



Risk & Use Assessment

At Risk (1)

This building has not changed significantly since its previous inspection in 2011

Condition: Very Bad
Occupancy: Vacant

Current Use - DOMESTIC - HOUSE

Ownership - The building is in private ownership

Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 18.70

Condition is very poor, main structural elements serviceable but many items need

30.70% - chance of decline (Elevated)

-3.24% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

Minor Repairs Required

Chimneys (brick), Wall Render (smooth)

Major Repairs Required

Window Frames (timber), Window Glazing, Doors (timber)

Full Replacement Required

Roof Covering (slate), Roof Flashings, Rooflights or Dormers (timber), Rain Water Goods (plastic)



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group

Planning Authority	-79.74	4/972 (1.00)	-----
Community/Parish	-75.20	1/9 (0.89)	-----
Broad Use Type	-79.76	124/13260	-----
Broad Use Type LPA	-80.77	2/371 (0.99)	-----
Detailed Use Type	-80.12	29/8043 (1.00)	-----
Detailed Use Type	-80.56	1/262 (1.00)	-----

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	6/972 (0.99)	-----	List Grade	8.66	5.0
	1/9 (0.89)	-----	Risk Assessment	100.0	6.0
	113/13246	-----	Local Factors	50.00	6.0
	2/371 (0.99)	-----	Decline Chance/Rate	56.16/53.	7.0/8.0
	26/8042 (1.00)	-----	HAA Score	81.30	10.0
	1/262 (1.00)	-----	Building Cluster HAA	13.73	4.0
			Building PAS	57.22	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 05-Nov-15	Very Bad	Vacant	At Risk (1)	18.70
Archive 17-May-11	Very Bad	Vacant	At Risk (1)	18.70
Archive 30-Mar-06	Very Bad	Vacant	At Risk (1)	30.76

13687_1 - Summerhouse and Underground Vaulted Chamber in the

Cardiff - Llandaff - Grade II (Date Listed - 19/05/1975) - Current Survey Date: 06-Nov-2015

Sited on top of a mound in the north-west corner of Rookwood Hospital grounds and about 100m from the main building.

Risk & Use Assessment

●●●●●● **At Risk (1)** Condiiti Occupancy

This building has not changed significantly since its previous inspection in 2011

Very Bad Vacant

Current Use - GARDEN - GARDEN BUILDING
 Ownership - The building is in other ownership
 Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

●●●●●● **HAA Score - 20.32**
 Condition is very poor, main structural elements serviceable but many items need

21.83% - chance of decline (Low)

-3.73% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

Minor Repairs Required

⚠ Main Wall Structure (stone), Wall Pointing

Major Repairs Required

⚠ Parapets (stone), Rain Water Goods (lead and other)

Full Replacement Required

⚠ Roof Covering (slate), Roof Flashings, Window Frames (timber), Window Glazing, Doors (timber)



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
-77.99	5/972 (0.99)	1/83 (0.99)	23/325 (0.93)	1/16 (0.94)	21/209 (0.90)	1/11 (0.91)

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
5/972 (0.99)	1/83 (0.99)	13/324 (0.96)	12/209 (0.94)
List Grade 8.66	Risk Assessment 100.0	Local Factors 50.00	HAA Score 79.68
Decline Chance/Rate 39.93/61.0	Building Cluster HAA 37.80	Building PAS 57.36	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 06-Nov-15	Very Bad	Vacant	At Risk (1)	20.32
Archive 18-May-11	Very Bad	Vacant	At Risk (1)	20.32
Archive 30-Mar-06	Poor	Vacant	At Risk (3)	36.58

13900_1 - Wall extending west from near the Dovecote in the

Cardiff - St Fagans - Grade II (Date Listed - 10/06/1977) - Current Survey Date: 16-Nov-2015

One of the associated structures in the gardens of St Fagans Castle and part of the Museum of Welsh Life.

Risk & Use Assessment

●●●●●● **At Risk (3)** Condiiti Occupancy

This building has not changed significantly since its previous inspection in 2011

Poor Structure

Current Use - BOUNDARY - WALL
 Ownership - The building is in other ownership
 Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

●●●●●● **HAA Score - 21.42**
 Condition is very poor, main structural elements serviceable but many items need

15.65% - chance of decline (Low)

-4.34% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

Major Repairs Required

⚠ Main Wall Structure (stone), Wall Pointing



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
-76.79	6/972 (0.99)	2/102 (0.98)	38/1623 (0.98)	1/70 (0.99)	31/1022 (0.97)	1/54 (0.98)

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
18/972 (0.98)	5/102 (0.95)	135/1619	114/1022
List Grade 8.66	Risk Assessment 40.0	Local Factors 50.00	HAA Score 78.58
Decline Chance/Rate 28.63/71.0	Building Cluster HAA 16.33	Building PAS 46.99	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 16-Nov-15	Poor	Structure	At Risk (3)	21.42
Archive 17-May-11	Poor	Structure	At Risk (3)	21.42
Archive 17-Mar-06	Poor	Structure	At Risk (3)	21.42

13924_1 - Garden Wall to east of Pentrebane Farmhouse

Cardiff - St Fagans - Grade II (Date Listed - 10/06/1977) - Current Survey Date: 16-Nov-2015

To the east of the farmhouse, approached off the road to Pentrebane and about 1000m north of St Fagans village.



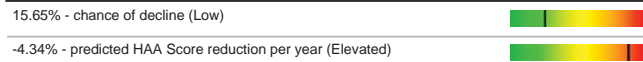
At Risk (3)
 This building has not changed significantly since its previous inspection in 2011

Condi Occupancy
 Structure

Current Use - BOUNDARY - WALL
 Ownership - The building is in private ownership
 Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 21.42
 Condition is very poor, main structural elements serviceable but many items need



Building Element Condition Assessment

Major Repairs Required
 Main Wall Structure (brick), Wall Pointing



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
	-76.79 7/972 (0.99)	-75.58 3/102 (0.97)	-71.91 39/1623 (0.98)	-73.60 2/70 (0.97)	-69.93 32/1022 (0.97)	-74.10 2/54 (0.96)

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
17/972 (0.98)	4/102 (0.96)	104/1619	2/70 (0.97)
List Grade 8.66 5.0	Risk Assessment 40.0 6.0	Local Factors 50.00 6.0	Decline Chance/Rate 28.63/71. 7.0/8.0
HAA Score 78.58 10.0	Building Cluster HAA 22.14 4.0	Building PAS 47.50	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 16-Nov-15	Poor	Structure	At Risk (3)	21.42
Archive 17-May-11	Poor	Structure	At Risk (3)	21.42
Archive 17-Mar-06	Poor	Structure	At Risk (3)	21.42

13963_1 - Cardiff Bay Station

Cardiff - Butetown - Grade II* (Date Listed - 19/05/1975) - Current Survey Date: 16-Nov-2015

On exposed corner site with long side parallel to Bute Street



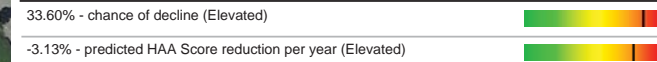
At Risk (3)
 This building has declined (high decline rate) since its previous inspection in 2011

Condi Occupancy
 CF - BRG

Current Use - TRANSPORT - RAILWAY BUILDING
 Ownership - The building is in commercial ownership
 Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 24.02
 Widespread replacement of defective items now needed, rapid action is required



Building Element Condition Assessment

Minor Repairs Required
 Roof Covering (slate), Roof Flashings

Major Repairs Required
 Chimneys (render), Rain Water Goods (cast iron and other), Wall Render (smooth), Window Frames (timber), Doors (timber)

Full Replacement Required
 Window Glazing, Other Architectural Details



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
	-73.98 8/972 (0.99)	-73.12 3/118 (0.97)	-72.31 37/1609 (0.98)	-71.32 1/31 (0.97)	-71.62 5/97 (0.95)	-72.05 1/5 (0.80)

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
4/972 (1.00)	3/118 (0.97)	6/1609 (1.00)	1/31 (0.97)
List Grade 92.97 5.0	Risk Assessment 40.0 6.0	Local Factors 50.00 6.0	Decline Chance/Rate 61.46/51. 7.0/8.0
HAA Score 75.98 10.0	Building Cluster HAA 12.59 4.0	Building PAS 57.96	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 16-Nov-15	Poor	Vacant	At Risk (3)	24.02
Archive 18-May-11	Poor	Vacant	At Risk (3)	29.37
Archive 29-Mar-06	Poor	Vacant	At Risk (3)	53.57

82247_1 - Pentrebane Farmhouse

Cardiff - St Fagans - Grade II (Date Listed - 28/11/2003) - Current Survey Date: 16-Nov-2015

About 1000m north of St Fagans village approached off the road to Pentrebane.



At Risk (3)

This building has declined (average decline rate) since its previous inspection in 2011

Condi



Occupancy



Vacant

Current Use - DOMESTIC - FARMHOUSE

Ownership - The building is in private ownership

Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 24.27

Widespread replacement of defective items now needed, rapid action is required

36.59% - chance of decline (Elevated)



-3.07% - predicted HAA Score reduction per year (Elevated)



Building Element Condition Assessment

Minor Repairs Required



Roof Covering (slate), Chimneys (brick)

Major Repairs Required



Roof Flashings, Rain Water Goods (cast iron and other), Window Frames (timber), Doors (timber), Other Architectural Details

Full Replacement Required



Wall Render (smooth), Window Glazing



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group

Planning Authority	-73.71	9/972 (0.99)	-----
Community/Parish	-72.34	4/102 (0.96)	-----
Broad Use Type	-73.73	179/13260	-----
Broad Use Type LPA	-68.86	3/371 (0.99)	-----
Detailed Use Type	-70.67	71/1529 (0.95)	-----
Detailed Use Type	-74.76	2/15 (0.87)	-----

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)

10/972 (0.99)	-----
2/102 (0.98)	-----
194/13246	-----
3/371 (0.99)	-----
83/1529 (0.95)	-----
2/15 (0.87)	-----

PAS Rank (Score)

List Grade	8.66	5.0
Risk Assessment	40.0	6.0
Local Factors	50.00	6.0
Decline Chance/Rate	66.93/50.	7.0/8.0
HAA Score	75.73	10.0
Building Cluster HAA	22.14	4.0
Building PAS	50.36	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 16-Nov-15	Poor	Vacant	At Risk (3)	24.27
Archive 17-May-11	Poor	Partly Occupied	At Risk (3)	26.93
Archive 17-Mar-06	Poor	Partly Occupied	At Risk (3)	28.99

11709_1 - Octagonal Shelter in Grounds to south-west of Whitchurch

Cardiff - Whitchurch - Grade II (Date Listed - 15/04/1994) - Current Survey Date: 16-Nov-2015

Between angle of Ward Block West 3 and garden railings at Whitchurch Hospital.



Risk & Use Assessment

At Risk (3)

This building has not changed significantly since its previous inspection in 2011

Condi



Poor

Occupancy



Vacant

Current Use - GARDEN - GARDEN BUILDING

Ownership - The building is in other ownership

Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 24.41

Widespread replacement of defective items now needed, rapid action is required

27.63% - chance of decline (Elevated)



-3.59% - predicted HAA Score reduction per year (Elevated)



Building Element Condition Assessment

Minor Repairs Required



Main Wall Structure (timber frame)

Major Repairs Required



Roof Covering (metal sheets), Window Frames (timber), Other Architectural Details

Full Replacement Required



Window Glazing



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group

Planning Authority	-73.55	10/972 (0.99)	-----
Community/Parish	-64.23	1/22 (0.95)	-----
Broad Use Type	-67.51	35/325 (0.89)	-----
Broad Use Type LPA	-56.07	2/16 (0.88)	-----
Detailed Use Type	-65.79	29/209 (0.86)	-----
Detailed Use Type	-63.89	2/11 (0.82)	-----

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)

12/972 (0.99)	-----
2/22 (0.91)	-----
27/324 (0.92)	-----
3/16 (0.81)	-----
25/209 (0.88)	-----
3/11 (0.73)	-----

PAS Rank (Score)

List Grade	8.66	5.0
Risk Assessment	40.0	6.0
Local Factors	50.00	6.0
Decline Chance/Rate	50.54/58.	7.0/8.0
HAA Score	75.59	10.0
Building Cluster HAA	36.72	4.0
Building PAS	50.06	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 16-Nov-15	Poor	Vacant	At Risk (3)	24.41
Archive 18-May-11	Poor	Vacant	At Risk (3)	24.41
Archive 16-Mar-06	Poor	Vacant	At Risk (3)	27.16

11712_1 - Octagonal Shelter in Grounds to south-east of Whitchurch

Cardiff - Whitchurch - Grade II (Date Listed - 15/04/1994) - Current Survey Date: 16-Nov-2015

Between angle of Ward Block East 3 and garden railings at Whitchurch Hospital.



Risk & Use Assessment

●●●●●●●● **At Risk (3)** Condi Occupancy

This building has not changed significantly since its previous inspection in 2011

Current Use - GARDEN - GARDEN BUILDING
Ownership - The building is in other ownership
Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

●●●●●●●● **HAA Score - 24.41**
Widespread replacement of defective items now needed, rapid action is required

27.63% - chance of decline (Elevated)

-3.59% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

- Minor Repairs Required**
- Main Wall Structure (timber frame)
- Major Repairs Required**
- Roof Covering (metal sheets), Window Frames (timber), Other Architectural Details
- Full Replacement Required**
- Window Glazing



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
-73.55	11/972 (0.99)	2/22 (0.91)	36/325 (0.89)	3/16 (0.81)	30/209 (0.86)	3/11 (0.73)

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
14/972 (0.99)	List Grade	8.66
3/22 (0.86)	Risk Assessment	40.0
30/324 (0.91)	Local Factors	50.00
4/16 (0.75)	Decline Chance/Rate	50.54/58.0
27/209 (0.87)	HAA Score	75.59
4/11 (0.64)	Building Cluster HAA	31.78
	Building PAS	49.63

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 16-Nov-15	Poor	Vacant	●●●●●●●● At Risk (3)	●●●●●●●● 24.41
Archive 18-May-11	Poor	Vacant	●●●●●●●● At Risk (3)	●●●●●●●● 24.41
Archive 16-Mar-06	Poor	Vacant	●●●●●●●● At Risk (3)	●●●●●●●● 24.41

22831_1 - Barn at Pant-y-gored

Cardiff - Pentyrrch - Grade II (Date Listed - 31/01/2000) - Current Survey Date: 06-Nov-2015

At right angles to the farmhouse and attached range and forming the W side of the main farmyard.



Risk & Use Assessment

●●●●●●●● **At Risk (3)** Condi Occupancy

This building has declined (high decline rate) since its previous inspection in 2011

Current Use - AGRICULTURAL - FARM BUILDING
Ownership - The building is in private ownership
Morphology - Town and Fringe - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

●●●●●●●● **HAA Score - 24.44**
Widespread replacement of defective items now needed, rapid action is required

36.79% - chance of decline (Elevated)

-3.63% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

- Minor Repairs Required**
- Main Wall Structure (stone), Wall Pointing
- Major Repairs Required**
- Roof Covering (slate), Roof Flashings, Rain Water Goods (metal), Doors (timber)
- Full Replacement Required**
- Window Frames (timber), Window Glazing



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
-73.52	12/972 (0.99)	1/24 (0.96)	251/1634	1/8 (0.88)	78/456 (0.83)	1/5 (0.80)

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
9/972 (0.99)	List Grade	8.66
1/24 (0.96)	Risk Assessment	40.0
349/1634	Local Factors	50.00
1/8 (0.88)	Decline Chance/Rate	67.29/59.0
112/456 (0.75)	HAA Score	75.56
1/5 (0.80)	Building Cluster HAA	8.61
	Building PAS	50.61

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 06-Nov-15	Poor	Partly Occupied	●●●●●●●● At Risk (3)	●●●●●●●● 24.44
Archive 17-May-11	Poor	Partly Occupied	●●●●●●●● At Risk (3)	●●●●●●●● 40.99
Archive 30-Mar-06	Poor	Partly Occupied	●●●●●●●● At Risk (3)	●●●●●●●● 40.99

11708_1 - Octagonal Shelter in Grounds to west of Whitchurch

Cardiff - Whitchurch - Grade II (Date Listed - 15/04/1994) - Current Survey Date: 16-Nov-2015

Between angle of Ward Block West 5 and garden railings at Whitchurch Hospital.



Risk & Use Assessment

At Risk (3) Condi Occupancy

This building has declined (high decline rate) since its previous inspection in 2011

Current Use - GARDEN - GARDEN BUILDING

Ownership - The building is in other ownership

Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 27.16

Widespread replacement of defective items now needed, rapid action is required

29.08% - chance of decline (Elevated)

-3.76% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

- Minor Repairs Required**
- Roof Covering (metal sheets), Window Frames (timber)
- Major Repairs Required**
- Main Wall Structure (timber frame), Other Architectural Details
- Full Replacement Required**
- Window Glazing



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
-70.57	13/972 (0.99)	3/22 (0.86)	40/325 (0.88)	4/16 (0.75)	32/209 (0.85)	4/11 (0.64)

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
11/972 (0.99)	List Grade	8.66
1/22 (0.95)	Risk Assessment	40.0
26/324 (0.92)	Local Factors	50.00
2/16 (0.88)	Decline Chance/Rate	53.19/61.0
24/209 (0.89)	HAA Score	72.84
2/11 (0.82)	Building Cluster HAA	36.72
	Building PAS	50.33

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 16-Nov-15	Poor	Vacant	At Risk (3)	27.16
Archive 18-May-11	Fair	Vacant	Vulnerable (4)	34.20
Archive 16-Mar-06	Fair	Vacant	Vulnerable (4)	34.20

13748_1 - Old Leckwith Bridge (partly in the Michaelston)

Cardiff - Canton - Grade II* (Date Listed - 02/12/1952) - Current Survey Date: 16-Nov-2015

At the southern end of Canton crossing the River Ely into Leckwith which is without Cardiff in Michaelston Community.



Risk & Use Assessment

At Risk (3) Condi Occupancy

This building has not changed significantly since its previous inspection in 2011

Current Use - TRANSPORT - BRIDGE

Ownership - The building is in private ownership

Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 28.35

Speed of decay may be increasing, some items will now or soon need replacement

25.21% - chance of decline (Average)

-3.38% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

- Minor Repairs Required**
- Wall Pointing
- Major Repairs Required**
- Parapets (stone), Main Wall Structure (stone)



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
-69.29	14/972 (0.99)	1/22 (0.95)	46/1609 (0.97)	2/31 (0.94)	29/1043 (0.97)	1/11 (0.91)

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
8/972 (0.99)	List Grade	92.97
1/22 (0.95)	Risk Assessment	40.0
12/1609 (0.99)	Local Factors	50.00
2/31 (0.94)	Decline Chance/Rate	46.12/55.0
5/1043 (1.00)	HAA Score	71.65
1/11 (0.91)	Building Cluster HAA	11.43
	Building PAS	54.86

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 16-Nov-15	Poor	Structure	At Risk (3)	28.35
Archive 17-May-11	Poor	Structure	At Risk (3)	28.35
Archive 01-Mar-06	Fair	Structure	Vulnerable (4)	74.24

82225_1 - Front Garden Wall of Rose Cottage

Cardiff - St Fagans - Grade II (Date Listed - 28/01/1963) - Current Survey Date: 16-Nov-2015

Along the street boundary.



At Risk (3)

This building has declined (high decline rate) since its previous inspection in 2011



Condi

Occupancy



Structure

Current Use - BOUNDARY - WALL

Ownership - The building is in private ownership

Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 29.56

Speed of decay may be increasing, some items will now or soon need replacement

18.66% - chance of decline (Low)



-4.07% - predicted HAA Score reduction per year (Elevated)



Building Element Condition Assessment

Minor Repairs Required



Wall Pointing

Major Repairs Required



Main Wall Structure (stone)



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group

Planning Authority	-67.97	15/972 (0.98)	-----
Community/Parish	-66.30	5/102 (0.95)	-----
Broad Use Type	-61.23	128/1623	-----
Broad Use Type LPA	-63.57	3/70 (0.96)	-----
Detailed Use Type	-58.51	104/1022	-----
Detailed Use Type	-64.26	3/54 (0.94)	-----

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)

22/972 (0.98)	-----
6/102 (0.94)	-----
202/1619	-----
4/70 (0.94)	-----
169/1022	-----
4/54 (0.93)	-----

PAS Rank (Score)

List Grade	8.66	5.0
Risk Assessment	40.0	6.0
Local Factors	50.00	6.0
Decline Chance/Rate	34.14/66.	7.0/8.0
HAA Score	70.44	10.0
Building Cluster HAA	11.64	4.0
Building PAS	45.09	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 16-Nov-15	⚠️ Poor	🏠 Structure	●●●●● At Risk (3)	●●●●● 29.56
Archive 17-May-11	⚠️ Fair	🏠 Structure	●●●●● Vulnerable (4)	●●●●● 77.83
Archive 17-Mar-06	⚠️ Fair	🏠 Structure	●●●●● Vulnerable (4)	●●●●● 77.83

81262_1 - Flight of Steps and Retaining Wall of East (Bowling Green)

Cardiff - Llandaff - Grade II (Date Listed - 30/06/2003) - Current Survey Date: 06-Nov-2015

On the south side of the house and part of the important group of estate buildings surrounding Insole Court.



Risk & Use Assessment

At Risk (3)

This building has not changed significantly since its previous inspection in 2011



Condi

Occupancy



Structure

Current Use - BOUNDARY - WALL

Ownership - The building is in local authority ownership

Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 31.27

Speed of decay may be increasing, some items will now or soon need replacement

19.73% - chance of decline (Low)



-4.12% - predicted HAA Score reduction per year (Elevated)



Building Element Condition Assessment

Minor Repairs Required



Wall Pointing, Other Architectural Details

Major Repairs Required



Main Wall Structure (stone)



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group

Planning Authority	-66.12	16/972 (0.98)	-----
Community/Parish	-65.30	2/83 (0.98)	-----
Broad Use Type	-59.00	145/1623	-----
Broad Use Type LPA	-61.47	4/70 (0.94)	-----
Detailed Use Type	-56.12	118/1022	-----
Detailed Use Type	-62.20	4/54 (0.93)	-----

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)

16/972 (0.98)	-----
3/83 (0.96)	-----
100/1619	-----
1/70 (0.99)	-----
86/1022 (0.92)	-----
1/54 (0.98)	-----

PAS Rank (Score)

List Grade	8.66	5.0
Risk Assessment	40.0	6.0
Local Factors	50.00	6.0
Decline Chance/Rate	36.08/67.	7.0/8.0
HAA Score	68.73	10.0
Building Cluster HAA	38.73	4.0
Building PAS	47.54	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 06-Nov-15	⚠️ Poor	🏠 Structure	●●●●● At Risk (3)	●●●●● 31.27
Archive 18-May-11	⚠️ Poor	🏠 Structure	●●●●● At Risk (3)	●●●●● 31.27
Archive 30-Mar-06	⚠️ Poor	🏠 Structure	●●●●● At Risk (3)	●●●●● 31.27

11711_1 - Octagonal Shelter in Grounds to south-south-east of

Cardiff - Whitchurch - Grade II (Date Listed - 15/04/1994) - Current Survey Date: 16-Nov-2015

Between angle of Ward Block East 1 and garden railings at Whitchurch Hospital.



Risk & Use Assessment

At Risk (3) Condi Occupancy

This building has not changed significantly since its previous inspection in 2011

Current Use - GARDEN - GARDEN BUILDING

Ownership - The building is in other ownership

Morphology - Urban > 10K - Less Sparse



Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 35.18 Condition may decline quickly if action is not taken, many items need attention

22.02% - chance of decline (Low)

-3.86% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

Minor Repairs Required

Roof Covering (metal sheets), Main Wall Structure (timber frame)



Full Replacement Required

Other Architectural Details

Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
-61.89	18/972 (0.98)	-48.46	5/22 (0.77)	-53.19	58/325 (0.82)	-36.70
-50.70	45/209 (0.78)	-47.96	6/11 (0.45)			

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
20/972 (0.98)	5/22 (0.77)	List Grade 8.66
54/324 (0.83)	5/16 (0.69)	Risk Assessment 40.0
42/209 (0.80)	5/11 (0.55)	Local Factors 50.00
		Decline Chance/Rate 40.27/63. 7.0/8.0
		HAA Score 64.82
		Building Cluster HAA 31.72
		Building PAS 46.16

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 16-Nov-15	Poor	Structure	At Risk (3)	35.18
Archive 18-May-11	Poor	Structure	At Risk (3)	35.18
Archive 16-Mar-06	Poor	Structure	At Risk (3)	39.42

13718_1 - Ruins of the Old Bishop's Palace

Cardiff - Llandaff - Grade I (Date Listed - 19/05/1975) - Current Survey Date: 06-Nov-2015

At the south-east end of The Cathedral Green and part of the important group of buildings surrounding it.



Risk & Use Assessment

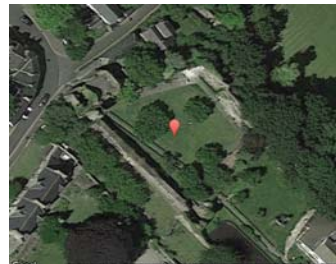
At Risk (3) Condi Occupancy

This building has not changed significantly since its previous inspection in 2011

Current Use - OTHER - OTHER BUILDING

Ownership - The building is in religious ownership

Morphology - Urban > 10K - Less Sparse



Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 37.48 Condition may decline quickly if action is not taken, many items need attention

33.80% - chance of decline (Elevated)

-3.47% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

Minor Repairs Required

Main Wall Structure (stone), Wall Pointing, Gates (timber)



Full Replacement Required

Secondary or Boundary Walls (stone)

Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
-59.39	19/972 (0.98)	-58.40	3/83 (0.96)	-51.76	85/594 (0.86)	-53.38
-51.90	85/603 (0.86)	-53.38	3/26 (0.88)			

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
7/972 (0.99)	2/83 (0.98)	List Grade 98.37
38/594 (0.94)	3/26 (0.88)	Risk Assessment 40.0
38/603 (0.94)	3/26 (0.88)	Local Factors 50.00
		Decline Chance/Rate 61.82/56. 7.0/8.0
		HAA Score 62.52
		Building Cluster HAA 8.15
		Building PAS 56.14

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 06-Nov-15	Poor	Structure	At Risk (3)	37.48
Archive 18-May-11	Poor	Structure	At Risk (3)	37.48
Archive 30-Mar-06	Fair	Structure	Vulnerable (4)	90.42

13946_1 - Former Stable Block at Faendre Hall

Cardiff - Trowbridge - Grade II (Date Listed - 06/10/1977) - Current Survey Date: 05-Nov-2015

Situated to the rear of the Hall, the drive bifurcating with one section leading to the stables and the other to the Hall.

Risk & Use Assessment

At Risk (3) Condi Occupancy Partly

This building has not changed significantly since its previous inspection in 2011

Current Use - OUTBUILDING - OUTBUILDING -
 Ownership - The building is in private ownership
 Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 41.02
 Condition may decline quickly if action is not taken, multiple items need attention

34.41% - chance of decline (Elevated)

-3.44% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

No Significant Action Required

Main Wall Structure (stone)

Minor Repairs Required

Roof Flashings, Wall Pointing

Major Repairs Required

Roof Covering (slate), Window Frames (timber), Window Glazing, Doors (timber)

Full Replacement Required

Rain Water Goods (cast iron and other)



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
	-55.56 20/972 (0.98) -----	-45.58 2/9 (0.78) -----	-39.07 310/1409 -----	-52.56 1/11 (0.91) -----	-39.12 272/1270 -----	-52.56 1/11 (0.91) -----

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
21/972 (0.98) -----	2/9 (0.78) -----	285/1408 -----
List Grade 8.66 5.0	Risk Assessment 40.0 6.0	Local Factors 50.00 6.0
Decline Chance/Rate 62.94/56. 7.0/8.0	HAA Score 58.98 10.0	Building Cluster HAA 12.36 4.0
Building PAS 46.10		

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 05-Nov-15	Poor	Partly Occupied	At Risk (3)	41.02
Archive 17-May-11	Poor	Partly Occupied	At Risk (3)	41.02
Archive 30-Mar-06	Poor	Partly Occupied	At Risk (3)	41.02

13925_1 - Barn to west of Pentrebane Farmhouse

Cardiff - St Fagans - Grade II (Date Listed - 10/06/1977) - Current Survey Date: 16-Nov-2015

Approached off the road to Pentrebane and about 1000m north of St Fagans village.

Risk & Use Assessment

At Risk (3) Condi Poor Occupancy Partly

This building has not changed significantly since its previous inspection in 2011



Current Use - AGRICULTURAL - FARM BUILDING
 Ownership - The building is in private ownership
 Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 41.36
 Condition may decline quickly if action is not taken, multiple items need attention

35.94% - chance of decline (Elevated)

-3.94% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

No Significant Action Required

Main Wall Structure (stone)

Minor Repairs Required

Wall Pointing

Major Repairs Required

Roof Covering (asbestos sheets), Roof Flashings, Rain Water Goods (plastic), Porch (stone)

Full Replacement Required

Doors (timber)



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
	-55.19 21/972 (0.98) -----	-52.85 6/102 (0.94) -----	-23.83 594/1634 -----	-28.97 2/8 (0.75) -----	-20.55 180/456 (0.61) -----	-39.06 2/5 (0.60) -----

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
15/972 (0.98) -----	3/102 (0.97) -----	453/1634 -----
List Grade 8.66 5.0	Risk Assessment 40.0 6.0	Local Factors 50.00 6.0
Decline Chance/Rate 65.74/64. 7.0/8.0	HAA Score 58.64 10.0	Building Cluster HAA 22.14 4.0
Building PAS 48.60		

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 16-Nov-15	Poor	Partly Occupied	At Risk (3)	41.36
Archive 17-May-11	Poor	Partly Occupied	At Risk (3)	41.36
Archive 17-Mar-06	Poor	Fully Occupied	Vulnerable (4)	44.57

11714_1 - Chapel at Whitchurch Hospital

Cardiff - Whitchurch - Grade II (Date Listed - 15/04/1994) - Current Survey Date: 16-Nov-2015

Opposite and to the north of the main entrance of Whitchurch Hospital.



Risk & Use Assessment
 At Risk (3) Condi Occupancy
 This building has not changed significantly since its previous inspection in 2011

Current Use - RELIGIOUS - CHAPEL
 Ownership - The building is in other ownership
 Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 52.96
 Condition deteriorating, action is now required to multiple defects to halt the decline
 39.13% - chance of decline (Elevated)
 -3.21% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

No Significant Action Required
 Main Wall Structure (brick), Wall Pointing

Minor Repairs Required
 Roof Covering (slate), Roof Flashings, Parapets (brick), Chimneys (brick), Window Frames (stone), Doors (timber)

Major Repairs Required
 Rooflights or Dormers (brick), Rain Water Goods (cast iron), Window Glazing



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
-42.62 39/972 (0.96)	-22.40 7/22 (0.68)	-40.80 94/2165 (0.96)	-38.89 1/66 (0.98)	-37.78 61/669 (0.91)	-42.46 1/11 (0.91)	

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
19/972 (0.98)	4/22 (0.82)	54/2159 (0.97)	1/66 (0.98)
List Grade 8.66 5.0	Risk Assessment 40.0 6.0	Local Factors 50.00 6.0	Decline Chance/Rate 71.57/52. 7.0/8.0
HAA Score 47.04 10.0	Building Cluster HAA 35.40 4.0	Building PAS 46.43	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 16-Nov-15	Poor	Vacant	At Risk (3)	52.96
Archive 18-May-11	Poor	Vacant	At Risk (3)	52.96
Archive 16-Mar-06	Poor	Partly Occupied	At Risk (3)	56.87

13862_1 - Bethel Calvinistic Methodist Chapel

Cardiff - Radyr - Grade II (Date Listed - 10/06/1977) - Current Survey Date: 05-Nov-2015

W of the main thoroughfare on a hillside and set within a large graveyard, walled and with iron gate on the S side. Attached at W to a terrace of cottages which are not included in



Risk & Use Assessment
 At Risk (3) Condi Occupancy
 This building has declined (high decline rate) since its previous inspection in 2011

Current Use - RELIGIOUS - CHAPEL
 Ownership - The building is in religious ownership
 Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 55.20
 Condition deteriorating, action is now required to multiple defects to halt the decline
 37.51% - chance of decline (Elevated)
 -3.02% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

No Significant Action Required
 Roof Covering (concrete tile), Roof Flashings

Minor Repairs Required
 Chimneys (brick), Wall Render (smooth), Doors (timber)

Major Repairs Required
 Rain Water Goods (plastic), Window Frames (timber), Window Glazing



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
-40.19 40/972 (0.96)	-34.14 1/8 (0.88)	-38.30 107/2165	-36.30 2/66 (0.97)	-35.14 69/669 (0.90)	-40.03 2/11 (0.82)	

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
26/972 (0.97)	1/8 (0.88)	104/2159	2/66 (0.97)
List Grade 8.66 5.0	Risk Assessment 40.0 6.0	Local Factors 50.00 6.0	Decline Chance/Rate 68.61/49. 7.0/8.0
HAA Score 44.80 10.0	Building Cluster HAA 7.11 4.0	Building PAS 42.49	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 05-Nov-15	Poor	Vacant	At Risk (3)	55.20
Archive 18-May-11	Poor	Vacant	At Risk (3)	62.42
Archive 02-Mar-06	Fair	Partly Occupied	Vulnerable (4)	78.47

14015_1 - Cardiff Exchange Building

Cardiff - Butetown - Grade II* (Date Listed - 19/05/1975) - Current Survey Date: 16-Nov-2015

Prominently sited occupying the whole of the central area of the square.



Risk & Use Assessment

At Risk (3)

This building has not changed significantly since its previous inspection in 2011

Condi



Poor

Occupancy



Partly

Current Use - CIVIC - CIVIC BUILDING

CF - BRG

Ownership - The building is in local authority ownership

Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 55.43

Condition deteriorating, action is now required to multiple defects to halt the decline

34.92% - chance of decline (Elevated)



-2.56% - predicted HAA Score reduction per year (Average)



Building Element Condition Assessment

No Significant Action Required



Main Wall Structure (stone), Wall Pointing

Minor Repairs Required

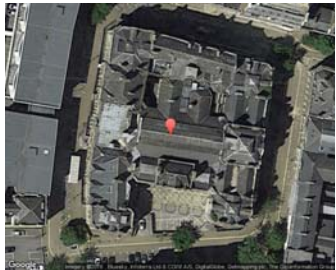


Roof Covering (slate), Roof Flashings, Parapets (stone), Chimneys (stone and other), Rooflights or Dormers (timber), Window Frames (timber), Doors (timber)

Major Repairs Required



Rain Water Goods (cast iron and other), Window Glazing



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group

Planning Authority	-39.95	41/972 (0.96)	-----
Community/Parish	-37.96	9/118 (0.92)	-----
Broad Use Type	-40.10	10/315 (0.97)	-----
Broad Use Type LPA	-32.84	2/14 (0.86)	-----
Detailed Use Type	-39.06	7/84 (0.92)	-----
Detailed Use Type	-36.42	2/8 (0.75)	-----

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)

13/972 (0.99)	-----
4/118 (0.97)	-----
1/315 (1.00)	-----
1/14 (0.93)	-----
1/84 (0.99)	-----
1/8 (0.88)	-----

PAS Rank (Score)

List Grade	92.97	5.0
Risk Assessment	40.0	6.0
Local Factors	50.00	6.0
Decline Chance/Rate	63.87/41.	7.0/8.0
HAA Score	44.57	10.0
Building Cluster HAA	7.19	4.0
Building PAS	49.65	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 16-Nov-15	Poor	Partly Occupied	At Risk (3)	55.43
Archive 18-May-11	Poor	Partly Occupied	At Risk (3)	55.43
Archive 29-Mar-06	Poor	Partly Occupied	At Risk (3)	58.41

11713_1 - Octagonal Shelter in Grounds to east of Whitchurch

Cardiff - Whitchurch - Grade II (Date Listed - 15/04/1994) - Current Survey Date: 16-Nov-2015

Between angle of Ward Block East 5 and garden railings at Whitchurch Hospital.



Risk & Use Assessment

At Risk (3)

This building has not changed significantly since its previous inspection in 2011

Condi



Poor

Occupancy



Vacant

Current Use - GARDEN - GARDEN BUILDING

Ownership - The building is in other ownership

Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 55.57

Condition deteriorating, action is now required to multiple defects to halt the decline

25.72% - chance of decline (Average)



-4.41% - predicted HAA Score reduction per year (Elevated)



Building Element Condition Assessment

No Significant Action Required



Roof Covering (metal sheets)

Minor Repairs Required



Main Wall Structure (timber frame), Window Frames (timber)

Major Repairs Required



Other Architectural Details

Full Replacement Required



Window Glazing



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group

Planning Authority	-39.80	42/972 (0.96)	-----
Community/Parish	-18.58	8/22 (0.64)	-----
Broad Use Type	-26.05	85/325 (0.74)	-----
Broad Use Type LPA	-0.01	7/16 (0.56)	-----
Detailed Use Type	-22.12	63/209 (0.70)	-----
Detailed Use Type	-17.79	7/11 (0.36)	-----

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)

24/972 (0.98)	-----
7/22 (0.68)	-----
61/324 (0.81)	-----
7/16 (0.56)	-----
47/209 (0.78)	-----
7/11 (0.36)	-----

PAS Rank (Score)

List Grade	8.66	5.0
Risk Assessment	40.0	6.0
Local Factors	50.00	6.0
Decline Chance/Rate	47.05/72.	7.0/8.0
HAA Score	44.43	10.0
Building Cluster HAA	31.72	4.0
Building PAS	44.28	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 16-Nov-15	Poor	Vacant	At Risk (3)	55.57
Archive 18-May-11	Poor	Vacant	At Risk (3)	55.57
Archive 16-Mar-06	Poor	Vacant	At Risk (3)	27.16

13914_1 - Ivy House Farmhouse

Cardiff - Tongwynlais - Grade II (Date Listed - 10/06/1977) - Current Survey Date: 05-Nov-2015

Now confined between the River Taff and the embankment of the A470 and reached by an underpass. Front garden enclosed by a whitewashed stone rubble wall with



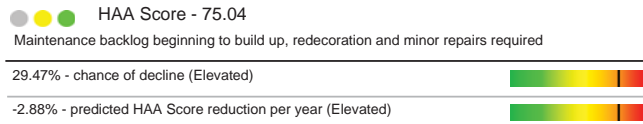
Risk & Use Assessment

At Risk (3) Condi Occupancy

This building has declined (high decline rate) since its previous inspection in 2011

Current Use - DOMESTIC - HOUSE
 Ownership - The building is in private ownership
 Morphology - Town and Fringe - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change



Building Element Condition Assessment

No Significant Action Required

Roof Covering (slate), Roof Flashings, Chimneys (render), Rain Water Goods (metal), Window Glazing

Minor Repairs Required

Wall Render (roughcast), Doors (timber)

Major Repairs Required

Window Frames (timber), Porch (brick)



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
-18.70	79/972 (0.92)	2/24 (0.92)	-18.75	1208/13260	-22.81	505/8043
-22.41			-22.81		-20.22	
			-21.95			

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
74/972 (0.92)	List Grade	8.66	5.0
1/24 (0.96)	Risk Assessment	40.0	6.0
8/371 (0.98)	Local Factors	50.00	6.0
387/8042	Decline Chance/Rate	53.91/47.	7.0/8.0
4/262 (0.98)	HAA Score	24.96	10.0
	Building Cluster HAA	3.43	4.0
	Building PAS	34.95	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 05-Nov-15	Poor	Vacant	At Risk (3)	75.04
Archive 17-May-11	Fair	Fully Occupied	Not at Risk (5)	88.71
Archive 02-Mar-06	Fair	Fully Occupied	Not at Risk (5)	92.94

13971_1 - Former H.M. Immigration Office

Cardiff - Butetown - Grade II (Date Listed - 20/08/1992) - Current Survey Date: 16-Nov-2015

Stepped down to left of Cory's Building; detached to left. Includes attached screen wall to right.



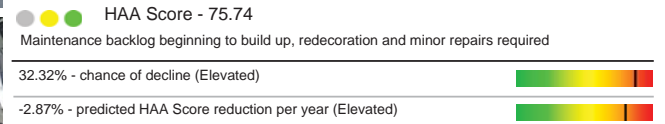
Risk & Use Assessment

At Risk (3) Condi Occupancy

This building has declined (low decline rate) since its previous inspection in 2011

Current Use - COMMERCIAL - OFFICE
 Ownership - The building is in private ownership
 Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change



Building Element Condition Assessment

No Significant Action Required

Roof Covering (slate), Parapets (stone), Chimneys (stone), Main Wall Structure (stone), Wall Pointing, Secondary or Boundary Walls (stone), Gates (metal)

Minor Repairs Required

Roof Flashings, Window Frames (timber)

Major Repairs Required

Rain Water Goods (cast iron and other), Doors (timber)

Full Replacement Required

Window Glazing



Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group	Planning Authority	Community/Parish	Broad Use Type	Broad Use Type LPA	Detailed Use Type	Detailed Use Type
-17.95	84/972 (0.91)	16/118 (0.86)	-17.23	377/4260	-18.82	39/731 (0.95)
-15.23			-19.42		-18.82	
			-18.76			

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)	PAS Rank (Score)
58/972 (0.94)	List Grade	8.66	5.0
11/118 (0.91)	Risk Assessment	40.0	6.0
239/4260	Local Factors	50.00	6.0
7/243 (0.97)	Decline Chance/Rate	59.12/47.	7.0/8.0
29/731 (0.96)	HAA Score	24.26	10.0
2/99 (0.98)	Building Cluster HAA	8.53	4.0
	Building PAS	36.13	

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 16-Nov-15	Poor	Vacant	At Risk (3)	75.74
Archive 18-May-11	Poor	Vacant	At Risk (3)	76.03
Archive 29-Mar-06	Fair	Vacant	Vulnerable (4)	80.83

82234_1 - Memorial to the Reverend Lisle in Churchyard of Church of

Cardiff - St Fagans - Grade II (Date Listed - 28/11/2003) - Current Survey Date: 16-Nov-2015

At the east side of the Churchyard of the Church of St Mary the Blessed Virgin.



Risk & Use Assessment

●●●●● **At Risk (3)**

This building has not changed significantly since its previous inspection in 2011

Condi **Poor** Occupancy **Structure**

Current Use - MONUMENT - MONUMENT -

Ownership - The building is in religious ownership

Morphology - Urban > 10K - Less Sparse



Historic Asset Assessment (HAA) Score & Potential Change

●●● **HAA Score - 90.19**

Maintenance levels may be slipping, redecoration (if applicable) may be required

19.81% - chance of decline (Low)

-3.44% - predicted HAA Score reduction per year (Elevated)



Building Element Condition Assessment

No Significant Action Required

Main Wall Structure (stone), Wall Pointing

Minor Repairs Required

Gates (metal)

Major Repairs Required

Secondary or Boundary Walls (stone), Railings (metal)

Comparative Analysis (Based on HAA)

% Difference and Rank Building/Group			
Planning Authority	-2.29	222/972 (0.77)	-----
Community/Parish	2.81	39/102 (0.62)	-----
Broad Use Type	11.43	354/941 (0.62)	-----
Broad Use Type LPA	-4.52	2/31 (0.94)	-----
Detailed Use Type	47.92	235/324 (0.27)	--
Detailed Use Type	-8.24	1/5 (0.80)	-----

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)		PAS Rank (Score)	
202/972 (0.79)	-----	List Grade	8.66 5.0
28/102 (0.73)	-----	Risk Assessment	40.0 6.0
333/940 (0.65)	-----	Local Factors	50.00 6.0
1/31 (0.97)	-----	Decline Chance/Rate	36.23/56. 7.0/8.0
222/324 (0.31)	--	HAA Score	9.81 10.0
1/5 (0.80)	-----	Building Cluster HAA	3.71 4.0
		Building PAS	30.02

Survey Status &	Condition	Occupancy	Risk Assessment	HAA Score
Active 16-Nov-15	Poor	Structure	●●●●● At Risk (3)	●●● 90.19
Archive 17-May-11	Poor	Structure	●●●●● At Risk (3)	●●● 90.19
Archive 17-Mar-06	Poor	Structure	●●●●● At Risk (3)	●●● 90.19

**Buildings
identified as
Vulnerable**

List of Buildings Ranked by Risk Score

LB_UA - Cardiff

Ref No.	Community	Building Name	Risk Assessment
11710_1	Whitchurch	OCTAGONAL SHELTER IN GROUNDS TO SOUTH-SOUTH-WEST OF WHITCHURCH HOSPITAL	4 - Vulnerable (35.09)
13663_1	Castle	REMAINS OF BLACK FRIARS, BUTE PARK	4 - Vulnerable (41.52)
13705_1	Llandaff	GARDEN WALL OF THE DEANERY	4 - Vulnerable (41.52)
14049_1	Butetown	SEA WALL TO EAST OF FORMER MOUNT STUART SHIPREPAIR YARD	4 - Vulnerable (41.52)
81282_1	Llandaff	WALL ON REAR DRIVE AT INSOLE COURT	4 - Vulnerable (41.52)
13842_1	St Fagans	SOUTH BOUNDARY WALL OF THE STABLE COURT INCLUDING THE DRINKING FOUNTAIN ON CASTLE HILL	4 - Vulnerable (41.64)
14058_1	Butetown	SLOPING STONE SEA WALL BETWEEN ENTRANCE TO BUTE EAST DOCK AND ROATH BASIN, INCLUDING 5 DOLPHINS	4 - Vulnerable (41.64)
81263_1	Llandaff	FLIGHT OF STEPS FROM UPPER TO LOWER TERRACE AT INSOLE COURT	4 - Vulnerable (41.64)
13406_1	Caerau	CHURCH OF ST MARY	4 - Vulnerable (42.06)
21670_1	Castle	PUBLIC CONVENIENCES	4 - Vulnerable (44.23)
26660_1	Plasnewydd	PILLAR BOX OUTSIDE 81 NINIAN ROAD	4 - Vulnerable (44.65)
26716_1	Whitchurch	FORMER TOWPATH BRIDGE TO GLAMORGANSHIRE CANAL	4 - Vulnerable (44.65)
13658_1	Llandaff	EAST BOUNDARY WALL AND GATEPIERS OF HOWELLS SCHOOL	4 - Vulnerable (44.69)
17384_1	Butetown	FORMER FOG STATION INCLUDING FORMER KEEPER'S HOUSE AND ENCLOSURE WALLS	4 - Vulnerable (49.69)
81261_1	Llandaff	ENTRANCE GATES, GATEPIERS AND WALL OF INSOLE COURT	4 - Vulnerable (50.10)
14050_1	Butetown	SIGNAL PLATFORM IN BAY	4 - Vulnerable (50.51)
14051_1	Butetown	SIGNAL PLATFORM IN BAY	4 - Vulnerable (50.51)

List of Buildings Ranked by Risk Score

LB_UA - Cardiff

Ref No.	Community	Building Name	Risk Assessment
13818_1	Fairwater	FAIRWOOD	4 - Vulnerable (52.55)
22855_1	Radyr	GELYNIS FARM-RANGE	4 - Vulnerable (56.01)
14025_1	Butetown	PREMISES OCCUPIED BY JACOB'S ANTIQUE MARKET	4 - Vulnerable (56.69)
13878_1	St Fagans	BARN AT PEN-HEFYD FARM	4 - Vulnerable (57.55)
13782_1	Llandaff	LYCHGATE OF CHURCH OF ST. JOHN THE BAPTIST	4 - Vulnerable (59.71)
13987_1	Butetown	RAILWAY BRIDGE OVER DOCK FEEDER	4 - Vulnerable (63.69)
13754_1	Whitchurch	BRIDGE HOUSE	4 - Vulnerable (65.34)
13857_1	St Fagans	RHAEADR TANNERY	4 - Vulnerable (66.17)
13961_1	Butetown	NO. 3 BUTE PLACE	4 - Vulnerable (68.25)
13972_1	Butetown	CORY'S BUILDING	4 - Vulnerable (68.95)
13960_1	Butetown	NO. 1 BUTE PLACE	4 - Vulnerable (69.24)
14062_1	Butetown	DOCK WALLS OF ROATH BASIN, INCLUDING SEA WALLS AND SEA LOCK, WALLS OF LOCKS, AND DRY DOCKS	4 - Vulnerable (69.72)
11715_1	Whitchurch	WHITCHURCH HOSPITAL	4 - Vulnerable (69.86)
14092_1	Castle	JOYLAND HOUSE	4 - Vulnerable (70.96)
14099_1	Castle	THE PHILHARMONIC HALL (SQUARES)	4 - Vulnerable (71.27)
82252_1	St Fagans	WEST WALL OF THE DUTCH GARDEN AT ST FAGANS CASTLE WITH THE BATTLEMENT WALL AND WATCHTOWERS	4 - Vulnerable (71.40)
13760_1	Adamsdown	CHURCH OF ST JAMES THE GREAT.	4 - Vulnerable (71.53)
13852_1	St Fagans	HENDRE'R-YWYDD UCHAF FARMHOUSE	4 - Vulnerable (71.81)
13877_1	St Fagans	UPPER STOCKLAND FARMHOUSE	4 - Vulnerable (71.91)
21652_1	Castle	LUNN POLY	4 - Vulnerable (72.85)
21661_1	Castle	THE PHILHARMONIC HOTEL	4 - Vulnerable (74.08)
13646_1	Llanrumney	LLANRUMNEY HALL PH	4 - Vulnerable (74.40)

List of Buildings Ranked by Risk Score

LB_UA - Cardiff

Ref No.	Community	Building Name	Risk Assessment
25859_1	Canton	NO. 190 COWBRIDGE ROAD EAST	4 - Vulnerable (74.59)
13670_1	Castle	BOUNDARY WALLS & PIERS TO CHURCHYARD OF EBENESER URC	4 - Vulnerable (74.91)
26713_1	Whitchurch	FRONT WALL, GATEPIERS AND GATE OF NO 88 (BRIDGE HOUSE)	4 - Vulnerable (75.11)
14132_1	Castle	NO. 5 WOMANBY STREET	4 - Vulnerable (75.33)
13943_1	Old St Mellons	LYCHGATE TO ST MELLONS CHURCH	4 - Vulnerable (75.64)
25858_1	Canton	NO. 192 COWBRIDGE ROAD EAST	4 - Vulnerable (76.03)
13801_1	Castle	RISTORANTE IL PADRINO	4 - Vulnerable (76.30)
14014_1	Butetown	THE POINT (FORMERLY ST STEPHEN'S CHURCH)	4 - Vulnerable (77.21)
13669_1	Castle	FORMER SCHOOL ROOM TO REAR OF EBENESER CHAPEL	4 - Vulnerable (77.27)
81269_1	Llandaff	GATEPIERS AND WING WALLS ON MAIN CARRIAGE DRIVE AT INSOLE COURT	4 - Vulnerable (77.33)
23534_1	Trowbridge	ENTRANCE GATEWAY AT FAENDRE HALL	4 - Vulnerable (77.61)
26688_1	Riverside	GATES AND GATEPIERS OF CONWAY ROAD METHODIST CHURCH	4 - Vulnerable (77.61)
87591_1	Llanishen	LLANISHEN RESERVOIR DAM	4 - Vulnerable (77.61)
13978_1	Butetown	NO. 124 BUTE STREET	4 - Vulnerable (77.65)
13887_1	St Fagans	SOUTH WALL OF THE ENTRANCE GARDEN SEPARATING IT FROM THE STABLE COURT AT ST FAGANS CASTLE	4 - Vulnerable (77.83)
13890_1	St Fagans	WALL BOUNDING NORTH SIDE & PART OF EAST SIDE OF THE MULBERRY GARDEN TO NORTH OF ST FAGANS CASTLE	4 - Vulnerable (77.83)
13894_1	St Fagans	EAST BOUNDARY WALL OF THE ILEX GROVE RUNNING NORTH TO THE LANE AT CLIVE COTTAGES	4 - Vulnerable (77.83)
13896_1	St Fagans	BOUNDARY WALLS OF THE NORTHERN ENCLOSURE CONTAINING THE ESGAIR MOEL WOOLLEN MILL, WITH THE	4 - Vulnerable (77.83)
13934_1	Lisvane	OUTDOOR BAPTISTRY BY LISVANE BAPTIST CHAPEL	4 - Vulnerable (77.83)
81277_1	Llandaff	ROCK ARCH AT INSOLE COURT	4 - Vulnerable (77.83)
13770_1	Grangetown	PARISH CHURCH OF ST PAUL.	4 - Vulnerable (78.59)
13944_1	Trowbridge	LODGE AT FAENDRE HALL	4 - Vulnerable (79.00)

List of Buildings Ranked by Risk Score

LB_UA - Cardiff

Ref No.	Community	Building Name	Risk Assessment
13716_1	Llandaff	GARDEN WALLS TO WHITE HOUSE COTTAGE	4 - Vulnerable (79.03)
18642_1	Adamsdown	ROATH BRANCH LIBRARY	4 - Vulnerable (79.73)
13714_1	Llandaff	GARDEN WALL OF NOS. 1 & 2 WHITE HOUSE	4 - Vulnerable (80.11)
16875_1	Castle	RAILINGS, GATES AND DWARF WALL TO ST JOHN'S CHURCHYARD (S SECTION)	4 - Vulnerable (80.11)
16876_1	Castle	RAILINGS, GATES AND DWARF WALL TO ST JOHN'S CHURCHYARD (N SECTION)	4 - Vulnerable (80.11)
13826_1	Castle	COUNTY COURT OFFICES	4 - Vulnerable (80.73)
14090_1	Whitchurch	TOWPATH BRIDGE OF GLAMORGANSHIRE CANAL ABOUT 50M NORTH OF JUNCTION WITH FOREST FARM ROAD	4 - Vulnerable (80.77)
23962_1	Old St Mellons	GARDEN TERRACE AT ST JOHN'S COLLEGE (FORMERLY TY-TO-MAEN)	4 - Vulnerable (80.77)
14127_1	Llandaff	INSOLE COURT	4 - Vulnerable (82.12)
21664_1	Castle	NO. 90 ST MARY STREET	4 - Vulnerable (82.20)
13995_1	Butetown	NO. 8 MOUNT STUART SQUARE	4 - Vulnerable (82.72)
18645_1	Adamsdown	NO. 64 NEWPORT ROAD	4 - Vulnerable (83.67)
14040_1	Butetown	NO. 15 WINDSOR ESPLANADE	4 - Vulnerable (84.00)
14053_1	Butetown	ONE OF A PAIR OF NAVIGATION LAMPS TO E OF BUTE WEST DOCK BASIN	4 - Vulnerable (84.25)
22826_1	Pentyrch	FORMER PENUEL CHAPEL	4 - Vulnerable (84.37)
25857_1	Canton	THE CORPORATION P.H.	4 - Vulnerable (84.63)
14079_1	Riverside	THE WYNDHAM PH	4 - Vulnerable (84.86)
21656_1	Castle	NO. 47&48 ST MARY STREET	4 - Vulnerable (84.92)
13966_1	Butetown	NO. 54B BUTE STREET	4 - Vulnerable (85.57)
21647_1	Castle	ROHAN	4 - Vulnerable (86.55)
21685_1	Castle	NEWT & CUCUMBER	4 - Vulnerable (86.55)
26656_1	Plasnewydd	NO. 28 THE PARADE	4 - Vulnerable (86.68)

List of Buildings Ranked by Risk Score

LB_UA - Cardiff

Ref No.	Community	Building Name	Risk Assessment
25943_1	Cyncoed	ENTRANCE GATEWAY AND FLANKING WALLS TO JEWS' CEMETERY	4 - Vulnerable (87.73)
21659_1	Castle	NO. 62 ST MARY STREET	4 - Vulnerable (87.77)
21700_1	Castle	NO. 81 ST MARY STREET	4 - Vulnerable (88.70)
14105_1	Castle	NO. 11 PARK PLACE	4 - Vulnerable (88.93)
14054_1	Butetown	ONE OF A PAIR OF NAVIGATION LAMPS TO E OF BUTE WEST DOCK BASIN	4 - Vulnerable (89.12)
14073_1	Castle	NATIONAL WESTMINSTER BANK	4 - Vulnerable (89.55)
21650_1	Castle	NO. ST MARY STREET	4 - Vulnerable (89.67)
13803_1	Castle	BAR EMPORIUM	4 - Vulnerable (89.99)
14003_1	Butetown	MARINE HOUSE	4 - Vulnerable (90.55)
14125_1	Plasnewydd	TELEPHONE CALL BOX ADJOINING BOUNDARY WALL OF ROATH COURT	4 - Vulnerable (90.98)
13991_1	Butetown	PHOENIX BUILDINGS	4 - Vulnerable (91.17)
13825_1	Castle	HEAD POST OFFICE	4 - Vulnerable (91.31)
21681_1	Castle	PIZZA HUT	4 - Vulnerable (91.53)
14004_1	Butetown	MOUNT STUART HOUSE	4 - Vulnerable (91.71)
21642_1	Castle	MARKET BUILDINGS (SEE TRINITY ST FOR MARKET)	4 - Vulnerable (92.05)
14047_1	Butetown	MOUNT STUART GRAVING DOCK NO.2	4 - Vulnerable (92.36)
14048_1	Butetown	MOUNT STUART GRAVING DOCK NO.1	4 - Vulnerable (92.36)
22818_1	Pentyrch	GARDEN TERRACE AND STEPS AT CRAIG-Y-PARC	4 - Vulnerable (92.36)
81273_1	Llandaff	MEMORIAL TO RICHARD PRICHARD IN THE CATHEDRAL	4 - Vulnerable (92.36)
13973_1	Butetown	MIDLAND BANK	4 - Vulnerable (92.54)
13997_1	Butetown	KILSBY AND WILLIAMS	4 - Vulnerable (92.54)
13999_1	Butetown	TELEPHONE CALL BOX ADJOINING E SIDE OF THE FORMER COAL EXCHANGE	4 - Vulnerable (92.81)

List of Buildings Ranked by Risk Score

LB_UA - Cardiff

Ref No.	Community	Building Name	Risk Assessment
13974_1	Butetown	NATIONAL WESTMINSTER BANK	4 - Vulnerable (92.91)
14006_1	Butetown	ABERDARE HOUSE	4 - Vulnerable (93.00)
21649_1	Castle	26-27 NATIONWIDE BUILDING SOCIETY	4 - Vulnerable (93.23)
13965_1	Butetown	MEANDROS HOUSE	4 - Vulnerable (93.53)
13968_1	Butetown	4 DOCK CHAMBERS (EMLYN HOUSE)	4 - Vulnerable (93.53)
21643_1	Castle	THE BOROUGH PUBLIC HOUSE	4 - Vulnerable (93.53)
21702_1	Castle	GRAND HOTEL	4 - Vulnerable (94.22)
14121_1	Riverside	TELEPHONE CALL-BOX OUTSIDE NO.39A	4 - Vulnerable (95.08)
14023_1	Butetown	NO. WEST BUTE STREET	4 - Vulnerable (95.42)
21693_1	Castle	PAIR OF OBELISK LAMP STANDS TO W OF CITY HALL	4 - Vulnerable (97.36)
21694_1	Castle	PAIR OF OBELISK LAMP STANDS TO SW OF LAW COURTS	4 - Vulnerable (97.36)

For more information please contact:

Placemaking

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This survey was undertaken in Autumn/Winter 2015 by:

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