



Listed Buildings at Risk in the City and County of Swansea

December 2013

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1. Introduction

1.1 This report has been prepared by the Design and Conservation Team to provide an overview of the current situation with regard to Listed Buildings at Risk in the City and County of Swansea as of December 2013 as well as an action plan for tackling this situation. It incorporates inputs from Officers in Regeneration Strategy, Corporate Property, Building Control, Environmental Health, and Legal Departments. The general approach has been endorsed by the Corporate Management Team.

1.2 Historic buildings connect us to our shared past, providing character and a strong sense of place. Maintaining them in use and in good condition contributes to environmental, social and economic well being. However, empty or neglected buildings are wasted assets that degrade the quality of their surroundings, and can damage economic and social vibrancy.

1.3 There is a growing national emphasis on tackling problem historic buildings in order to help drive regeneration and strengthen civic pride. There is also strong local interest and concern focussed on specific buildings in Swansea including the Palace Theatre on Swansea High Street and Danbert House in Morriston.

“Regeneration, in turn, can bring real benefits to the historic environment. By attracting investment, it can sustain the viability and utility of historic assets, and, by revitalising communities, it can give fresh meaning and relevance to the heritage that helps to define them”

Paragraph 1.9, Cadw Draft Heritage Bill (2013)

“Any empty or neglected building is a wasted asset that degrades the quality of its surroundings and can damage an area’s economic and social vibrancy”

Paragraph 3.53, Cadw Draft Heritage Bill (2013)

1.4 This strategy identifies the buildings considered to be currently at risk and sets out a range of approaches and options for tackling these problem buildings. The Council is the largest single owner of buildings at risk (owning almost half), so it will be important for the Council to lead by example.

2. Listed Buildings

2.1 There are 515 buildings/ structures of special architectural or historic interest (collectively referred to as 'Listed Buildings') in the City and County of Swansea. These buildings are structures have been listed by Cadw at various times on behalf of the Welsh Government. The last national re-survey occurred in 2005.

2.2 Buildings are listed for one or more of the reasons below:

- Architectural interest
- Historic interest
- Special associations with people or events of national importance
- Group value

2.3 The entirety of a building/ structure is listed and the significance of a Listed Building is indicated by the grade of listing:

- **Grade I** - Buildings of exceptional, usually national, interest. Currently, fewer than two per cent of buildings listed in Wales qualify for this grade and only 8 buildings(1.5%) in the City and County of Swansea are Grade I;
- **Grade II*** - Particularly important buildings of more than special interest which accounts for 38 buildings in the City and County of Swansea (7.5%);
- **Grade II** — Buildings of special interest, which warrant every effort being made to preserve them. In the City and County of Swansea, these account for 469 buildings (91%)

2.4 The Listed Buildings in the City and County of Swansea are varied and diverse including castles, religious buildings, industrial buildings, civic buildings, domestic buildings, bridges, transport infrastructure and agricultural buildings. They vary in scale from the Swansea Guildhall to mooring bollards alongside the River Tawe. They are found throughout the administrative area including Swansea City Centre, other towns such as Pontarddulais and rural areas such as Gower and Mawr.

2.5 In total the Council own 87 Listed Buildings and structures. The Council is responsible for the care and maintenance of these 62 listed buildings, whilst 25 are leased to others. The range of listed buildings for which the Council is directly responsible include The Guildhall, various copper works buildings at the Hafod, various parks buildings / structures and a number of war memorials (for details of Council owned Listed Buildings see Appendix A and for details of Council buildings leased to others see Appendix B).

2.6 It should be noted that over the last 20 years significant public funds have been invested in Listed Buildings in the City and County of Swansea. For example almost £100m was invested in Wind Street during the 1990s in the form of the now closed Town Improvement Grant scheme to help regenerate a significant concentration of redundant Listed Buildings. More recently £25m is being invested into the Guildhall to restore this magnificent public building back to its former glory, a total of £14m has been invested in the Glyn Vivian and Former Central Library projects and £3.2m has been granted by the Heritage Lottery Fund and other funders towards the access improvements and new visitor centre at Oystermouth Castle.

2.7 In the last 20 years a number of redundant listed buildings have been put to new sustainable uses often with the involvement of Housing Associations:

Former Working Mans Club, Alexandra Road



Converted to residential accommodation for Gwalia Housing Association in 1994

Former Central Police Station, Orchard Street



Converted to student accommodation, cafe and artist studios for Gwalia Housing Association in 2004

Argyle Chapel, St Helens Road



Converted to residential accommodation for Swansea Housing Association in 1990

St Johns Church, Odo Street, Hafod



Converted to residential accommodation for Gwalia Housing Association in 1998

Exchange Building



Upper floors converted to residential accommodation for Swansea Housing Association.

Stewart House, Sketty



Converted to residential accommodation.

3. Listed Buildings at Risk

3.1 The vast majority of Listed Buildings are in beneficial use and are well maintained. However this is not the case in all instances because *'the owners of listed buildings are under no legal obligation to maintain their property in a good state of repair, even though it is in their interests to do so'*.¹

3.2 Listed Buildings at Risk are an issue across Wales and in 2008 Cadw part funded an external visual condition survey of all Listed Buildings in the City and County of Swansea. Typically buildings at risk have issues of:

- vacancy
- under-use
- neglect
- structural disrepair

3.3 The 2008 City and County of Swansea listed building at risk survey assessed the condition of all building elements in a logical and structured manner including roof coverings, rainwater goods, windows, walls etc as well as the current use in order to arrive at a quantitative assessment of the building's condition. This survey provided the first overall picture of the number of Listed Buildings being classified as 'At Risk', indicating where urgent action was required to ensure that the worst buildings were not lost forever.

3.4 The initial 2008 listed building at risk assessment for the City and County of Swansea identified that 40 buildings and structures (7.76% of the total Listed Building stock) were at risk where immediate action was required. At that time this was less than the national picture where 9.64% of Listed Buildings (2882) were at risk (source Buildings at Risk in Wales, Cadw, 2009)

3.5 Unfortunately the 2008 listed building at risk survey did not lead to a Council strategy or proactive action. Therefore many of the worst buildings have not been tackled and now they have deteriorated further. Furthermore some of the buildings that were considered to be 'vulnerable' are now at risk.

3.6 Cadw have pledged to start an all Wales listed building at risk review in 2014 on a local authority by local authority basis. However it is not yet known when the City and County of Swansea will be reviewed as part of this process. Therefore, in order to establish the current situation, Officers from the Design and Conservation Team have been reviewing and updating the 2008 listed building at risk survey. This has revealed that the following Listed Buildings and structures identified in the 2008 survey are no longer at risk:

- Philadelphia Chapel, Morriston – restored and converted to a mixed use development of office and flats
- Penmaen Farmhouse – fully rebuilt as a house
- Penrice gatehouse – maintenance undertaken
- Italian Bridge, Clyne Gardens – structure repaired
- Walls and forecourt at Singleton Abbey – repaired

¹ Stopping the Rot, English Heritage, p5



Philadelphia Chapel in Morriston is an example of a listed building at risk which has been saved by a mixed residential and commercial conversion scheme.

3.7 However since 2008, a number of further Listed Buildings are now considered to be 'at Risk' as follows:

Swiss cottage	Fire damaged in October 2010
Albert Hall	Vacant since 2007 and now in a poor condition
Libanus Chapel	Fire damaged. Partly demolished for safety reasons in 2012 and completely demolished due to further safety concerns in 2013.
Chimney adjacent to the Vivian Engine House	No maintenance
Morfa Bridge (also known as the Bascule Bridge)	No maintenance
The Observatory, Penllergaer	No maintenance
Hendrefolian House	Not currently used by Swansea University. During Summer 2013 basic maintenance was carried out, but there are still issues of dry rot.
Castle Cinema (LB068)	Building in use, but there is a lack of maintenance.
Mumbles Pier (LB211)	Mumbles Pier is now closed to the public. Listed building consent has been granted for rebuilding and the RNLi life boat station is under construction which includes the restoration of the pier head. Development of the land area will provide funding for the pier stem restoration
Loughor Old Town Hall (LB051)	Building not in use and lack of maintenance.
Former smelting sheds at Upper Bank Works (LB 490)	Building not in use. Listed building consent has been granted for conversion to flats but this has not been implemented. Lack of maintenance.
St Johns Church Morriston (LB227)	Building not in use. An application for conversion to homes has been submitted but cannot be determined because there is insufficient information.

3.8 More recently 2013, two listed buildings that were on the at risk register have been lost:

The Bush Hotel, High Street	The Bush Hotel was being monitored by the owners and they were in dialogue with the Council about reusing this building. However their structural engineers became concerned about the structural condition and called in Building Control which resulted in a Dangerous Structure Notice being served and as a result the building was completely demolished to ensure public safety as it had become so unstable.
Libanus Chapel	Libanus Chapel had been partially demolished following fire damage in 2012. The condition of the remaining elements were deemed a risk to public safety and had to be completely demolished on the advice of Building Control.

3.9 Clearly the loss of these historic buildings is a very regrettable course of events, but it does highlight the challenges in tackling privately owned listed buildings at risk. Once a building is reported as being dangerous, the Council is duty bound to investigate and to deal with the issue if there is considered to be a risk to public safety.

3.10 A summary of the current 2013 Listed Buildings at Risk is set out on the following pages. The headline is that:

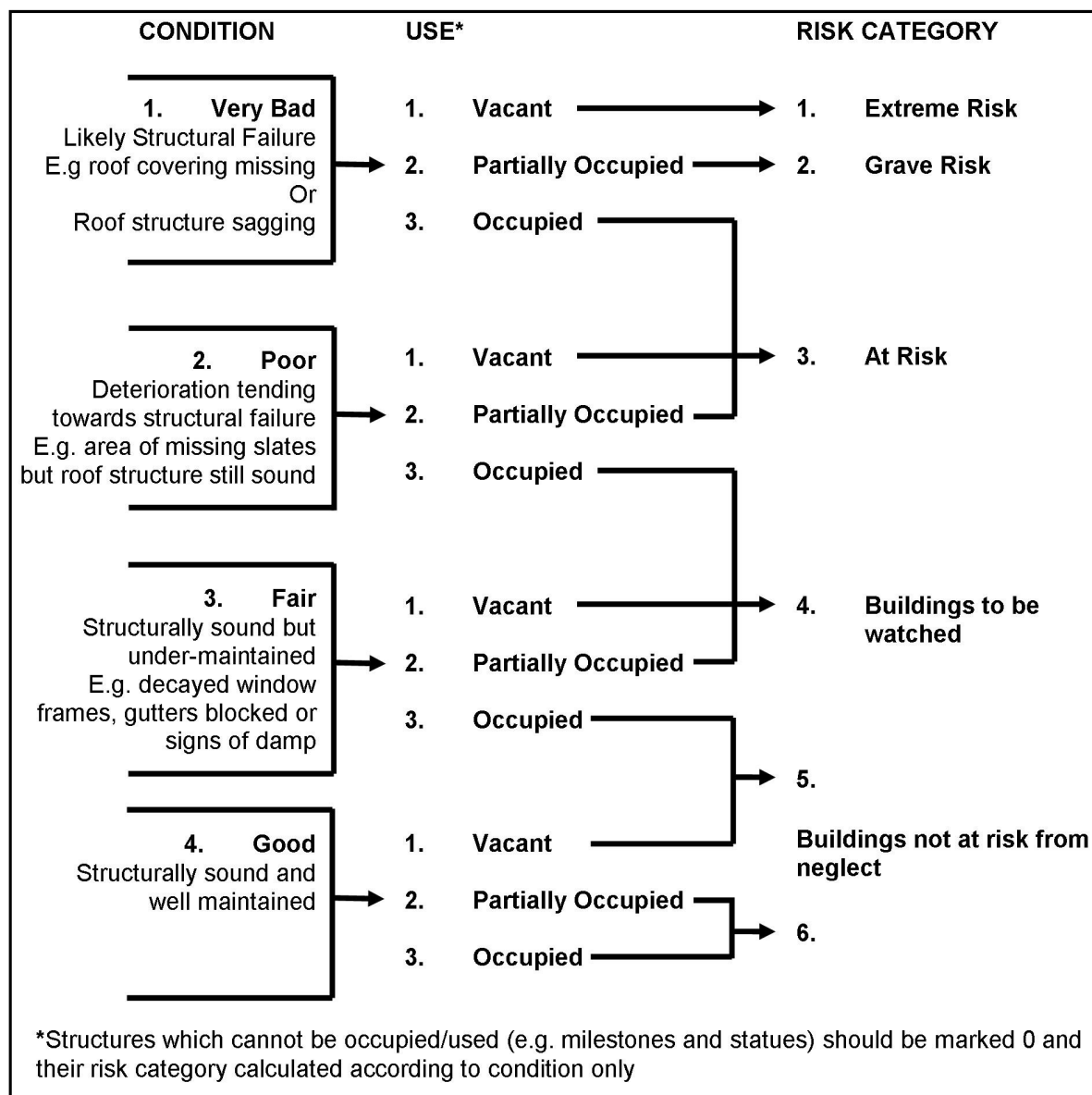
- 23 listed buildings at risk are owned by the Council
- 25 listed buildings at risk are privately owned
- 3 listed buildings have been demolished

3.11 Therefore a total of 48 listed buildings are now known to be at risk (9.12% of the total listed building stock) as opposed to 40 buildings in 2008. This is contrary to the national situation which shows a slight reduction in the numbers of listed buildings at risk to 9% (2700 buildings)². The majority of the listed buildings at risk in the City and County of Swansea are industrial buildings, chapels and ancillary structures which mirrors the national picture as identified by Cadw:

“some building types such as traditional farm buildings, former industrial buildings and chapels are particularly threatened”
(Draft Heritage Bill; 2013)

² Draft Heritage Bill, Cadw 2013

3.12 Whilst designation as a listed building at risk indicates that a building or structure is in a very poor condition, a distinction needs to be made between those listed buildings at risk which are not likely to deteriorate further and those in a perilous condition which are at danger of being lost forever. To help identify the level of risk the following categories developed by English Heritage have been utilised in this strategy document to take into account the condition of the building or structure and its current use:



ENGLISH HERITAGE GUIDELINES TO ASSESS DEGREE OF RISK

3.13 The most significant concentration (10) of listed buildings at risk can be found at the Morfa/Hafod Copperworks site, all are owned by the City and County of Swansea:

Listed Building	Risk Category
Laboratory building	1: Extreme risk
Vivian Locomotive shed	1: Extreme risk
Canal boundary wall	1: Extreme risk
Vivian Engine House	1: Extreme risk
Musgrave Engine House	1: Extreme risk
Canteen building	1: Extreme risk
Vivian Engine House Chimney	1: Extreme risk
Hafod Lime Kiln	1: Extreme risk
Tramway Pillar	1: Extreme risk
Copper slag abutment	1: Extreme risk

3.14 The other (13) listed buildings at risk owned by the City and County of Swansea are located across the administrative area:

Listed Building	Risk Category
Veranda House, Singleton Park	1: Extreme risk
Morfa Bridge (also known as the Bascule Bridge), Landore/Bonymaen	1: Extreme risk
Clyne Gardens Glass Houses	1: Extreme risk
Swiss Cottage, Singleton park (rebuilding expected during autumn/ winter 2013)	1: Extreme risk
Former Annealing building at Beaufort tinplate works, Llansamlet	1: Extreme risk
Roman Bridge, Blackpill	3: At risk
Bridge over Lower Clydach below Glynmeithrim Uchaf, Clydach	3: At risk
Scotts Pitt, Birchgrove	3: At risk
Observatory, Penllagear	3: At risk
The Ivy Tower, Clyne	3: At risk
The Belvedere, Sketty	3: At risk
Quay walls at former Upper Bank Works, Landore	3: At risk
Manselton School (two separate listed buildings)	4: To be watched

3.15 The (25) privately owned listed buildings at risk are as follows:

Listed Building	Risk Category
Palace Theatre	1: Extreme risk
Danbert House	1: Extreme risk
Capel Salem	1: Extreme risk
Allt-y-fanog, north of Clydach	1: Extreme risk
Caer Eithin Engine House, Berthlwyd Colliery	1: Extreme risk
Gazebo and attached walls of former Kilvrough Manor Nursery	2: Grave risk
Lime Kiln, Oystermouth	3: At risk
Circular Pigsty at Beili Gras	3: At risk
Circular Pigsty near Pill House	3: At risk
Smelting shed, former Upper Bank Works	3: At risk
Limekiln below Weobley Castle	3: At risk
Mumbles Pier	3: At risk
North farmyard range at Bryn-rhos	3: At risk
Albert Hall	4: To be watched
Whiteford Lighthouse	4: To be watched
St Pauls Parish Church, Landore	4: To be watched
Church of Saint John the Baptist, Clydach	4: To be watched
No. 4 Devon Terrace, Ffynone	4: To be watched
Hendrefolian House	4: To be watched
Llanrhidian Lower Mill	4: To be watched
Penrice Castle Dovecote	4: To be watched
Barn attached to Church with Roadside Range, Llangennith	4: To be watched
Castle Cinema	4: To be watched
Loughor Town Hall	4: To be watched
St Johns Church, Morriston	4: To be watched

3.16 The three demolished buildings are as follows:

Siloam Chapel	Demolished
Bush Hotel	Demolished
Libanus Chapel	Demolished

3.17 More details for each listed building at risk (including photographs) are set out in the Building at Risk Register contained in Appendix C.

4. Current Situation

4.1 It is apparent from section 2 that although some listed buildings at risk have been repaired and brought back into beneficial use, the majority are still at risk and others have fallen into the at risk category due to neglect and a lack of maintenance.

2008: 40 listed buildings at risk (7.7% of overall listed building stock)

2013: 48 listed buildings at risk (9.3% of overall listed building stock)

4.2 Many of the listed buildings at risk have been long term problems (pre-dating the 2008 survey which provided the first complete picture). Some such as Palace Theatre and Danbert House have been vacant and decaying for many years. The loss of the Bush Hotel during the summer of 2013 highlights the fact that heritage is a non renewable resource and that a strategic approach is needed to tackle the issue.



Above: Bush Hotel (grade II Listed Building) before and after demolition in June 2013.

4.3 Whilst in the past, the private sector has brought many listed buildings back into use with varying levels of grant support, it is now the case at a time of economic recovery that the remaining listed buildings at risk are the most difficult to tackle in terms of condition, location etc. In some cases the cost of repairs may exceed the end value (known as the conservation deficit). Furthermore many of the BARs are structures such as walls, bridges and lime kilns and these will never have an income generating use. However all buildings and structures are key elements of heritage that give Swansea a distinctive identity and without them the environment would be diminished.

4.4 It is sometimes the case that the condition of the listed building is not the only problem, often there are other factors such as the owners, who for a variety of reasons let their buildings deteriorate and they do not attempt to find new viable uses. This can be for a variety of reasons, but this personality issue can add an additional layer of difficulty in negotiating and finding solutions.



Some of the current listed buildings at risk in the City and County of Swansea (December 2103).

Top right: Palace Theatre. Centre right: Loughor Old Town Hall. Bottom right: Danbert House. Top left: Laboratory Building, Hafod/ Morfa Copper Works. Centre Left: Hendrefolian House. Bottom left: Vivian Engine House, Hafod/ Morfa Copper Works. For details of all listed buildings at risk see section 2.

5. Tackling Listed Buildings at Risk

The following sections identify a range of potential actions to tackle listed buildings at risk which can be broadly grouped as follows:

- **Awareness Raising**
- **Statutory Powers**
- **Proactive Projects**

5.1 Awareness Raising

Listed Building at Risk Register

5.1.1 The best way to highlight the current situation with regard to listed buildings at risk and the action being taken by the Council is by publishing an annually updated Building at Risk register on the Council's web page. This information has been included in a past press release to the South Wales Evening Post and similar information is made available by many other Councils in England and Wales. Therefore it is recommended that the information set out in the Listed Building at Risk Register in Appendix C is made available on the Council web site, with paper copies available on request.

Communications Plan

5.1.2 The local and national concerns about neglected historic buildings in Swansea are understandable. However the nature of the confidential discussions surrounding these buildings means that there may be a public perception of inaction whereas in reality there may be a considerable amount of behind the scenes work underway. Furthermore there is a significant amount of positive work associated with historic buildings that deserves greater recognition. Therefore the Council and its partners should proactively highlight the successes in protecting and regeneration Swansea's heritage, such as the investment in the Hafod/Morfa Copper works, The Guildhall, Glyn Vivian Art Gallery and Former Central Library. This could take the form of an improved web site and various press releases.

Ward Councillors

5.1.3 Contact with elected Councillors has demonstrated that they are often a key focal point in raising local awareness and encouraging action. To date Cabinet Members have received an earlier draft of this strategy and Ward Members with a Building at Risk in their area have had this drawn to their attention.

Liaison with Cadw

5.1.6 Officers of the Design and Conservation Team have a good working relationship with the Cadw Historic Building Inspector who covers the Swansea area. This allows issues and problem to be openly and productively discussed.

Swansea Built Heritage Forum

5.1.7 There are a number of campaign groups associated with various buildings and the issue of 'neglected heritage' often features in the local press. In response to the public interest and concerns, the Swansea Built Heritage Forum meets as an offshoot of the Environmental Forum to bring together third sector organisations and individuals with an interest in Swansea's built heritage. Whilst this group comprises a number of dedicated individuals it has largely developed as a word of mouth group and there is scope to broaden the membership of this group.

Swansea Heritage Event

5.1.8 Whilst specific heritage projects such as Hafod/ Morfa Copperworks and the Blue Plaques scheme have received significant publicity, the overall issue of heritage through the City and County of Swansea has not been promoted to the same degree. Therefore it may be beneficial to raise awareness through a one day 'Swansea Heritage' conference that is open to all. This event could involve Cadw, Council Officers and external partners. As well as raising awareness, the hope is that this event could help to instigate action at the local level.

5.2 Statutory Powers

5.2.1 Given the perilous condition of some listed buildings, they are at risk of being lost forever. The Planning and Listed Building Acts set out a range of statutory powers which could be used by the Local Planning Authority (LPA) to tackle privately owned listed buildings at risk as outlined below. However it should be noted that Cadw states:

The powers available to LPAs are not widely used, and carry considerable resource implications both in terms of costs and time.

Para 3.54 Draft Heritage Bill, Cadw

5.2.2 The following overview of the statutory powers is based on best practice documents such as Stopping the Rot, by English Heritage and discussions with other Welsh Councils.

Urgent Works Notice

5.2.3 Section 54 of the Listed Building Act 1990 allows the Local Planning Authority to serve an Urgent Works Notice to ensure the preservation of an unoccupied listed building by protecting it from further decay while consideration can be given to its future. The Notice must specify the emergency works necessary make the building weather tight and to stop further deterioration/ collapse. The Notice cannot require the building be brought back into use but it can be used to tackle urgent internal irrespective of whether they are publically visible or not.

5.2.4 The Head of Economic Regeneration and Planning has delegated powers to serve this notice. It should be noted that the Notice is a statement of intent by the Council to execute the emergency works and a compliance period gives the owner the opportunity to do the work themselves. If the owner does not comply, then the Council is obliged to undertake the works itself and then must seek to recover the

costs for example by placing a charge on the site. Whilst there is no right of appeal against the serving of an Urgent Works Notice, there is a right of appeal to the Welsh Government with regard to the notice to recover the costs. An Urgent Works Notices was used in the past by the Council to address issues at Henbury Cottage in Gower in 1999. This resulted in the Council carrying out the works in default and recovering costs from the owner.

Repairs Notice

5.2.5 Section 47 of the Listed Building Act 1990 allows the Local Planning Authority to serve a Repairs Notice on an owner which requires works reasonably necessary for the proper preservation of the Listed Building. Therefore this approach differs from Urgent Works Notices and Section 215 Notices in that the aim is to secure the long term preservation of the Listed Building. This is a longer process which is not intended to tackle emergency works. If the owner does not comply, then after a set period a Compulsory Purchase Order (CPO) can be served under Section 48. The Head of Economic Regeneration and Planning has delegated powers to serve this notice and the last CPO undertaken by the Council was for the Urban Village on High Street and CPO powers have never been used on a listed building.

Section 215 Notice

5.2.6 The name of this power relates to the relevant section of the Town and Country Planning Act 1990. It allows Local Planning Authorities to take action against owners whose property or land is adversely affecting the amenity of an area. The Head of Economic Regeneration and Planning has delegated powers to use this power and it has previously been used by the Council on a number of occasions to take action against unkempt properties, but never with regard to a listed building at risk.

5.2.7 It should be noted that a Section 215 notice can only require that a building or site is 'tidied up' it cannot require that a building is brought back into use. However this power has been used to good effect by Monmouthshire County Council to start tackling listed buildings at risk, they have described it as a 'short sharp shock' and a statement of intent by the Council. Any element of a listed building at risk that is publically visible is eligible and the Council would have to show that the condition of the Listed Building was adversely affecting the amenity of the area. Therefore Section 215 powers could be used to tackle issues of vegetation on buildings, areas of collapse and neglect. It cannot be used to tackle internal issues or areas that are not publically visible. Unlike other powers, the Council has a choice whether or not to undertake the work in default. An appeal against the serving of a notice under Section 215 can be made to the Magistrates' Court.

Implementing the notices

5.2.8 Anecdotal evidence from a number of Conservation Offices across Wales, suggests that in some cases, an initial warning letter indicating that the use of the Council's Statutory Powers are being considered can result in the work being carried out at the owner's expense or the building be sold. However there is always the risk of non compliance and the Council having to undertake the works in default.

5.2.9 Whilst the Head of Economic Regeneration and Planning has delegated powers under the constitution to serve the Section 215 Notice, Urgent Works Notice

and Repairs Notice as outlined, there is no identified budget for the undertaking of works in default.

5.2.10 Discussions with Monmouthshire County Council have suggested that one approach would be to mix the various powers. For example the serving of a Section 215 notice could be seen as a 'short sharp shock' focussing on publically visible issues to make the owner aware of the Council's concern. This may be sufficient for the owner to undertake all works, but if necessary there is the further option of an Urgent Works Notice to tackle internal issues and those hidden from public view.

5.2.11 Where Works in Default are carried out and the owner does not reimburse the Council, then costs of the works and any associated administration can be placed as a charge on the land or recovered using the enforce sale process. The Council has successfully conducted enforced sales of properties in Swansea, though not in the context of a listed building. The enforced sale process generally takes approximately 7 - 8 months using the Law of Property Act 1925. Any surplus funds from an enforced sale must be paid to the landowner once the Council's charges and costs have been satisfied. If a new owner is not co-operative then original issues may persist. It should be noted that other powers such as Section 215 notices do not lead to primary charges and therefore they cannot be used to instigate an enforced sale.

5.2.12 It should be noted that whilst the various notices can be served on private owners, the Council cannot serve a notice on its self. However there is a need for the Council to 'get its own house in order' and to lead by example by starting to tackle its own listed buildings at risk through direct funding, grant funding applications and other means as outlined in section 5.3 of this document.

Dangerous Structure Notice

5.2.13 It should also be noted that Building Control has separate powers to require that any building including a listed building is made safe under section 78 of the 1984 Building Act through the serving of a Dangerous Structure Notice, however there is no requirement to reinstate building elements that are removed or demolished, nor can the building be required to be brought back into use. In some instances the use of dangerous structure powers may actually increase the cost of repairs because elements may be removed without care and if elements are not replaced then this may lead to further or accelerated deterioration.

5.2.14 Whilst section 9 of The Planning (Listed Building and Conservation Areas) Act 1990 allows only the 'minimum necessary work' to make a listed building structure safe, this needs to be linked to the physical work that actually takes place on site. Events during 2013 have highlighted the need for Conservation Officers to be involved in the assessment of listed buildings that are considered to be dangerous to ensure that the listed building legislation is complied with, namely to minimise the harm to the historic building whilst addressing the wider issue of public safety.

Further Powers

5.2.15 Further powers are available to the Council through the Housing Act 1985 to compulsorily purchase land or buildings for housing purposes.

5.2.16 Other powers used by the Housing and Public Health Section of the Council include the Prevention of Damage by Pests Act 1949 (section 4) which can be used to require owners to clear overgrowth and rubbish & treat the ground for rats & mice; the Building Act 1984 (section 59) which requires that an owner makes repairs to rain water goods etc and the Environmental Protection Act 1990 (section 80) which requires action if the property is causing a statutory nuisance to an adjoining property - i.e. damp or smells. All these powers lead to priority charges which can, if the owner is uncooperative lead to an enforced sale process. Whilst these powers will not require that a building is repaired or brought back into use, they could for a relative small amount of work in default by the Council, possibly result in an enforced sale to a new owner that may be more co-operative.

5.3 Proactive Actions

5.3.1 Section 5.2 outlines the statutory powers that could be used to tackle uncooperative owners, however this approach may not be necessary or appropriate in some cases. Therefore the following section outlines a range of proactive projects and initiatives that form a package of measures.

Cross Departmental Working

5.3.2 In order to effectively tackle the complex and wide ranging issues associated with listed buildings at risk in a proactive manner a cross departmental Council working group has been set up with contributions from:

- Design and Conservation Team
- Planning
- Regeneration
- Corporate Building and Property Services
- Environmental Health
- Building Control
- Legal
- Finance
- Procurement

Feasibility studies

5.3.3 In order to test the reuse potential of a number of key listed buildings at risk and to estimate the potential associated costs, Officers of the Design and Conservation Team commissioned a multi-disciplinary consultancy team during 2013 to undertake the following tasks:

- External visual condition survey
- Costed outline schedule of immediately necessary 'Urgent Works' to make the building wind and weather tight and stop further deteriorating
- Exploration of potential sustainable end uses (including fit with potential granting funding opportunities)
- Costed outline schedule of works need to bring the building back into beneficial use

The listed buildings and structures at risk that were the subject to these studies were:

Privately owned:

- Palace Theatre
- Danbert House
- Siloam Chapel
- Allt-y-Fanog

Council owned:

- Veranda House
- Scotts Pit
- Belvedere
- Roman Bridge
- Ivy Tower

These studies are not publically available because they contain commercially sensitive information. However to date the feasibility studies for the Roman Bridge and Scotts Pit have been instrumental in helping to secure grant funding for essential restoration and repair work to these council owned listed structures. Furthermore the feasibility study for the Palace Theatre is underpinning the current discussions with the owner.

Maintenance of Council Buildings/ Structures

5.3.4 Given that the Council owns almost half of the listed buildings and structures at risk (23 out of 48), it is important that we lead by example. Maintenance of all Council buildings is undertaken/ coordinated by The Corporate Building and Property Services Team. The team has set up an apprentice scheme which is acknowledged as one of the best in the UK at recruiting and developing young apprentice carpenters, electricians and plumbers. They are interested in expanding the apprentice project to include traditional repairs to Council owned listed buildings and structures.

5.3.5 The Head of Corporate Building and Property Services has confirmed that the ideal buildings to test the principles would be small scale with relatively straightforward issues. Initial constructive discussions have also been held with Construction Skills with a view to developing a pilot project on the former once Listed Building consent has been secured

5.3.6 The Head of Corporate Building and Property Services has made a limited allocation of approximately £50,000 made as part of the 2013/14 capital maintenance budget to allow a focus on listed buildings. This will show that whilst the authority's budgets are stretched it does recognise the need to try and do something to arrest the decline of these valuable assets. The 2013/14 funding is contributing to the Swiss Cottage rebuilding costs as well as match funding to secure the repair funding for Scotts Pit in Birchgrove. However it should also be noted that the amount of funding available to repair listed buildings is uncertain for 2014/15 in light of wider budget reductions.

5.3.7 It should also be noted that during 2012/13, the stretch of the former GWR revetment wall and pedestrian underpass alongside Oystermouth Road near Bathurst Street which was in a poor condition and closed to the public was repaired and reopened as part of the Waterfront Connections Public Realm Project that forms part of the overall Waterfront City Programme. Therefore a listed structure at risk has been repaired was part of a wider project to improve linkages for pedestrians and cyclists between the city centre and the marina/ beach.

Hafod/ Morfa Copperworks regeneration project

5.3.10 The main concentration of Council owned listed buildings at risk can be found at the former Hafod/ Morfa Copperworks (in total 10 listed buildings/ structures which are all at risk). This area is the focus of an emerging project in partnership with Swansea University to bring forward a heritage-led regeneration scheme which will restore structures such as the chimneys and bring the buildings back into beneficial use. The highest priority is the Laboratory Building as this is in the most perilous condition and in a pivotal location relative to the heritage trails which are to be implemented in the immediate future. Furthermore the project partners see this building as an initial 'hub' on the site as a modern knowledge economy facility which resonates with the historical use as a laboratory.

5.3.10 In May 2012, the project was awarded over £730,000 by Cadw and the SRA to establish heritage trails on the site which includes £150,000 to make the listed buildings safe and to stop further deterioration. This first phase of works including vegetation removal from the buildings has been completed and works to consolidate the Laboratory building and Canteen Building started on site in the autumn of 2013.

Grant applications

Given the wider pressures on Local Government Finances, there is a need to explore all grant opportunities to help tackle the Councils listed buildings at risk. Grant funding applications often require match funding in the region of 10%, so a relatively small amount of Council funding could lever in significant amounts of external funding. To date the following funding has been secured from the Landfill Tax Communities Fund for listed buildings/ structures owned by the Council:

- £38,000 from WREN to fund repairs at the Scotts Pit Engine house and other remains in Birchgrove.
- £42,000 from Entrust paid to the Clyne Valley Community Project to fund repair of the Roman Bridge in Blackpill

Disposal/ transfer of Council owned listed buildings

5.3.8 As part of the wider asset review, it may be established that certain Council owned Listed Buildings are surplus to requirements, therefore they could be offered for sale or lease. This was the case with a number of the lodge buildings on the periphery of Singleton Park including Brynmill Lodge (also known as Singleton Bottom Lodge) at the south-eastern entrance to Singleton Park which was sold in 2011 to Swansea University and Lower Sketty Green Lodge which was sold to a private individual in December 2012. Recent listed building disposals include the Pilot House which was sold at auction in December 2013.

5.3.9 In some instances where a building or structure has no commercial value then an asset transfer or nominal lease to an established community group could be considered. Community groups may have more time and resources to look after the structures and may have the ability to draw in funding. This approach is being successfully used to tackle the grade II* listed observatory at Penllergaer which is currently at Risk. The Observatory has to be leased to the Penllergaer Trust along with match funding of £25,000 and a requirement that the building is repaired. The Trust has secured additional grant funding for this work which will remove it from both

the listed buildings at risk register and the Councils list of buildings and structures requiring repair.

Building Preservation Trust

5.3.11 Building Preservation Trusts or Friends Groups have been successful across the UK in saving and bringing historic buildings back into use. A organisation with a constitution and charitable status may be able to attract grant funding from organisations such as the Heritage Lottery Fund and other sources to help fund feasibility studies and the restoration/ reuse of a listed building at risk.

5.3.12 The most well known Building Preservation Trust in South-West Wales is the Carmarthenshire Heritage Regeneration Trust which has brought the Georgian grade I listed Llanelly House in Llanelli back into use as a family research centre. In the wider area there are other Friends Group associated with the listed Plaza Cinema that is working with Neath Port Talbot Council on a feasibility study and a Trust chaired by the local MP has formed to bring the listed Llanelli Goods Shed back into use. However in the City and County of Swansea there is certainly unrealised potential in terms of community led projects. It should be noted that whilst the Council can support and encourage the formation of a Building Preservation Trust as this must be led from the community or other stakeholders.

Community working groups

5.3.13 A Building Preservation Trust can require significant commitment from volunteers over a long period. Some may wish to help but not have much time, therefore a more flexible voluntary approach in the form of community working groups could be considered. The effectiveness of community working groups has been proven in the Gower Area of Outstanding Natural Beauty and nature conservation projects. It has also been proven in the urban areas of West Swansea where the Swansea Sustainable Community Initiative (SSCI) which as part of the Keep Wales Tidy initiative has brought together students and residents of the Sketty area to remove vegetation from various sites and to paint the railings at both St James' Garden and Singleton Park.

5.3.14 At present the groups interested in heritage in CCS are varied and diverse. It is hoped through awareness raising a volunteer resource could be created. There will be limits on which buildings and what work community volunteers can undertake, for example they will not be able to work at height or on unsafe structures. However there is potential to tackle a range of small projects with effective management by the Council such as mile stones, mooring bollards and railings through to clearance or painting events. Clearly this would require the agreement of owners, community co-ordinators, risk assessments and suitable equipment/materials/ tools, but it may offer a 'quick win' in terms of some of the Council's listed buildings at risk. It may also offer the opportunity to offer community skills training.

Gower Historic Landscapes

5.3.15 This project covering the Gower AONB and fringe areas such as Three Crosses and Penclawdd has been awarded £1.3m by the Heritage Lottery Fund. The project is structured around various themes such as 'making a living on Gower' and includes provision to fund community audits of historic features as well as repair of some features with an element of skills training.

5.3.16 This project would offer the opportunity to apply for funding during 2014/15 to tackle a number of redundant listed structures at risk in Gower such as lime kilns, pig stys and industrial features with the involvement of local communities. It should be noted that the most iconic listed structure in Gower – Whitford Point Lighthouse is in the care of Carmarthenshire County Council.

Pre-planning application discussions

5.3.17 The comprehensive pre-application service of the Planning Control Section has been well received by applicants and agents. This service is available to all owners of Listed Buildings and the Design and Conservation Team will play a key role in providing clear guidance on appropriate ways of bringing listed buildings back into use. The overall aim is to remove obstacles and encourage the swift submission of an acceptable scheme.

5.3.18 However it should be noted that whilst Officers can be very supportive, there is no guarantee that a planning application will be submitted.

Grant funding

5.3.19 There are a number of grant funding sources that consider applications from the owners of listed buildings at risk. There is also scope for the Council to apply for these grants to support works to its own buildings:

5.3.20 In Wales, the Architectural Heritage Fund offers a 'Cold Spot' Grant Scheme offers up to £10,000 to Building Preservation Trusts or organisations with charitable status to undertake initial project development costs related to the rescue of an historic building. This could fund a condition survey, a set of sketch options and a business plan. They also offer competitive loans to fund the works to a listed building at risk.

5.3.21 Cadw has an annual grant fund to assist in works to Listed Buildings such as the reinstatement of original details. They will not fund basic maintenance. Whilst in the past, these funds have been targeted at the most significant buildings in the grade I and grade II* categories, they are now encouraging grant funding applications from grade II buildings where there are wider regeneration benefits. The amounts offered are small, but this may be able to unlock larger sums as match funding.

5.3.22 There are a number of landfill operations offering funding for environmental and heritage projects in the Swansea area:

- WREN offers grant scheme for restoration of listed buildings at risk within a 10 mile radius of a landfill sites. Whilst they have no landfill sites in the City and County of Swansea there is a site at Pwllfawtkin, SA8 4RX and a number of listed buildings at risk fall into the eligible 10 mile area. The organisation invites applications every year on a first come, first served basis for amounts between £15,001 and £75,000 towards repair, maintenance and restoration works at grade I and grade II* Listed Buildings.
- Entrust also offers grant funding for heritage projects within a 10 mile radius of a landfill sites. This includes the site at Tir John and a number of listed buildings at risk fall into the eligible area. They do set a threshold for the

heritage status of the buildings and structures nor do they indicate the financial range of projects, but the maximum is understood to be in the region of £70,000.

5.3.23 The Heritage Lottery Fund (HLF) provides significant grants for heritage regeneration projects. They have funded a number of large scale projects in the City and County of Swansea in the past including Oystermouth Castle and Cwmdonkin Park. Current HLF schemes include the Gower Historic Landscapes Project. The HLF probably would not support the restoration of a BAR alone, but it may form part of a broader project with a strong emphasis on community, skills, interpretation and sustaining the outputs. There are various Heritage Lottery Funding grant schemes could be targeted:

- Our Heritage (£10,000 to £100,000)
- Heritage Grants (over £100,000)
- Heritage Enterprise (£100,000 to £5million)
- Transition Funding (£10,000 to £100,000)
- Townscape Heritage (£100,000 to £2million)
- Parks for People ((£100,000 to £5million)
- Landscape Partnerships (£100,000 to £3million)
- Grants for (active) places of Worship (£10,000 to £250,000)
- Catalyst (various)

5.3.24 Whilst Strategic Regeneration Funding is coming to an end in 2015, the Council has bid for the next round of funding known as Vital and Viable Places for Swansea City Centre. This has a specific theme of Heritage and the proposed regeneration area includes buildings such as the Palace Theatre, Albert Hall and other listed buildings at risk in Swansea City Centre. Therefore these could be the subject of future regeneration funding bids but it should be noted that projects must have sustainable end uses have a meaningful regeneration output with a strong focus on the provision of homes.

5.3.25 The Rural Development Plan includes a grant scheme for Town and Village Enhancements which are located in rural areas. This offers up to £4,650, representing up to 80% of the project costs. The grant scheme is open to voluntary organisations and the private sector. It could potentially help to restore historic redundant rural features such as pig stys and lime kilns.

6. Prioritisation and Action Plan

6.1 This section priorities the listed buildings at risk in the City and County of Swansea using a simple scoring matrix. This assesses heritage status as represented by the grade of listing; risk category based on the criteria set out on page ... of this report; regeneration potential and prominence. These criteria are scored as set out below with equal weighting. The lower the total score, the higher the priority. The final column in the table indicates the current situation and potential way forward.

Heritage Status	Risk Category	Regeneration potential	Prominence
1 = Grade I	1 = Extreme risk	potential	1 = High
2 = Grade II*	2 = Grave risk	1 = High	2 = Medium
3 = Grade II	3 = At risk	2 = Medium	3 = Low
	4 = To be watched	3 = Low	

6.2 It should be noted that a significant amount of discussion and physical work is already underway and this is indicated where this is the case. Furthermore it should be noted that priorities can sometimes be influenced by external factors such as the availability of funding for a specific project or area at short notice. Therefore it is important to use the following priority list as a guide whilst recognising that this may need to be responsive to specific opportunities.

6.3 The table below prioritises the privately owned listed buildings at risk.

Listed Building	Heritage status	Risk Category	Regeneration potential	Prominence	Total score	Notes
Palace Theatre	3	1	1	1	6	Condition and feasibility study undertaken by the Design and Conservation Team. Currently in confidential discussions with the owner about the immediate condition issues and the longer term sustainable reuse potential. This building will require grant funding support to bring it back into use.
Danbert House	3	1	2	2	8	Condition and feasibility study undertaken by the Design and Conservation Team. Currently pursuing a confidential course of action.
Mumbles Pier	3	3	1	1	8	The pier head has been rebuilt by the RNLi as part of the new life boat station. The rebuilding of the pier stem will be funded by the owner through enabling development which is subject to a section 106 planning agreement.
Hendrefolian House	2	3	2	2	9	Basic repairs undertaken during summer of 2013. Interior affected by dry rot. No clarity on the future of this building and further discussions are needed.

Prioritisation of privately owned listed buildings at risk (continued from previous page)

Listed Building	Heritage status	Risk Category	Regeneration potential	Prominence	Total score	Notes
Albert Hall	3	4	1	1	10	Feasibility undertaken by interested party into the potential for a performance/ arts venue. Identified as a key project in the Vibrant and Vital Places bid to Welsh Government.
Loughor Town Hall	3	3	2	2	10	This building has recently been added to the Building at Risk Register. There is a need to undertake a condition and feasibility study and this could form the basis of funding bids working in partnership with the local community.
Capel Salem	3	1	3	3	10	Condition and feasibility study undertaken. Potential for residential conversion of the remaining shell.
Allt-y-fanog, north of Clydach	3	1	3	3	10	Condition and feasibility undertaken. This building is on the verge of collapse. There is potential for a 'heritage holiday let'.
Castle Cinema	3	4	2	2	11	This building has recently been added to the Building at Risk Register. A Listed Building Consent application was submitted in December 2013 for conversion to residential accommodation.
Whiteford Lighthouse	3	4	3	1	11	This is one of the iconic structures on Gower and discussions are needed with the owner (Carmarthenshire Council) about protection and consolidation.
Caer Eithin Engine House, Berthlwyd Colliery	3	1	4	3	11	Discussions are needed with the owner about the potential to target the Gower HLF landscape grant during 2014/15 to fund the consolidation and interpretation of this structure.
St Johns Church, Morriston	3	4	3	2	12	There are long standing Planning and Listed Building applications to convert this prominent church to residential accommodation to be determined.
St Pauls Parish Church, Landore	3	4	3	2	12	This church is no longer in ecclesiastical use. The grass area to the rear is owned by the Council. No current proposals.
Church of Saint John the Baptist, Clydach	3	4	3	2	12	An application for a residential conversion was submitted but withdrawn due to concerns about the proximity to the Inco site. There appears to be activity in this building and the current use needs to be clarified.
Gazebo and attached walls of former Kilvrough Manor Nursery	3	2	4	3	12	The Gower Area of Outstanding Natural Beauty Team is in discussion with the owner regarding grant funding opportunities to support stonework repairs.

Prioritisation of privately owned listed buildings at risk (continued from previous page)

Listed Building	Heritage status	Risk Category	Regeneration potential	Prominence	Total score	Notes
Smelting shed, former Upper Bank Works	3	3	3	3	12	Planning and Listed Building Consent has been granted to convert this shell into residential accommodation. Building currently for sale.
North farmyard range at Bryn-rhos	3	3	3	3	12	This site comprises multiple listed buildings. No current proposals.
No. 4 Devon Terrace, Ffynone	3	4	3	3	13	No current proposals.
Llanrhidian Lower Mill	3	4	3	3	13	No current proposals
Barn attached to Church with Roadside Range, Llangennith	3	4	3	3	13	Condition and feasibility study undertaken. This site has been the subject of confidential pre-application discussions.
Lime Kiln, Oystermouth	3	3	4	3	13	Listed Building Consent has been granted for reconstruction following partial emergency demolition. Awaiting this work to be implemented.
Penrice Castle Dovecote	2	4	4	3	13	This part of the wider Penrice Castle walls which are an Ancient Monument. No current proposals
Circular Pigsty at Beili Gras	3	4	4	3	14	No current proposals
Circular Pigsty near Pill House	3	4	4	3	14	Discussions are needed with the owner about the potential to target the Gower HLF landscape grant during 2014 to fund the consolidation and interpretation of this structure.
Limekiln below Weobley Castle	3	4	4	3	14	Discussions are needed with the owner about the potential to target the Gower HLF landscape grant during 2014 to fund the consolidation and interpretation of this structure.

6.4 The table below prioritises the Council owned listed buildings at risk and indicates the work that is under way or known to be planned.

Listed Building	Heritage status	Risk	Regeneration potential	Prominence	Total	Notes
Musgrave Engine House	2	1	1	1	5	Part of the Hafod/ Morfa Copperworks project in Partnership with Swansea University which has secured almost £1m funding to date. The Musgrave Engine House lies in a later phase area and is current part of a visible but secure site to prevent public access.
Laboratory building	3	1	1	2	7	Part of the Hafod/ Morfa Copperworks project in Partnership with Swansea University which has secured almost £1m funding to date. The Laboratory building lies in the first phase area and is in the process of being consolidated and underpinned to prevent collapse.
Vivian Engine House	3	1	1	2	7	Part of the Hafod/ Morfa Copperworks project in Partnership with Swansea University which has secured almost £1m funding to date. The Vivian Engine House lies in a later phase area and is current part of a visible but secure site to prevent public access.
Canteen building	3	1	1	2	7	Part of the Hafod/ Morfa Copperworks project in Partnership with Swansea University which has secured almost £1m funding to date. This building lies in the first phase area and requires minor consolidation work.
Veranda House, Singleton Park	3	1	1	2	7	Building stabilised following fire damage. Condition and feasibility study undertaken.
Swiss Cottage, Singleton park	3	1	2	1	7	Rebuilding following fire damage is underway at present with completion expected in Spring 2014. There is potential to lease this building as a café within Singleton Park.
Vivian Locomotive shed	3	1	2	2	8	Part of the Hafod/ Morfa Copperworks project in Partnership with Swansea University which has secured almost £1m funding to date. The Vivian Engine Shed has been completely encased in scaffold to provide support to prevent collapse.
Vivian Engine House Chimney	3	1	4	1	9	Part of the Hafod/ Morfa Copperworks project in Partnership with Swansea University which has secured almost £1m funding to date. The chimney is iconic as the last remaining of the 100s of chimneys that once dominated the Swansea Valley.
Hafod Lime Kiln	3	1	4	2	10	Part of the Hafod/ Morfa Copperworks project in Partnership with Swansea University which has secured almost £1m funding to date. Whilst these incidental structures do not have a reuse potential, they are important to the overall character of the Copperworks site.
Tramway Pillar	3	1	4	2	10	
Copper slag abutment	3	1	4	2	10	

Prioritisation of Council owned listed buildings at risk (continued from previous page)

Listed Building	Heritage status	Risk	Regeneration potential	Prominence	Total	Notes
Canal boundary wall	3	1	4	2	10	The canal boundary wall is to be restored and consolidated as an early phase of the Morfa Distributor Road project during 2014.
Morfa Bridge (also known as the Bascule Bridge)	3	1	4	2	10	Options and feasibility study underway by the Council's Bridges and Structure Team.
Roman Bridge, Blackpill	3	2	3	2	10	Strong level of community interest. £42k funding from Entrust has been secured by the Clyne Valley Community Group for the repair and reopening of the Roman Bridge. The work expected to be completed 2015/2016.
Former Annealing building at Beaufort tinplate works, Llansamlet	3	1	3	3	10	This is an isolated building near the River Tawe which is accessed through larger development site owned by the Council. This building will need to be tackled as part of a comprehensive scheme with the wider site.
Scotts Pitt, Birchgrove	2	3	4	2	11	£32k funding from WREN secured. Ancient Monument works needed for repair works. Work expected to be complete by 2014/2015
Observatory, Penllagear	2	3	3	3	11	Leased to the Penllergaer Trust. Ancient Monument consent needed from Cadw for repair works. Work expected to be complete in 2014/2015
Manselton School (two separate listed buildings)	3	4	2	2	11	Currently in educational use. Repairs undertaken on a reactive basis. Will be offered for sale once the new Burlais School is operational
Clyne Gardens Glass Houses	3	1	4	3	11	Located in an isolated part of Clyne Gardens. Fenced to prevent public access and no repair proposals at present.
The Belvedere, Sketty	3	3	3	3	12	Home to multiple species of Bats which are a Protected Species. No current proposals.
The Ivy Tower, Clyne	3	3	4	3	13	Part of wider heritage assets in the Clyne Valley. No current proposals
Bridge over Lower Clydach below Glynmeithrim Uchaf	3	3	4	3	13	In use as a public right of way. No current proposals.
Quay walls at former Upper Bank Works, Landore	3	3	4	3	13	No repair proposals proposed at present.

6.4 The prioritisation tables on the preceding pages can be summarised into the following outline action plan that identified the priority projects for tackling the issue of listed buildings over the next five years.

2014	2015	2016	2017	2018
Continue with supportive approach to pre-application planning inquiries for listed buildings at risk				
Write to owners of all listed buildings at risk reminding them of the importance of properly maintaining their buildings				
Encourage the establishment of Building Preservation trusts and Friends Groups where there is interest.				
Awareness raising: Swansea Heritage Event	Continue awareness raising through web information and press releases			
Awareness raising: publish Listed Building at Risk register on Council Web site	Update Listed Building at Risk Register			
Procure further condition and outline feasibility studies if funding is available				
Explore all grant funding opportunities and identify potential match funding	Potential grant funding bids			
Complete the consolidation works of the Lab building at the Copper works Complete the consolidation works to the Canal Wall	Further works to safeguard buildings and structures at the Morfa Copper works	Funding bids to support sustainable reuse of the heritage buildings at Morfa Copper works		
Complete restoration works at the Swiss cottage	Commence repair works Scotts Pit Commence repair works at Roman Bridge	Awaiting clarity for future on funding for further Council listed buildings.		
Achieve meaningful progress in addressing essential condition issues at the Palace Theatre as well as discussions about the sustainable reuse.	Potential grant funding bids to support sustainable reuse at Palace Theatre	Ongoing prioritisation of the Palace Theatre		
Complete repair works at the Observatory	Encourage and support further repairs to privately owned listed buildings at risk			

Appendix A: Council owned listed buildings

The following listed buildings are owned by the Council. It is not an indication of condition or risk (for this, see sections 2.12 and 2.13 of the main document)

LB ref	Name	Grade	Date first listed	Community
002	Oystermouth Castle	I	1952	Mumbles
020	Swansea Museum	II*	1952	Castle
021	Swansea Museum railings	II*	1952	Castle
057	Copper slag abutment	II	1979	Landore
058	Pier to waste tramway	II	1979	Landore
059	Hafod Lime Kiln	II	1979	Landore
060	Canteen building	II	1980	Landore
061	Musgrove Engine House	II*	1980	Landore
062/491	Morfa Bridge (also known as Bascule Bridge)	II	1980	Landore/ Bonymaen
063	Morfa Quay	II	1980	Landore
064	Former Annealing Building	II	1980	Llansamlet
089	Glyn Vivian Art Gallery	II*	1987	Castle
123-124	Iron bollards on west bank river Tawe	II	1987	Castle
127	Henry Evans Charles Fountain	II	1987	Castle
148	Vivian Statue	II	1987	Castle
156	Former GWR revetment walls	II	1987	Castle
157	Former Pilot House (offered for sale at public auction in December 2013)	II	1987	Castle
181	Manselton School	II	1987	Cwmbwrla
182	Manselton School attached block	II	1987	Cwmbwrla
188	Laboratory Building	II	1987	Landore
189	Vivian Engine House	II	1987	Landore
190	Vivian Engine Chimney	II	1987	Landore
199	The Belvedere	II	1989	Sketty
210	Morydd Street Bridge and wall	II	1991	Morrleston
218	Former Singleton Farmhouse	II	1993	Sketty
225	Morrleston War memorial	II	1993	Morrleston
230	Singleton Park wall	II	1993	Sketty
232	North Lodge, Singleton Park	II	1993	Sketty
233	Veranda House	II	1993	Sketty

234	Botanical Gardens fountain	II	1993	Sketty
235	Swiss Cottage	II	1993	Sketty
238/241	Roman Bridge	II	1993	Sketty/Mumbles
247	The Guildhall	I	1994	Uplands
275	Guildhall Flagstaff	I	1994	Uplands
276	Cenotaph	II	1994	Uplands
277	South African War memorial	II	1994	Uplands
278	Swansea Jack Memorial	II	1994	Uplands
279	William Thomas statue	II	1994	Uplands
326	Museum Stores	II	1996	Landore
327	River quay of Hafod copper works	II	1996	Landore
328	Vivian locomotive shed	II	1996	Landore
329	Boundary wall of Hafod Copperworks	II	1996	Landore
338	Clyne Gardens Glass Houses	II	1999	Mumbles
374	Prince's Fountain	II	1999	Mumbles
375	Italian Bridge	II	1999	Mumbles
376	Gazebo	II	1999	Mumbles
384	Clyne Lodge	II	1999	Mumbles
385	Japanese Bridge	II	1999	Mumbles
386	The Ivy Tower	II	1999	Mumbles
387	Viewing tower	II	1999	Mumbles
389	Gate Screen at Clyne Lodge	II	1999	Mumbles
391	Oystermouth Library	II	1999	Mumbles
392	Gun Emplacement	II	1999	Mumbles
393	Gun Emplacement	II	1999	Mumbles
394	Gun Magazine	II	1999	Mumbles
395	Mumbles battery	II	1999	Mumbles
436	Carmarthen Road War memorial	II	2000	Cockett
489	Scotts Pitt Engine House	II*	2003	Birchgrove
504	War memorial, Parc Briallu			
512	Iron Bollard on east side of river Tawe	II	2004	St Thomas
513	War memorial in Danygraig Park	II	2004	St Thomas

Appendix B: Council listed buildings leased to others

The following listed buildings are owned by the Council but are on long care and repair leases to others.

LB ref	Name	Grade	Date first listed	Community	Lessee
004-011	6-13 Cambrian Place	II	1952	Castle	Leased for 99 years to Gwalia Housing Association
014-019	2-7 Somerset Place	II	1952	Castle	Separate leases
084	Offices of Associated British Ports	II*	1987	Castle	Leased to Morgan's
086	Central Library	II	1987	Castle	Leased to Swansea Metropolitan University
087	School of Art	II	1987	Castle	Leased to Swansea Metropolitan University
088	Swansea Workingmen's Institute	II	1987	Castle	Leased to Gwalia Housing Association
093-094	Pembroke Building	II	1987	Castle	Leased to residential management company
095	Former Assembly Rooms	II	1987	Castle	Leased to residential management company
102-107	1-6 Gloucester Place	II	1987	Castle	Leased to Family Housing Association
108	St Nicholas Seamen's Church	II	1987	Castle	Leased to the Mission Gallery
120	Offices of Community Industry	II	1987	Castle	Leased to Gwalia Housing Association

122	Maritime and Industrial Museum	II	1987	Castle	125 year leased to National Waterfront Museum
129	The Pumphouse	II	1987	Castle	Leased to brewery
147	The Old Guildhall (Dylan Thomas Centre)	II	1987	Castle	Leased to the University of Wales
219	Patti Pavilion	II	1993	Uplands	125 year leased to restaurant operator
337	Former Mumbles Tramway electricity sub-station	II	1998	Mumbles	Leased to café operator
477	Observatory, Penllergaer	II*	2002	Penllergaer	25 year leased to the Penllergaer Trust

Appendix C: Building at Risk Register (December 2013)

See separate document