

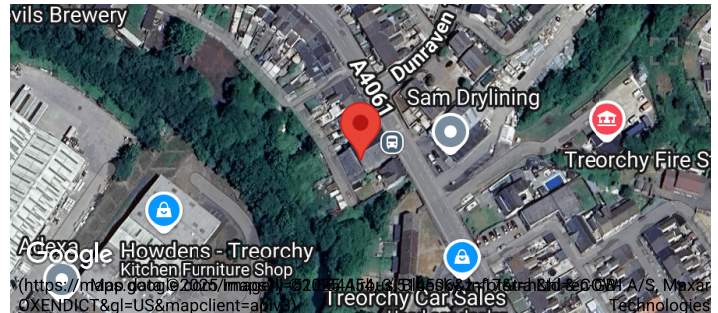
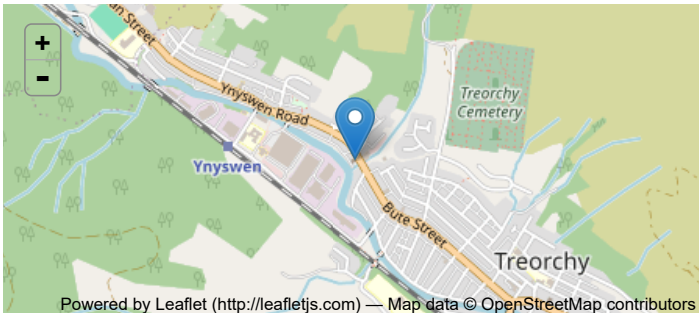
Data in this report reflects the situation at the time of the active survey date only. There can be changes to the condition, use and occupancy of a building at any time. Such changes can have a material effect on the HAA Score and the risk assessment.

Building Name  
**18068\_1 - Aion Capel y Bedyddwyr/ Aion Welsh Baptist Chapel**

Planning Authority, Community, Grade, Survey Date  
**Rhondda Cynon Taff - Treorchy - Grade II (Date Listed - 20/12/1996) - Active Survey Date: 01-Nov-2023**

Additional Designations (Conservation Area Status)  
**Conservation Area - Not in Conservation Area**

Location of Building  
*Situated on the main Rhondda thoroughfare N of the main town of Treorchy just beyond the river separating the locality of Ynyswen*



### Overview Assessment

The general assessment of risk status for a building is calculated by combining the scores for occupancy and overall condition to give a risk score and hence a risk assessment.

Risk Assessment	Condition	Occupancy
●●●●●●●● <b>Vulnerable (4)</b>	⚠ Fair	██████████

Current Use	Ownership	Morphology
RELIGIOUS - CHAPEL	████████████████████	Urban > 10K - Less Sparse

### Historic Asset Assessment (HAA) Score & Potential Change Profile

The HAA score for a building is a number between 0 and 100 (high score = good condition), it is calculated by applying a non-linear model to the main element condition scores and it also takes into account the assessment of the level of occupancy of the building. The HAA score is sensitive to critical element defects and important defect groups and patterns.

The chance of decline (% Chance of decline in HAA score without action) and the 'Rate of Decline' (potential speed of change in HAA score with no action) are calculated by applying a statistical model to the building data which takes into account changes in HAA score for other buildings in the dataset which are in a similar area, of a similar type and which have similar defect patterns. The graphics give some context to the rates for the reported building against all buildings.

HAA Score	HAA Risk Assessment	Chance of Decline	Rate of Decline
●●●●●●●● <b>78.73</b>	Not at Risk	32.85% - chance of decline (Elevated)	-1.91% - predicted HAA Score reduction per year (Low)

### Building Element Condition Assessment

The average condition for each of the main building element groups is used to predict the general level of action needed for each group. If there are no elements in a particular action level then, at the time of the survey, no action was required at this level.

Action Level	Building Element Groups
⚠ Full Replacement Required	
⚠ Major Repairs Required	Window Frames (timber)
⚠ Minor Repairs/Maintenance Required	Roof Flashings, Rain Water Goods (cast iron and other), Window Glazing, Secondary or Boundary Walls (stone)
✔ No Significant Action Needed	Roof Covering (slate), Main Wall Structure (stone), Wall Pointing, Wall Render (smooth), Doors (timber), Gates (metal), Railings (metal)

### Comparative Assessment (Based on HAA score)

The HAA score for the building is compared with the average HAA score for the groups shown. A negative/positive % Difference shows that the building has a lower (-ve) or higher (+ve) HAA score than the average for the group in which it is located. The rank sets out the status of the building in terms of others in the group, the two part score gives the position of the building in the group (1 = lowest HAA score for group) and the number of buildings in the group. Bars in the graphic column to the left show a building which has a lower than average HAA score for the group and to the right a higher than average HAA score.

% Difference and Rank Building/Group	% Difference	Rank	Graphic
Planning Authority	-4.07	108/356 (0.70)	-----
Community/Parish	-14.88	1/5 (0.80)	-----
Broad Use Type (All)	-11.25	398/2097 (0.81)	-----
Broad Use Type (LPA)	8.34	25/64 (0.61)	-----
Detailed Use Type (All)	-6.02	176/618 (0.72)	-----
Detailed Use Type (LPA)	0.46	17/33 (0.48)	-----

### Prioritised Action Score Assessment (PAS beta)

The PAS assessment combines the scores for a range of variables with weighting factors to arrive at an overall score and hence assessment of priority for action. The higher the score the higher the priority for action. The rankings are useful to show the relative priority for the building under condition when compared to all listed buildings in the full sample or buildings in the same sub-groups.

**Current PAS - 33.85 All Wales PAS Rank - 6081/30476 (0.80)**

PAS Assessment Variable	Weighting Applied	Score for Variable
List Grade	5.00	8.66
Risk Score	6.00	27.00
Local Factors	6.00	50
Decline Chance	7.00	63.27
Decline Rate	8	39.72
HAA Score	10.00	21.27
Cluster HAA Score	4	13.72

Building Group	Rank (Score)	Graphic
Planning Authority	94/355 (0.74)	-----
Community Parish	2/5 (0.60)	-----
Broad Use Type (All)	760/2096 (0.64)	-----
Broad Use Type (LPA)	26/64 (0.59)	-----
Detailed Use Type (All)	212/618 (0.66)	-----
Detailed Use Type (LPA)	16/33 (0.52)	-----

### Survey History

In general, buildings are inspected on a five-year cycle. An overview for all surveys for the building (including active survey) is set out to give an impression of the change over time.

**This building has declined (low decline rate) since its previous inspection in 2016**

Status	Survey Date	Condition	Occupancy	Risk Assessment	HAA Score
Active	01-11-2023	⚠ Fair	[REDACTED]	●●●●● Vulnerable (4)	●●● 78.73
Archive	25-11-2016	⚠ Fair	[REDACTED]	●●●●● Vulnerable (4)	●●● 80.64
Archive	17-03-2011	⚠ Fair	[REDACTED]	●●●●● Vulnerable (4)	●●● 80.64
Archive	17-05-2007	⚠ Fair	[REDACTED]	●●●●● Not at Risk (5)	●●● 84.79


### Heritage Crime Risk Assessment (beta)

The statistical risk of any building suffering from heritage crime is assessed by combining data on the levels of relevant crimes in the area of the building, its condition, HAA score, occupancy and use type. The model is further calibrated by adding in data from crimes related to particular listed buildings where this is available. A score of, for example, 2.5% means that the building is in the top 2.5 of all buildings at risk from the relevant crime in the group. By its nature this data can only be approximate but it can be useful identifying those buildings for which a more detailed assessment may be appropriate.

Heritage Crime Type	All Wales	Police Force	LPA
Arson/Accidental Fire	●●●●● 10.0%	●●●●● 25.0%	●●●●● 25.0%
Criminal Damage	●●●●● 25.0%	●●●●● 25.0%	●●●●● 25.0%
Metal Theft	●●●●● 25.0%	●●●●● 50.0%	●●●●● 50.0%
Anti-social behaviour	●●●●● 25.0%	●●●●● 25.0%	●●●●● 25.0%

### Extreme Weather Vulnerability Assessment (beta)

The location of a building in terms of its exposure to extreme weather and the type of weather common for its area can have an impact on the rate of decline of condition. In this assessment weather and exposure related data are combined with the HAA score to give an assessment of the risk to the building from extreme weather events. The exposure assessment score relates to the location of the building and the general weather patterns in its location and the Weather Induced Decline Score allows for the weather and exposure data and, using a statistical model, combines this with the HAA score to give a measure of risk. The vulnerability assessment looks at the scores for all buildings in the sample and puts these into a number of bands to give an overall assessment of weather risk.

Vulnerability to Affects of Extreme Weather:  **Elevated**

*Exposure Assessment Score: 1.394 (average for all Wales = 1.0)*

*Weather Induced Decline Score: 1.441 [values between 1 (low vulnerability) and 10 (very high vulnerability)]*



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