

23<sup>rd</sup> February 2026

Dear

## **ATISN – 26641 Cadw-managed scheduled monuments and historic buildings– Preventative Maintenance and Condition Monitoring**

### **Information requested**

Thank you for your request which I received on 2<sup>nd</sup> February 2026. You asked for information about how Cadw identifies and manages the condition of Cadw managed scheduled monuments and historic buildings, and managed preventative maintenance.

### **Our response**

The information you requested is as below:

1. *Current preventative or planned maintenance policies, strategies, or schedules that apply to scheduled monuments or Cadw-managed historic buildings.*

- **Under the Historic Environment (Wales) Act 2023**, Cadw has statutory duties for scheduled monuments in guardianship:

#### **Section 47 - General functions of guardians**

The guardian of a monument must maintain it and may do anything the guardian considers necessary for its maintenance.

#### **Section 55 - Public access to monuments under public control**

The Welsh Ministers and any local authority must ensure the public has access to any monument which is under their or its ownership or guardianship.

- **3-year Business Plan sets out strategy and specific objectives.**

The three principal ambitions set out in the business plan are for:

- a conserved and protected historic environment that supports sustainability, climate action and biodiversity.
- widening access to, enjoyment and understanding of the historic environment for people of all backgrounds.
- a historic environment that contributes strongly to the economic well-being of Wales and of its communities.

And one enabling theme of:

- Developing our people, processes and partnerships to enable the delivery of our ambitions.

- Modern structures (Visitor Centres, toilets etc), infrastructure and services on the Estate are managed through Cadw's Facilities Management contract and are subject to a detailed annual plan of work to ensure statutory compliance.
- Cadw's health and safety inspections are driven by its risk reduction strategy.

2. *Details of any routine condition surveys or inspections undertaken for preventative maintenance purposes, including:*

- Periodic inspections are carried out by (in-house) Cadwraeth Cymru conservation managers on all monuments/historic buildings in guardianship, at least once annually, to report on condition and maintenance needs. The inspection covers the whole of the site, including all standing structures, grounds and access. Bespoke, digital inspection templates are completed and uploaded to an asset management platform in real time, with photographs detailing condition also uploaded. Issues are raised and delegated to those responsible to deliver actions and programme work on a prioritised basis.
- As part of Cadw's Facilities Management Contract, infrastructure (electrical / mechanical / overall structure of visitor centres) are maintained by the FM management contractor, in accordance with manufacture recommendations. Work is recorded and programmed on an annual planner to determine which work is prioritised and which tasks are carried out each week. Any remedial work required is highlighted and approved by Cadw, and delivered by the FM contractor, or by third-party contractors being commissioned, depending upon the specialist nature of the work.
- Condition surveys are also undertaken by external specialists – accredited conservation architects and/or surveyors – on a cyclical basis. The scope extends to upstanding, ruined masonry above ground level within the scheduled area of the monument.
- Cadw's in-house Health and Safety Service complete safety assurance visits across the estate. The frequency is based on the site's risk profile. High risk sites are checked every 6 months, lower risk sites, less frequently. Conditions are assessed, works identified, prioritised and allocated for delivery.
- Cadw's in-house Health and Safety Service manage the unstaffed site risk assessment process (inspection and review). Frequency based upon the risk profiling of the site. Higher risk sites are set as a baseline annual assessment. Conditions are assessed, works identified, prioritised and allocated for delivery.

- Cadw's Head and Lead custodian's complete daily checks of staffed sites and formally assess the site's conditions through risk assessment on an annual basis.
- Issues arising from inspections may necessitate further surveys on condition, such as structural engineer surveys or specialist rope access contractor surveys.

3. *Information on the systems or methods used to record and track condition issues over time, including any asset management, inspection, or photographic recording systems in use.*

- Cadw uses an asset management platform to record the condition of monuments, raising any new issues and actions on the system, this includes uploading photographs. Actions are then allocated, actioned and closed off on the system.
- Cadw also uses Planners to record and prioritise health and safety risk condition issues, as task and finish work, and track their progress.
- All works to Scheduled Monuments require Scheduled Monument Consent, which usually requires a record of condition before and after the works as part of monitoring conditions attached to the Scheduled Monument Consent. All of this is documented and recorded.
- Cadw has a joint Computer Aided Facilities Management (CAFM) system with its FM supplier that records all work undertaken, inspections undertaken (including photographs) with any issues raised by way of a standard reporting template, with any remedial actions necessary recorded and progress tracked by way of the CAFM system.

4. *Confirmation of whether recorded condition data is used to prioritise preventative maintenance or conservation funding.*

- The outcomes of periodic inspections and condition surveys contribute to prioritising conservation works across the estate. They are used to create prioritised projects and work programmes, based upon legal and regulatory compliance, risk, condition, conservation deficit, significance and visitor access.
- Conservation Work Programmes are created as a three-year rolling programme on a regional basis, with annual work programmes reviewed every quarter and delivered and managed by regional managers.
- Projects Programme – a Cadw Programme Board meets every quarter and has overall oversight of major project pipeline planning, approves individual projects and tracks progress.

5. *Confirmation of whether individual sites have site-specific preventative maintenance schedules.*

- The FM contract provides for all sites to have their own site-specific maintenance schedule. These detail the requirements of each site and what infrastructure is on each site. Planned preventative maintenance includes cyclical tasks such as electrical inspection condition reports, portable appliance tests, painting and decorating, sewage treatment plant inspection and maintenance, inspection of fire, security alarms, CCTV, and emergency lighting, boiler servicing, reservoir inspections, moats inspections and undertaking necessary management regimes, access bridges / suspended walkway checks, boundary checks, tree surveys, LOLER inspections, pressure vessel inspections and annual asbestos monitoring.

If you are dissatisfied with the Welsh Government's handling of your request, you can ask for an internal review within 40 working days of the date of this response. Requests for an internal review should be addressed to the Welsh Government's Freedom of Information Officer at:

Information Rights Unit,  
Welsh Government,  
Cathays Park,  
Cardiff,  
CF10 3NQ  
or Email: [Freedom.ofinformation@gov.wales](mailto:Freedom.ofinformation@gov.wales)

Please remember to quote the ATISN reference number above.

You also have the right to complain to the Information Commissioner. The Information Commissioner can be contacted at: Information Commissioner's Office,

Wycliffe House,  
Water Lane,  
Wilmslow,  
Cheshire,  
SK9 5AF.

However, please note that the Commissioner will not normally investigate a complaint until it has been through our own internal review process.

Yours sincerely,