

2023-2038



Corporate Asset Management Plan (AMP)



Merthyr Tydfil County Borough Council
www.merthyr.gov.uk

Merthyr Tydfil County Borough Council Corporate Asset Management Plan (AMP) 2023-2038

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1. Joint Foreword of the Leader and the Chief Executive

As the Leader and Chief Executive of Merthyr Tydfil County Borough Council, we are pleased to present our refreshed Corporate Asset Management Plan. This document sets out how we will manage, invest in, and adapt our property estate to support the delivery of high-quality, sustainable services for our residents — both now and in the future.

Our property assets are fundamental to the way we serve our communities. At a time of transformation across local government, this Plan outlines how we will modernise our estate to support new ways of working, deliver on our well-being objectives, and ensure our assets remain fit for purpose, safe, and financially sustainable. Through better data, smarter planning, and collaboration across services and partners, we will make the most of every asset we hold.

This Plan also plays a vital role in tackling some of the most pressing challenges of our time — particularly the climate crisis. We are committed to reducing carbon emissions from our buildings, improving energy efficiency, and embedding sustainability into all investment and disposal decisions. Managing climate risk is no longer optional; it must be integral to how we shape the future of our estate.

The Council continues to pursue innovative approaches to regeneration, education, and care delivery. From modernising schools through the Sustainable Communities for Learning programme, to delivering Extra Care housing and revitalising our town centre, we are using our assets to enable better outcomes for all age groups. Our estate must also continue to support vibrant communities, attract inward investment, and act as a platform for inclusive economic growth.

We recognise the need to achieve maximum value from every pound spent — ensuring our estate supports long-term financial resilience. This means ongoing estate rationalisation where appropriate, investment in priority buildings, and a renewed focus on efficiency, sustainability, and transparency in how we manage our assets.

Through this Plan, we are setting out a clear and deliverable pathway to ensure our property portfolio is aligned with our strategic priorities, supports agile and responsive services, and underpins our ambition to build a greener, fairer, and more resilient Merthyr Tydfil.



Ellis Cooper
Chief Executive



Councillor Brent Carter
Council Leader

Cyngor Bwrdeistref Sirol Merthyr Tudful / **Merthyr Tydfil County Borough Council**

2. Strategic Context and Leadership

The Council recognises that property is a critical component in delivering the Corporate Wellbeing Plan and the following visuals show how the Asset Management Plan is linked to and supports this strategy.

Well-being Theme	Objective	Priority Outcome
An aspirational Merthyr Tydfil focused on learning 	We will strengthen how we enable people to grow and reach their potential	To provide a range of opportunities for all residents across Merthyr Tydfil to gain the knowledge and skills to achieve their life goals.
A healthier Merthyr Tydfil 	We will empower people to live independent and dignified lives	To support the emotional and physical health and wellbeing of children and adults.
A safe and prosperous Merthyr Tydfil 	We will support how our economy recovers and grows	To diversify our local economy and increase resilience to future challenges by helping the creation of the right type of businesses, supported by the right type of business infrastructure
A clean and green Merthyr Tydfil 	We will support the creation of a clean and green environment now and in the future	To work with communities to maintain and enhance the environment.

This helps us to contribute to how we deliver the 7 national goals for Wales by applying the 5 ways of working.



The Asset Management Plan is also informed by:

- The Corporate Risk Register
- The Medium Term Financial Plan
- The Workforce Plan
- The Digital Strategy
- Service Asset Management Plans.

Overarching priority areas, which form the basis of all property related work include:

- The Maintenance Strategy
- Office Accommodation Strategy
- Commercialisation
- Statutory Compliance
- Energy/Carbon Management/Decarbonisation
- Disposals and Property Review

This Asset Management Plan outlines the approach to priority projects which focus on our commitment to schools, affordable housing, carbon reduction and redevelopment of Merthyr town centre. These priorities are currently supported by the Capital Programme and external funding streams which include, but is not limited to the following projects:

- Sustainable Communities for Learning (former 21st Century Schools Programme)
- Welsh-Medium Education
- Planning of School Places
- Co-located Childcare provision
- Community Focused Schools
- Accessibility works
- Improving the Condition of Schools
- Renewable and Low Carbon Energy
- Merthyr Town Centre Regeneration
- New Merthyr Interchange
- Transport Infrastructure
- A465 Dualling - CPO
- Cyfarthfa Master Plan

- Taff Bargoed Regeneration
- Thomastown Park Development
- Neighbourhood Learning Centre Development
- Glynmill
- Hoovers Site
- Riverside Scheme
- Extra care facility
- Residential Development Sites/Self Build Wales Scheme
- Cemetery Review
- Green Infrastructure and Open Spaces
- Fixed Play Stock Improvement
- Salt Barn/ replacement Depot

The Asset Management Plan on a Page (figure 1) shows how these asset management priorities support the priorities in the Councils Corporate Wellbeing Plan. This Asset Management Plan sets out our vision for property in the context of corporate influences and objectives. Also included in this Asset Management Plan is an action plan and performance targets, which will allow performance and progress to be measured and managed effectively.

Sustainable development principles

Key to the delivery of good asset management is a corporate acknowledgement of the importance of utilising property assets to support the delivery of corporate priorities. Fully embedding that in to the operation of the Council at all levels is fundamental to the success of this Asset Management Plan.

The Council is committed to sustainable development principles and are implementing the five ways of working in its asset management planning. There's a focus on planning for the **long term** sustainability of communities including securing homes and schools for the future. Strategic planning is being undertaken in relation to long term cemetery provision and implementing strategies to improve bio-diversity and carbon management for future generations.

Collaboration between Service Departments and Registered Social Landlords (RSL's) are helping to **prevent** social issues from developing by working together to bring forward development schemes including an Extracare facility and the development of the former Neighbourhood Learning Centre to support vulnerable members of the community. Working relationships with external organisations are being strengthened to deliver more **integrated** facilities to support communities and help prevent issues such as homelessness, fuel poverty and the loss of historic assets.

Making the right asset management decisions invariably requires the input of various stakeholders. The **involvement** of the community and service users is a high priority which is carried out through statutory consultations such as the Planning process, public consultation on proposals and strategies such as the Town Centre Masterplan or through focused groups such as staff questionnaires for agile working or discussions with service users in the design of buildings they will use. The involvement of stakeholders is essential to inform appropriate asset management decisions and is an integral part of this Asset Management Plan.

Wherever possible, the Council explores opportunities to **collaborate** with the community, external organisations, Welsh Government, Registered Social Landlords, and other public organisations to work together to deliver projects to benefit the wider community. An example is utilising land in Council ownership to build a solar farm to supply energy to a school and private wire any surplus energy to an adjacent hospital. There are many examples of collaboration and importantly the Council are part of the Cwm Taf Asset Management Group which includes Merthyr Tydfil CBC, Bridgend CBC, RCTCBC, Cwm Taf Morgannwg Health Board, Welsh Government and other public bodies to discuss potential collaboration opportunities.

Leadership

At a strategic level, the Director of Finance takes responsibility for Asset Management. This will include embedding in to the activities of the Corporate Management Team and chairing the Asset Management Board.

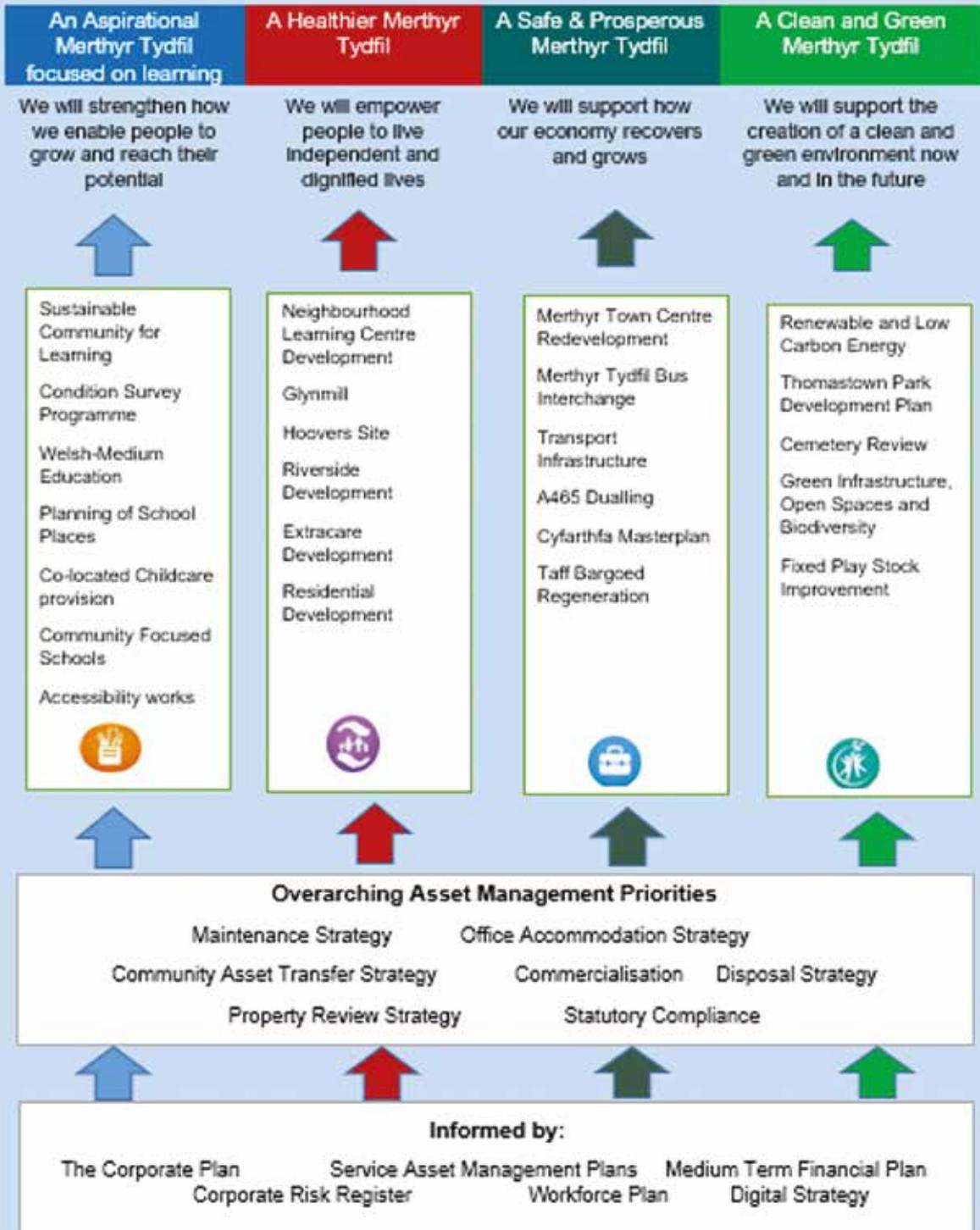
At a political level, The Cabinet Member for Financial Sustainability, Assets and Commercial takes responsibility for Asset Management as part of their portfolio. This includes being a member of the Asset Management Board, embedding good asset management principles in to the work of the Cabinet and Council and supporting/challenging officers to deliver the priorities outlined in this plan.

At an operational level, The Corporate Property Group Manager (Asset Management and Estates) takes responsibility for operational management of the Asset Management Plan and fully embedding the principles in to Corporate Property activities and wider Council activities. This includes delivering on actions, reporting progress against the Action Plan and contributing to and reporting on Performance Indicators.

In addition to those mentioned above, the **Asset Management Board** includes representation from the Learning Department, Social Services, Corporate Property, Highways and Engineering, Planning, Parks, Housing, Accountancy, Regeneration, Commercial Manager, Human Resources and ICT. The Board will meet quarterly to review strategy and major projects and to drive progress against the action plan and performance indicators.

This Asset Management Plan has been reported to Scrutiny Committee prior to being reported to Council for adoption. In addition, an annual update report giving an update against the agreed action plan and performance indicators will be provided to Scrutiny Committee and Cabinet.

CORPORATE ASSET MANAGEMENT PLAN 2023-2038



3. Vision Statement

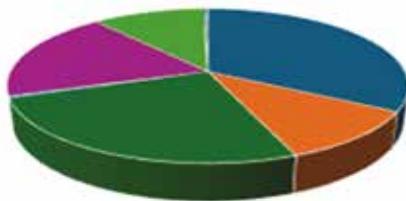
The Council’s vision is that the property portfolio is aligned to corporate priorities and service requirements, where appropriate investment is made in capital projects and where the portfolio is efficiently maintained, is fit for purpose and meets health and safety requirements.

Asset Portfolio

- The total area of all property under the control of Merthyr Tydfil County Borough Council extends to approximately 886 hectares (2,189 acres) and comprises a diverse range of property, including former Land Reclamation Schemes, Schools, Offices, Depots, Care Homes, Parks, Commercial premises, Cemeteries and Highways infrastructure, although excludes the adopted highway network (covered by the Highways Asset Management Plan (HAMP)).
- Total number of assets 711
- Total number of buildings 362
- Total floor area of buildings 171,986 m2
- Total Asset Value £214,337,712.00
- Total backlog maintenance £43,090,628

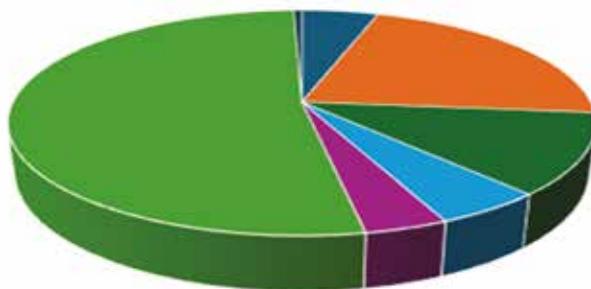
The property portfolio is allocated to the appropriate service areas as detailed below:

% of Land per Department



- Neighbourhood Services 33%
- Economic Development and Regeneration 11%
- Corporate 26%
- Social Services <1
- Engineering, Highways, Transport 19%
- Education 11%
- Housing & Public Protection <1%
- Leisure Culture & Environment <1

% of Building Floor Area per Department



- Neighbourhood Services 5%
- Economic Development and Regeneration 22%
- Corporate 12%
- Social Services 5%
- Engineering, Highways, Transport 4%
- Education 52%
- Housing & Public Protection <1%

The role of Corporate Property

Corporate Property is comprised of 2 teams, Estates/Asset Management, and Building Services/Project Management. The Estates/Asset Management Team deal with all Estates matters, including acquisition and disposal of property, Landlord and Tenant matters together with strategic property asset management.

The Building Services Team/Project Management Team manage all reactive maintenance requirements, administer the cyclical maintenance contracts and deal with energy management. This team also have an inspection role to report on condition and ensure all buildings comply with legislative requirements. They also provide a full project management service and deliver on construction projects.

The role of service areas

- Ensure a nominated person is appointed to act as the building manager for all building related issues.
- Ensure building managers receive Building Manager training on appointment.
- Holding budgets and operational management of the building on a day to day basis.
- To report building maintenance issues in a timely manner to Corporate Property.
- To ensure compliance with all Health and Safety legislation in connection with the normal operation of buildings.
- To manage contractors whilst on site and ensure compliance with the Asbestos Management Plan, including having a hard copy of the Asbestos Register available at all times.
- To act as key holder and be responsible for security of the building.

- To be responsible for energy consumption and energy use.
- To ensure the building is maintained to an acceptable standard.
- Obtain agreement from Corporate Property prior to committing resources for any intended alterations or improvement works.
- Liaise with Corporate Property for all proposed office moves/relocations.
- Liaise with Corporate Property on all Landlord and Tenant matters.
- Carry out day to day duties surrounding the Regulatory Reform (fire safety) order 2005.

Repairs and Maintenance

Repairs and Maintenance revenue budgets for buildings are held by the responsible departments and they currently manage these budgets directly. Reactive maintenance requests are administered through the central helpdesk and statutory compliance related cyclical contracts are managed by Corporate Property via the Building Services Team.

4. Major Projects

The delivery of major capital projects helps the Council to achieve its vision for property and supports the wider corporate objectives. Many of these projects are funded directly from the Capital Programme which is detailed in the Councils Medium Term Financial Plan (MTFP). The projects are identified as priorities by service departments and discussed and agreed corporately at capital workshops in order to prioritise. The MTFP and this Asset Management Plan are closely aligned. Below is an extract of the MTFP which outlines the Capital Programme and helps fund the following major projects:

Description	2025/26 £'000	2026/27 £'000	2027/28 £'000	2028/29 £'000	Total £'000
Capital Expenditure					
Education	17,930	6,646	2,219	12,823	39,618
Physical Regeneration	900	900	900	900	3,600
Transport Infrastructure	5,497	5,388	4,988	4,988	20,861
Land and Buildings	2,056	450	450	450	3,406
Miscellaneous	2,155	1,897	1,897	1,897	7,846
Expenditure funded by Interest Free Loans	1,293				1,293
Total	29,831	15,281	10,454	21,058	76,624
Financed By					
Borrowing	27,397	12,847	8,020	18,624	66,888
Capital Grants	1,934	1,934	1,934	1,934	7,736
Capital Receipts	500	500	500	500	2,000
Total	29,831	15,281	10,454	21,058	76,624

*the Capital Programme shown in the above table excludes grant funded projects

Sustainable Communities for Learning (SCfL) Programme



The Sustainable Communities for Learning Programme (formerly known as the 21st Century Schools programme) is of critical strategic priority to help the local authority achieve its objectives set out in the Raising Aspirations Raising Standards (RARS) Strategy, specifically; developing the environment for learning and ensuring there are appropriate, high quality teaching and learning environments providing sufficient school places for all children and young people.

Band A 2014-2019

A major refurbishment of Afon Taf High school circa £12 million was completed under Band A with handover and completion of the project achieved in August 2017.

The new build Ysgol Y Graig school circa £7 million was completed as the authority's final

Band A project with handover and completion of the project achieved in September 2021. This included the co-location of Trefechan Toddlers Flying Start preschool within the new build school which was secured using WG Early Years Childcare Offer capital grant funding.

Band B 2019-2026

The following projects were approved for inclusion in the Council's 21st Century Schools Band B programme in April 2019.

- Pen Y Dre 11-16 Secondary School major refurb project
- 3-16 VA Catholic Schools New Build project
- Goetre Primary School 3-11 New Build project

Strategic Outline Programme (SOP) 2024-2033

In January 2022, WG announced a rebranding of the 21st Century Schools Band B Programme to the Sustainable Communities for Learning (SCfL) Programme, with the three former Band B projects due for completion in 2026, transferring to the SCfL programme.

Following this, in March 2023, Council approved a refurbishment project of the former youth centre building at Afon Taf to provide additional classroom capacity at the school and a new build project for Greenfield Special School, for inclusion as part of an updated £201 Million Strategic Outline Programme (SOP).

In August 2024 a 9-year SOP Rolling Programme 2024-2033 was approved by WG, including the former Band B projects and the additional projects for Afon Taf, due to be completed by September 2026 and Greenfield Special school, due to be completed by September 2029. Potential projects beyond this timeframe were considered pipeline projects to be explored in the coming years, with relevant Council and WG approvals to be sought alongside the business case process and MTFP reviews.

In June / July 2025, WG and Council approved an update to the SOP Rolling Programme to include an additional WM primary school project in years 4-6 of the Programme for a new build WM Seedling School. Approvals were also provided for additional funding for the Pen Y Dre and Blessed Carlo Acutis projects to deal with onsite pressures.

The approved projects included as part of the SOP Rolling Programme are at various stages of construction and pre-construction design development as noted below.

The **Pen Y Dre High** school major refurbishment project, the first Net Zero Carbon refurbishment school in Wales, commenced phase 1 works in August 2022. Phase 1 and 2 works were completed in January 2024 and May 2025 respectively, with the project's third and final phase scheduled for completion by October 2026.

The new build **Blessed Carlo Acutis 3-16** school project began works on site in Summer 2023 and all the secondary aged pupils were located on the lower Phase 1 site of the Bishop Hedley Campus from September 2023 onwards to allow works at the upper

Phase 2 to take place. The main phase of this project is due to be completed by September 2026, when all pupils from the current four sites (Bishop Hedley, St Aloysius, St Illtyd's and St Mary's) will be located in the new build school on the upper Phase 2 site of the current Bishop Hedley Campus. The remaining works to the Phase 1 site to create sports facilities and car parking for the school are scheduled to be completed by September 2027.

The new build **Goetre Primary** school project, on the Goitre Lane site began works on site in late Summer 2024. This project, which includes the co-location of an early years childcare provision and plans to develop community facilities such as a library, garden and community kitchen, is due to be completed by Summer 2026.

Works to increase capacity at **Afon Taf High** school to meet the demand for pupil places will be undertaken to refurbish the former youth centre building on the site, creating an additional four classroom spaces. This project is currently in the design development phase and is scheduled to be completed in readiness for September 2026.

The new project to develop a purpose built **Greenfield Special** school on the Project Heartlands site is proposed for completion by September 2029. An area of suitable size has been identified on the lower plateau of the Project Heartlands site, including, development of the heritage building on the site where the school will be located. Feasibility studies will be undertaken on the proposed new school site in 2025 which will inform the design process, and following completion of these a statutory school organisation consultation will be undertaken as part of the business case processes required by WG.

Welsh-Medium Education



The Welsh Medium (WM) Education Capital Grant is a key strategic funding stream made available by Welsh Government (WG) to target growth in WM education provision across Wales in line with the ambitions of Cymraeg 2050.

The local authority has successfully bid for WG capital monies to deliver the following project at **Ysgol Rhyd Y Grug**; an internal reconfiguration to provide extra pupil places to create a 1.5 form-entry school, additional p/t pre-nursery places, a specialist Learning Resource Base (LRB) for WM pupils, a dedicated community room, and colocation of a Cylch Meithrin WM childcare setting on the school site. Contractors are due to be appointed to start on site for this project in Summer 2025 for completion by Spring / Summer 2026. Longer term there are aspirations to develop a two-form entry provision at the school in line with the ambitions included in the Council's Welsh Education Strategic Plan (WESP) 2022-2032.

WG capital monies have also been secured to part refurbish one of the primary school properties vacated as part of the Sustainable Communities for Learning programme, to repurpose as an interim site for the **seedling WM primary school** in the north of the county borough. As part of this project, in order to begin the growth of this seedling school, the authority used internal capital monies to repurpose the former Gurnos Nursery building to become 'Safle'r Gurnos', providing a Cylch Meithrin for WM childcare from January 2023 and part-time nursery education provision as a satellite provision of Ysgol Santes Tudful, from April 2023.

Following a feasibility study into the most appropriate location to permanently accommodate the new Welsh Medium (WM) seedling school currently operating in Safle'r Gurnos, it was identified that existing Local Authority building stock would only provide short to medium term options for the siting of the new WM seedling school. The feasibility explored refurbishment of current buildings as well as the demolition of existing buildings and repurposing of those sites for new build options.

The feasibility study concluded that the preferred long-term solution is to create a new build primary school on the current Goetre Primary School site by September 2032. As an interim solution pupils can remain in the Safle'r Gurnos site until summer 2027, and from September 2027 they will be relocated to the former St Aloysius primary school site following completion of a £3M refurbishment funded through WM Capital Grants.

As noted above the new build WM primary school has been approved by Council as part of the SCfL SOP Rolling Programme.

A feasibility study into **WM secondary provision** is ongoing and a regional working group was set up by WG following SOP submissions in 2024 to better understand the requirements for WM secondary provision in the region in the short, medium and long term. Discussions with RCT and other LAs are continuing as part of this to assess viable options for securing sufficient WM secondary school places for Merthyr pupils over the long-term, whether that be in Merthyr or out of county as currently. It is anticipated that the Council will require access to additional secondary school places in the next ten to fifteen years, and the aim of the working group is to agree a short-list of feasible options that can be developed further before agreeing a preferred option. This has potential implications for the Council's Asset Management Plan between now and 2036.

Planning of School Places



Plans are in place to increase the capacity of **Afon Taf High** school from September 2026 as part of the SCfL programme noted above which will provide sufficient school places over the medium to long-term.

Works to co-locate the Key Stage 3 and 4 **Pupil Referral Unit (PRU)** at the Ty Dysgu Dowlais site, creating an all-through 3-16 PRU, are ongoing and due for completion by Summer 2025.

Pupil numbers at **Greenfield Special** school continue to grow and a new satellite post-16 provision at Ty Homfray opened in September 2024 with a further two-classroom demountable being provided at the main school site from September 2025. Further options to secure sufficient accommodation until the new build school is ready in September 2029 are being explored.

The Council's Nursery Education strategy aims to provide part-time nursery education to all three-year-olds and full-time nursery education to all four-year-olds. To meet this strategic aim and ensure equity of provision across the County Borough a nursery class extension was completed at **Caedraw Primary** in July 2023, with additional WM provision secured in the **WM seedling school** from April 2023, and at **Ysgol Rhyd Y Grug** from September 2026.

Additional Learning Resource Base (LRB) provision for pupils with Autism Spectrum Disorder (ASD) has been provided at Dowlais Primary school and Cyfarthfa High school from September 2023, initially as a pilot, prior to formal establishment of these provisions from April 2025. Capital works funded by WGs ALN capital grant has taken place to reconfigure internal spaces in these schools to ensure fit for purpose accommodation is provided, meeting the needs of the pupils.

A review of school places provided over the medium to long-term is ongoing with the aim to evaluate whether there are sufficient places to meet demands across all sectors, and identify solutions to any surplus or sufficiency issues. This will continue to inform the Council's Asset Management Plan and capital programme where necessary.

Co-located childcare provision



A number of projects to co-locate early years childcare settings on school sites have been completed using WG Childcare Offer Capital grants.

These include the co-location of; Trefechan Toddlers in the new build Ysgol Y Graig Primary (Autumn 2021); Bedlinog preschool within Bedlinog Community Primary school (Spring 2022), and Dwylo Bach preschool on the same site as Dowlais Primary school (Spring 2023).

The Cylch Meithrin childcare setting at the former Gurnos nursery school is also co-located with the seedling nursery school provision Safle'r Gurnos, Ysgol Santes Tudful (Spring 2023).

WG Childcare and Early Years Capital grants have also been approved, to support the co-location of early years childcare settings in the new build Goetre Primary school and a Cylch Meithrin at Ysgol Rhyd Y Grug, both by Spring/Summer 2026, noted in the sections above, and also for a Cylch Meithrin childcare setting to be co-located at Ysgol Santes Tudful by Spring 2026.

Community Focused Schools



WG allocated the Council grant funding for Community Focused Schools projects in 2022/23 and following a bid process, monies were awarded to eight schools for projects to be completed by Summer 2023.

These projects included three dedicated community rooms, a community coffee shop and contribution towards a community minibus, a Big Bocs Bwyd with additional community shop/centre, replacement floodlighting, a refurbished MUGA with new floodlighting and a tennis court refurb.

The authority also secured funding for six CFS projects between 23/24 and 24/25. This included community projects for Goetre Primary and Ysgol Rhyd Y Grug as part of the larger projects noted above. These additional projects also included another dedicated community room, two new MUGAs, a canopy covered outdoor area and a community trim trail.

Funding for additional CFS capital projects has been approved by WG in July 2025 to create a multi-agency hub in Dowlais Primary School and community rooms in both Abercanaid Community School and Troedyrhiw Primary School. It is anticipated these works will be completed Autumn 2026.

Accessibility Works, Equalities Act 2010



Adaptation works are prioritised for schools that are required to provide improved accessibility to pupils with mobility needs. These works are necessary for pupils to be able to access and to continue to access an appropriate school place in mainstream and include; lifts, external and internal ramps, widening doors, accessible toilets, DDA shower/changing room, and adaptation works for Visually Impaired pupils. Forward planning of the programme includes collaboration with Occupation Therapy services in Health to agree priorities including future proofing of school buildings where possible. As part of the Learning AMP, a five-year plan for accessibility works is being created to ensure that works are completed to meet the projected need of pupils as they go through the education system as well as future proofing sites where possible.

Condition Survey Programme



A comprehensive and holistic condition survey programme has been undertaken for all schools and education buildings over 3 financial years between 2021 and 2024. These were undertaken as part of the wider 5-year rolling corporate programme across all local authority buildings 2021-2026. The surveys of schools / education buildings requires an assessment of suitability for learning with respect to the building and surrounding environment as well as assessing the property condition.

The prioritisation of the buildings within the programme was agreed based on an assessment of strategic priorities within the Learning portfolio as well as reflecting buildings with surveys overdue.

The condition survey programme is critical to informing an ongoing maintenance strategy for school buildings and future capital investment in maintenance over the medium and long-term including use of Welsh Government grant where appropriate.

An annual programme of capital maintenance in schools has been developed using WG capital grant funding to ensure priority work is addressed and further work is ongoing to develop an indicative 5-year capital maintenance programme for schools subject to the availability of capital funding over this period.

Renewable and Low Carbon Energy



As the amount of carbon dioxide human society has emitted into the earth's atmosphere has increased so too have global temperatures. Without reducing CO₂e emissions the earth will get warmer and warmer. This rise in global temperature is causing our climate and planet to change. These changes to our climate include: hotter drier summers, warmer wetter winters, more extreme weather events and sea level rise. This causes: more drought and wildfire, stronger storms, more heat waves, flooding, damaged corals, less snow and ice, thawing of permafrost, changes in plant life cycles and changes to animal migration and life cycles.

The Welsh Government have an ambition for the public sector to be Carbon Neutral by 2030 in response to climate change.

The effects of climate change are already shaping our lives. As Greenhouse gases have increased Merthyr Tydfil has experienced all of the key symptoms of man-made climate change including erratic weather patterns, air pollution, heatwaves and changes in biodiversity.

This has also come with associated economic and social costs as businesses and residents have struggled with issues like flood damage and interruption to their daily lives.

Merthyr Tydfil Council will be supporting this ambition by carrying out a number of Decarbonisation initiatives and projects that reduce the Carbon Emissions of its operations and impacts on Climate Change.

We've already started the journey. Many Decarbonisation initiatives are already underway such as:

- Improving the energy efficiency of our buildings.
- Increasing the amount of onsite renewable energy generation
- Piloting the use of electric vehicles and installing new energy efficient streetlights.
- Training staff and improving awareness of Carbon Reduction within MTCBC.

To achieve our Net Carbon Zero goal, the Council needs to reduce the amount of carbon it emits and increase the amount of carbon it absorbs, and our property portfolio has a major contribution to make to both these goals, given that emissions from our buildings currently represent a large proportion of the councils total emissions (excluding the supply chain), and more land will be required to offset the carbon we still expect to be emitting by our 2030 target date. Similarly, property will play a fundamental role in helping to achieve our carbon goals, as we will need to restore and change how we manage land that we currently own.

The Asset Management Action Plan also includes:

- 1) Undertake a rolling programme of feasibility studies across our estate to identify further opportunities to implement low carbon technologies (i.e. heat pumps, solar PV)
- 2) Designing and constructing all new buildings to be low carbon in their operation
- 3) Converting buildings to low carbon heat solutions like ground and air source heat pumps

Merthyr Town Centre Regeneration



The Merthyr Tydfil Town Centre Placemaking Plan will continue to build on the considerable and consistent project delivery over the last 18 years and will support the Town in becoming commercially viable and self-sustaining. As well as placemaking, transport is a key consideration of the plan and a series of the projects identified either relate to transport enhancements or require adaptations to transport infrastructure to be fully realised. Physical Regeneration projects identified for development and delivery include housing developments both market and affordable, land south of the college, Merthyr Tydfil College Re-development, YMCA, St. Tydfil Hospital Site, General Hospital, Synagogue, Miners Hall, Theatre Royal and further enterprise developments building on the success of Howfields, 121 and 143b (Cocos).

The vision for the Placemaking Plan is ambitious and long-term. It is a 15 year plan that has the potential to transform Merthyr Tydfil and the role that it performs for the Capital City Region and the people that it serves. The delivery of two signature projects are essential to the success of the Placemaking Plan. These projects are the most ambitious in terms of impact and would serve to transform Merthyr Tydfil and the role that it currently performs in the Capital City Region. These projects are the e-development of St Tydfil Shopping Centre and the Train Station (Interchange Corridor) to enhance connectivity between bus and rail. The Glebeland Site was the third signature project which has now been completed

Town Centre Hostile Vehicle Mitigation. The Home Office will look to introduce the PROTECT DUTY shortly as a result of terrorist attacks across the UK. The legislation will change in order to enhance the protection and safety of public spaces and other publicly accessible locations and in light of this, Merthyr Tydfil CBC will proceed in reviewing Town Centre infrastructure to identify what measures are required for implementation. Merthyr Tydfil will work closely with partner agencies including South Wales Police and will report all developments into the Protective Preparedness Security Group.

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Transport Infrastructure



Following the successful delivery of the new Merthyr Tydfil Bus Interchange as part of the new emerging masterplan for the town centre, the focus of attention turns to the rail station and the opportunity to physically improve this key transport gateway facility. Alongside providing as seamless an interchange as possible between transport modes, the prospect of improving the link between the rail station and the High Street is one of the Council's key strategic accessibility objectives.

To this end, three derelict properties in lower High Street were acquired in 2024 with the intention of demolishing them to create a development corridor for the introduction of a new public realm, pedestrian interchange link between the rail station, town centre and bus interchange. The demolition scheme will be complete by late Summer 2025 and the new scheme has attained planning consent and it is hoped to be introduced from late 2025, subject to funding.

Similar improvements are being developed and delivered on the Council's Active Travel network of walking and cycling routes. Based on the approved Integrated Network Map for Merthyr Tydfil, ongoing development and delivery of new Active Travel infrastructure continues utilising funding from Welsh Government.

A465 Dualling – CPO



The A465 Dualling is a road improvement scheme funded by Welsh Government and undertaken by Future Valleys by means of a Compulsory Purchase Order. Future Valleys took occupation of various sections of land between Dowlais Top and Hirwaun and have recently completed the road improvements with the full length of upgraded road now open to traffic. Ongoing works to reinstate disturbed land areas running along the length of the road are continuing.

The Council has appointed a land agent to carry out negotiations for all compensation matters on behalf of the Council and these will include land take, severance, disturbance, injurious affection and licence areas. All costs of this will be met by Welsh Government. The Council has received an advance payment of 90% compensation based on Welsh Government values and our land agents will now deal with agreeing the final compensation figure before land transfers can complete.

A number of statutory undertakers have needed to divert apparatus as a result of the scheme and we have worked with them to identify alternative routes. There have been additional areas of land outside the CPO area that Future Valleys required for temporary compounds and the Council's land agent dealt with these as they arose.

Whilst it was thought that external solicitors would be appointed to act on behalf of the Council, this has now been reviewed and the Council's in-house solicitor has advised that he will be in a position to deal with the land transfers needed as part of the CPO.

Cyfarthfa Master Plan



The Cyfarthfa Plan is a 20 year strategic document that will reveal the global importance of Merthyr Tydfil's industrial past and work in harmony with its natural environment to transform the Cyfarthfa Heritage area. The Plan is the result of extensive consultation and involvement with the public and key stakeholders in Merthyr Tydfil held over a 5 month period. This led to the creation of three strategic themes which have translated into more than 70 different projects - history and heritage, natural environment and contemporary creativity. A 100ha park, formed around the confluence of the Taff and Taf Fechan rivers, will expand on the existing 65 hectares to create a 'Greater Cyfarthfa Park' and encompassing some of the most important heritage assets including Cyfarthfa Castle, Cyfarthfa Ironworks and Furnaces, Pont-Y-Cafnau Bridge and Pandy Farm. The Plan prioritises projects which are central to its ethos and integrity ('must do'), those that are strongly recommended for the Plan to reach its full potential ('should do') and suggested projects to enhance and optimise the Plan ('could do'). This is a holistic, nuanced plan, designed to deliver transformative change over a 20 year timescale. Its benefits are real and tangible and ultimately demonstrable. The likely economic impact can be addressed from

two perspectives. A more traditional, tourism-led and visitor driven economic impact and through the construction of various capital projects creating jobs and increasing spend.

Work has been ongoing in relation to the future re-development of Cyfarthfa Castle with emergency work being undertaken over the past three years to prevent water ingress. In 2025, it was confirmed Welsh Government - through its historic environment service Cadw - and Merthyr Tydfil County Borough Council will each contribute £2.25 million to address the deterioration to the oldest part of Cyfarthfa Castle (former Mansion Side) as well as protecting and re-opening Pont-y-Cafnau bridge, located to the south of the wider Cyfarthfa site - reputedly the oldest iron railway bridge in the world. Work is also ongoing in relation to the long-term, sustainable, future use of the Castle in conjunction with The Cyfarthfa Foundation.

Taff Bargoed Regeneration



A range of programmes were delivered between 2006 – 2015 including the Bedlinog Approaches and Gateway Project, Valleys Renaissance – Taff Bargoed Regeneration Programme, Trelewis and Bedlinog Neighbourhood Renewal Scheme, Parc Taff Bargoed Facilities and Environmental Improvements and the Rock UK Summit Centre. It has been identified by MTCBC that there is a need for the creation of a new action plan which would help shape Taff Bargoed as a place where people want to live, work, invest and visit and enable residents and businesses to achieve their potential. This plan is currently being developed in conjunction with the Taff Bargoed Regeneration Partnership and projects being identified for delivery.

Neighbourhood Learning Centre Development



The NLC project was developed in order to meet the accommodation needs of 16-24 year olds, who are known to social services and/or have been in the care system/Children looked after, in Merthyr Tydfil, linking with employability teams offering training and employments support and refurbishing a tired council owned building to provide 5 units of one bed self-contained accommodation. This accommodation would be for the periods on leaving foster care or corporate parenting residential care accommodation and would offer 24/7 housing related support, with a support provider being permanently based on site. This innovative project cuts across a range of service areas to create an innovate project to set our already disadvantaged young people up for bright and sustainable futures by providing accommodation and support to live independently, whilst accessing training and employability support to reach and exceed their aspirations for the future.

The use of the Neighbourhood Learning Centre (NLC) building in the Gurnos plays a key role in supporting unemployed youths and adults' access training with the aim of increasing their access to employment opportunities. The site currently comprises 4 buildings, which offer a range of vocational training, where experiential learning can take place. There are carpentry workshops, plumbing/metal and other construction style workshop areas; a hair dressing unit with professional hair salon equipment, a potters kiln and ceramic workshop to name a few, along with staff office accommodation and currently empty unused existing flats.

The capital scheme refurbished one building (Block 2) into 5 self-contained flats and re-located existing workshops into the remaining buildings, resulting in minor adaptation and allowing part of the learning centre to remain open to the young people. The intention was to create a unique accommodation centre where young people have direct access to suitable modern, safe accommodation, whilst also providing them with access to onsite training that could lead to higher education by attending their local college and/or future employment. There are clear benefits of this approach in enhancing their social integration in a manner that supports them to engage in further education or future employment.

The scheme is now live, Merthyr Valleys Homes took over the lease of the building and Adferiad were commissioned to deliver support in the new PenYDre Apartments as a Young Persons Supported Accommodation, the residents and wider community now benefit from the various training offering at the rebranded Compass Community Hub.

Glynmill



The Council have acquired the leasehold interest in the Glynmill Travellers site in order to secure the provision of suitable accommodation for the traveller community. Internal resources have been aligned to this provision to support the community and additional funding opportunities to continue to improve the site are being investigated.

November 2020 MTCBC signed a new lease for Glynmil, which included full management responsibility. As part of this change a new site manager and TUPE contract was agreed for a live in site Warden.

The site has taken on significant changes since November 2020 and has exposed many challenges to MTCBC. As part of the solution to managing change, MTCBC applied for the Welsh Government Site Capital grant. The project was produced in manageable phases. Phase one of the project was successfully granted and works to site commenced March 2021-June 2021. Works completed included:

New SMART Electric/Water Metres (High Priority, phase one)

24 new SMART electric and water metres installed within each domestic utility block for individual residents. The up to date modern SMART metres offer safe, value for money and easy to use electric and water for residents whilst offering independence to residents on how they purchase electric and water for their homes. In phase 2 we will be looking at more green energy resources for plots.

Install double electric hook-ups (High Priority, phase one)

Installation of new double electric hook ups to replace the single and older existing electrical hook ups on 24 plots for use of larger families with older children.

Refurbishment Community Hall (High Priority, phase one)

Development of the existing community hall at the Glynmil site to ensure maximum use and development of services on site for residents and standard work space for employees of Glynmil MTCBC. The refurbishment would include

- Electric shutters to windows,
- Intercom door system,
- New heating system.

Green space cutting equipment (phase one)

Warden equipment to ensure excellent outdoor play and community space and the prevention of vermin

All works have been completed to a high standard and MTCBC have decided to use an external project management contract to complete the next phases which will include extensive building works and planning applications for greenspace and road adaptations.

Phase 2 and 3 funding has also been secured through Welsh Government, Phase 2 being the internal refurbishment of all 24 utility blocks, with some additional funding to purchase a storage container and new flooring and minor refurbishment to the Community Centre to allow more groups and activities to be held at the Centre to benefit the traveller and wider community.

Phase 3 works are largely commencing in September/October 2025 and include the resurfacing of all plots, new perimeter fencing around the site, new plot gates, CCTV, solar panels and new electricity meters. These improvements were developed through consultation with residents to reduce energy costs, improve safety and security on site and improve the condition of the site which will enhance the quality of life for residents as well as reducing ongoing repair and maintenance costs for the Local Authority.

Hoovers Site



Aligned with the objectives of the Council's Hoovers Strategic Regeneration Area strategy, we are currently working closely with the Welsh Government to assist the acquisition of the whole site to enable its strategic regeneration and development. An updated Masterplan has recently been submitted for outline planning consent by Walters UK and is currently subject of the requisite public consultation.

The provision of a new station and strategic park and ride facility as part of the Masterplan remains an aspiration of the Council. To this end, a Stage 1 WelTAG has been undertaken to identify the key issues and problems and set high level objectives. The provision for the facility is included within the recently submitted outline planning application by Walters UK.

Riverside Scheme



Project Riverside is the name given to the re-development proposals for the former Merthyr Vale Colliery site and the demolition and clearance of former miners' terraced housing in nearby Taff & Crescent Street.

The origins of the project arose after the closure of the Merthyr Vale colliery in 1989 and the reclamation works undertaken in the 1990s by the Welsh Development Agency and was proposed as a residential led regeneration scheme of 230 new houses, a site for a new school, and ancillary development opportunities.

Phase I comprised the new Ynysowen Community Primary School opened by the late Queen in 2012.

Phase II comprised flood remediation protection, a new domestic waste transfer facility, and a new access road and road bridge over the River Taff to link the communities of Aberfan and Merthyr Vale. The new access road also opened up access to residential development land, and this land has been sold and developed by a regional house-builder. Further areas of development land were included in the original masterplan but following recent flood maps the development of these areas are considered unviable.

Phase III comprised the acquisition of 124 houses and flats in Taff & Crescent Street for demolition and clearance, both streets being historically prone to flooding to an extent that housing in the area was considered unsafe for long term habitation. Demolition of all properties with the exception of Rechabite Hall have been completed. Further viability assessment work suggests that this site is unlikely to be viable for future development.

Extra care facility



This project is a collaboration between Social Services and Housing colleagues to develop an additional extra care facility for adults, including those with disabilities. This long-term sustainable housing model will support people to remain independent for longer and prevent or delay admission into residential care.

The housing scheme will include 60 individual flats – a mix of 1 bed and 2 bed flats which will provide the opportunity to support step-up and step-down care and enable couples to be housed together. The reclaimed site known as Georgetown Plateau, adjacent to the Keir Hardie Health Park is currently being considered as a potential site for this development. The site is currently subject to Welsh Government clawback following the receipt of previous grant funding to undertake the reclamation works.

Site investigation works commenced in July 2025 and we are awaiting the full report and findings to ascertain the suitability and viability of the site and scheme. If positive, the next steps will include consultation, planning and funding applications to take forward the scheme. The Strategic Housing Team have developed Extra Care Allocations Policies to ensure the scheme has the greatest impact locally and is delivered and allocated fairly and consistently.

Residential Development Sites/Self Build Wales Scheme



Estates are currently dealing with a number of different sites for volume house building, private self-build scheme, council self-build scheme and housing association affordable schemes.

Significant residential sites that are being brought forward at the moment include:

Land at Twynyrodyn. The sale has been completed and is subject to an element of clawback which is due to Welsh Government. The site will facilitate the development of 121 dwellings to include 10% affordable units. Completion of units will be phased between 2025 and 2027.

Trevor Close – this site has now been sold following receipt of planning consent.

Haydn Terrace, Penydarren and Twyngarreg, Treharris – working with housing colleagues and MTHA who are interested in acquiring the site at Haydn Terrace for affordable units. Looking at off market sale using the Land Transfer Protocol as the proposal satisfies an identified need within the County Borough and meets the Councils strategic objectives in terms of housing need. They are no longer interested in the site at Twyngarreg due to potential development costs arising from site constraints.

Heartlands, Dowlais. This is a Joint venture scheme with Welsh Government, looking at the potential residential development of a combined site. Part of the land requires reclamation works and the Councils interest in the land is subject to 100% clawback in favour of Welsh Government. . There is potential to use part of the site for educational provision as part of the 21st Century Schools project which is also being progressed. Technical work currently being undertaken which will inform the Masterplan prior to releasing residential land for sale.

The Self Build Wales (SBW) Scheme is a Welsh Government initiative funded by the Development Bank of Wales, which aims to bring forward public land which is suitable for self-build. It looks to facilitate the preparation of sites, including infrastructure requirements, before making those sites available to the public. The model also supports individuals practically and financially to make self-build more viable.

Consultants were instructed to investigate a number of Council owned properties for inclusion in this scheme, with an initial batch of three sites having been placed on the Self Build Wales website in summer 2021 to gauge any initial levels of interest. This has now been reduced to a single site, primarily due to lack of interest in the scheme. The single site remains on the SBW website, however there is currently no resource available to progress the scheme.

Cemetery Review



An exercise is currently being undertaken to look at potential new land for future cemetery use. Current sites have been assessed to maximise the space available to prolong burials as far as possible.

A new site at Cefn Coed Cemetery has been identified and developed (50% of the site) to receive new burials. Further funding from the Capital Programme is required to complete the development of the site.

Land adjacent to Pant Cemetery has been identified to extend the footprint of the current cemetery boundary. Negotiations with the landowner are currently ongoing to purchase the land. It is anticipated that the purchase of the land will be completed during this current financial year.



1. Introduction + Policy Context

Merthyr Tydfil County Borough Council (MTCBC) has integrated ecological considerations into its asset management, aligning with statutory duties under the Environment (Wales) Act 2016 + the Well-being of Future Generations (Wales) Act 2015.

Commitments are reflected in the Local Development Plan (2016–2031), which aligns with Planning Policy Wales (Edition 12), and international biodiversity targets.

Key legal frameworks include the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

The rich and diverse natural heritage of MTCB, characterised by its post-industrial landscapes, woodlands, rivers, and uplands, presents both unique challenges and significant opportunities for biodiversity enhancement.

Our asset management approach will contribute directly to the objectives set out in the Merthyr Tydfil Nature Recovery Action Plan (due to be updated in 2025). We acknowledge the ongoing nature and climate emergencies and aim for our asset management to play a vital role in addressing these.

MTCBC recognises that its assets, which include buildings, land, infrastructure, and open spaces, have a significant role to play in supporting local ecosystems, providing ecological services (e.g., pollination, flood attenuation, air purification), and contributing to the health and well-being of our communities.

Effective ecological management of these assets is crucial for achieving sustainable development, mitigating climate change impacts, and ensuring compliance with environmental legislation and policy.

2. Strategic Objectives

Our strategic objectives for integrating ecology into corporate asset management are to:

- **Maintain & Enhance Biodiversity:** focus on designated sites, Section 7 habitats, + Section 6 species.
- **Achieve a Net Benefit for Biodiversity (NBB):** ensure developments deliver ecological gains.
- **Nature-Based Solutions:** implement green infrastructure like sustainable drainage systems, green roofs, tree planting.
- **Minimise Negative Impacts:** address threats like Artificial Light At Night (ALAN).
- **Habitat Protection & Creation:** preserve and create habitats using appropriate native species of local provenance.
- **Ecological Awareness:** promote education among staff, contractors, and the public.
- **Legal Compliance:** Adhere to all relevant ecological legislation.

3. Current Ecological Status of Assets

MTCBC's asset portfolio is diverse, encompassing a range of ecological resources.

- Designated Sites: for example, MTCB has 3 SSSIs, 64 SINCs, and 1 LNR.
- Priority habitats: include lowland acid grassland, ancient woodland, hedgerows, rivers, ponds, blanket bog.
- Protected species: include bats, great crested newts, otter, badgers, reptiles, and nesting birds.
- Green Infrastructure Network: our assets contribute to the wider green infrastructure network, providing ecological connectivity across the County Borough linking with neighbouring Counties.

4. Management Principles + Practices

The following general principles and practices will guide ecological management across the corporate asset portfolio:

- Acquisition & Disposal: ecological assessments + considerations due diligence.
- Development & Redevelopment:
 - o ecological surveys early in the project
 - o where planning is required, NBB strategies via Green Infrastructure Statements (GIS) and long-term management plans.
 - o Design for Biodiversity: incorporate features like green roofs, living walls, permeable surfaces, native planting, bird/bat boxes, log piles.
 - o Phasing + Timing of Works: avoid sensitive wildlife periods.
- Asset Maintenance + Operations
 - o Ecological Management Plans (EMPs) for high-value sites.
 - o Sustainable Grounds Management: reduced mowing, no pesticides, native planting, retention of dead wood, water-wise landscaping.
 - o Artificial Light At Night (ALAN) review: lighting adjusted and reviewed to reduce ecological harm.
 - o Energy + Resource Efficiency: Reduces environmental footprint.

5. Roles & Responsibilities

- Corporate Asset Management Team: Oversees integration and compliance.
- LPA Ecologist & Biodiversity Officer: Provide expert guidance.
- Project Managers: ensure ecological assessments undertaken and NBB delivery.
- Parks Teams: Implement ecological practices.
- Procurement Team: Embed ecological criteria in contracts.

6. Monitoring & Review

- Performance Indicators: key performance indicators (KPIs) developed to track progress, e.g., no assets with up-to-date surveys, no. new developments achieving NBB.
- Annual Review updates to assess effectiveness, incorporate new legislation or best practice, and update objectives as required.
- Reporting feeds into sustainability reports.
- Centralised system created and maintained for ecological data management (e.g., survey data, EMPs)

7. Resourcing + Capacity Building

- Budget for ecological surveys, specialist consultancy, habitat creation, and long-term management.
- Staff training, for example, on ecology and NBB.
- Collaborations with local conservation organisations, friends of groups, universities, and volunteer groups

8. Natural Carbon Sequestration

- Nature-based solutions, for example, tree planting and habitat creation help mitigate climate change.
- Active management of existing habitats, including woodland.
- Protection of habitats that store carbon (e.g., woodland, grassland, wetlands) from development where possible.
- Careful planning ensure long-term carbon storage.

9. Pests & Diseases

- Climate change (e.g., milder winters, warmer temperatures, changes in seasonal timing) increases risks to native species from pests and pathogens.
- Trade pathways between countries provides opportunities for pests and diseases to enter the UK, - highlighting the importance of using native species of local provenance.
- MTCB has been impacted by, for example, woodland diseases - *Phytophthora ramorum* and ash dieback.
- The Welsh Sentinel Site Programme: Cyfarthfa Park proposed as a sentinel site for disease monitoring.
- Alternative tree species considered to replace ash and support biodiversity.

Fixed Play Stock Improvement



Capital has been allocated to this project to improve the fixed play stock. A priority list has been drawn up based on lifespan of equipment, age and suitability of the site

for development.

The initial tranche of improvement works were completed in March 2022, including Cefn Coed (Charlie's Park), Twyn Carmel, Lewis Street Bedlinog and Glantaff Road.

Following scrutiny, it was agreed that the original proposed refurbishment programme would take too long to complete, and an accelerated capital programme was approved by Council in March 2022. This means a capital spend of £518,000 per annum over the next five year period.

Salt Barn/replacement Depot



Neighbourhood services have identified a need to identify a site for a Salt barn which can also accommodate a front line depot to replace the provision at Cyfarthfa Park. This requirement will be included in the Neighbourhood Service area's Service Asset Management Plan (SAMP).

5. Action Plan 2021 - 2026

	ACTION	ACTION OWNER		UPDATE SEPTEMBER 2025
1	Further embed the importance of continuing a corporate approach to asset management to fully realise efficiency and operational benefits in all service areas. Including early involvement of technical departments in all property related projects.	Asset Management Champion	Ongoing	A corporate approach continues to be embedded throughout the Council through the Asset Management Plan, members of the Asset Management Board and through members of CMT, SLT and Cabinet.
3	Undertake a rolling programme of feasibility studies to identify commercial opportunities utilising or enhancing our property portfolio for consideration	Commercial Manager	Ongoing	<p>Areas considered/covered to date include:</p> <p>a) Utilization of Authority owned car-parking facilities for development of MTCBC electric vehicle charging infrastructure (in conjunction with Cardiff Capital region and at no installation or maintenance cost to MTCBC) in support of WG EV charging strategy now in Phase 2. 26 additional sockets in 11 locations being added to the infrastructure to support growth in EV ownership and increasing utilisation of existing charge points.</p> <p>All Civil works completed and commissioning taking place in preparation for metering and final installation.</p> <p>b) PPA agreement now signed with CTM UHB for the sale of excess energy generated from our new solar array at Pen-y-dre High School to PCH project commencement date now Feb 2026</p>

				<p>c) Opportunities for installation of Solar car ports at Abermorlais under investigation for opportunities of energy off-set at civic with potential of rapid EV charging facility. WGES engaged in first level feasibility and business concept drafted.</p> <p>d) Opportunity for creation of a rapid EV charging station on council owned land at GMR still a consideration as site development progresses.</p> <p>e) Investigation into use of building and/or land for advertising opportunities. Business concept approved for progress. A range of “Lots” outlined for consideration. Advertising policy and tender specification being drafted to support for market engagement</p> <p>f) Working with Education on Schools program phase of EV charging installation 3 “community Schools” put forward for scheme which allow element of public access to support the program (Pant, Ysgol-y-Graig and Afon Taf. Site surveys conducted at each site. Technical designs submitted and signed off internally. Head-teacher approval given to commence civils at Pantysgallog. Waiting Head-teacher responses from other 2 sites.</p>
4	Identify and develop additional longer term units of supported accommodation for individuals with multiple complex needs.	Housing Officers	1st April 2023	<p>In March 2024 we completed a new 33 unit supported accommodation facility in partnership with MV Homes at Marsh House, increasing our existing provision of accommodation for those with multiple housing support needs by 23 units (as Chaplins moved their 10 units of YP accommodation to Marsh House.)</p> <p>More recently, we have secured TACP funding to acquire and redevelop the former Tregenna Hotel into a supported accommodation for those at risk or facing homelessness with multiple and complex needs which is reducing TA costs for the LA and providing much needed support to reduce the marginalising effects of long stays in B&B and help individuals develop the confidence and skills to live independently reducing repeat</p>

				<p>presentations into the services. The additional 19 units are expected in Q1 2026.</p> <p>Whilst there is still need locally for supported accommodation, there is no further revenue funding to develop further units under HSG, we continue to lobby WG and broaden a range of accommodation to meet a varied need across the borough to reduce overreliance on Temporary Accommodation (TA), more specifically B&B. We also commission peripatetic support to individuals in their home and deliver early intervention and prevention work at the housing Hub to complement the wider objectives of preventing homelessness or those getting into crisis in the first place.</p> <p>We have recently started discussions with both Childrens Services and Adults Services to identify wider accommodation needs and develop potential invest to save schemes, and exploration of wider funds such as Housing with Care Fund and IRCF funding which is very early on currently. Progress will be reported on via the group as it's made in the coming months.</p>
6	Consider the provision of budgets, either to occupying departments or corporately, to be able to meet land management/ maintenance costs.	Corporate Property Group Manager (Asset Management)	31st March 2024	Progress against this action has been delayed due to a lack of capacity within the Statutory Compliance/Maintenance team. Continued reduction/no increase to maintenance budgets is also an issue.
7	Further embed consideration of whole life cost in to all areas of capital expenditure.	Corporate Property Group Manager (Building Services)	Ongoing	Further work needs to be carried out to fully embed whole life costings into capital projects. Whilst this is carried out to some extent on the major projects it is not documented, mainly due to capacity issues.

8	Continue to develop Service Asset Management Plans with operational departments. SAMP's to be in place for Education, Social Services, Neighbourhood Services and CRPPH.	Corporate Property Group Manager (Asset Management)	Ongoing	SAMP's have been refreshed recently for Social Services, CRPPH and Neighbourhood Services. The Learning Department SAMP is in the process of being reviewed and updated.
9	Implement Agile Working.	Recovery Group	Phase 1	Phase 1 Completed. A staff consultation has been undertaken to understand what issues are being experienced and will inform phase 2 of this project. Phase 2 will include a review of meeting rooms, committee/member spaces and the reception area at the Civic Centre. A new Council Operating Model forms part of the Transformation Plan and the details of this is necessary to inform the phase 2 requirements.
10	Regularly review Building Management Performance Data, including running costs and maintenance costs. Establish a process for collecting, monitoring and reporting appropriate data.	Corporate Property Group Manager (Asset Management)	Ongoing	Accountancy have provided sample reporting data and are in discussion with Corporate Property to agree the final format and how to embed this process.
11	Pursue Salix funding for energy schemes.	Energy Engineer	April 2030	Most recent Salix Scheme currently progressing. Capital costs of £126,000 with annual energy saving of £20,00. Projects spread across 6 buildings (Mainly ex Leisure Trust Sites). Estimated completion date of Oct 25.
12	Installation of Water Data loggers to identify excess water consumption/leaks and reduce water use (3 yr Programme).	Energy Engineer	April 2025	Currently water data loggers installed on 24 of our largest sites. Water Loggers required at Ysgol Y Graig, Bishop Hedley, Pen Y Dre, Thomastown House. Water Loggers contract due to start expiring in August 2025. £15,000 allocated to spend on new data loggers for 25/26. To date we have spent £22,000 on the water loggers and identified over £254,000 of water leaks.

13	Increase no of buildings link to Central Building Management System	Energy Engineer	Phase 1	To date we have 40 of our buildings connected to our central Building Management System. This has helped us to identify faults sooner and operate our buildings more efficiently which has provided cost savings. Treharris Nursery and Dowlais Library recently had new BMS installed. There is no funding allocated for additional BMS Systems at present.
15	Increase Renewable Energy Generation on Council buildings to contribute to Decarbonisation Targets	Energy Engineer	Phase 1 Complete. Phase 2 2030	This year we have installed additional Solar PV systems at Twynyrodyn Primary, Cyfarthfa High School and Treharris Nursery. Which is estimated to save over £490,000 over the life of the systems.
16	Undertake a rolling programme of feasibility studies across our estate to identify further opportunities to implement low carbon technologies (i.e. heat pumps, solar PV)	Energy Engineer	Ongoing until 2030	Feasibility Studies currently in progress at Trinity Family Centre, Abercanaid Primary (Solar PV) and Caedraw Primary (Low Carbon Heating)
19	Prepare a long-term strategy for Cemeteries	Street Scene Manager	December 24	The timescale for completion of this action has been extended due to recent appointment of new manager in this area.
20	Investigate and put plans in place to manage Climate Risk	Decarbonisation Programme Manager	March 27	An assessment of Climate Risk needs to be undertaken to understand the practical implications of climate change on our property assets. This may include a mapping exercise, identification of risk areas including identifying high risk properties and improvement of suitability surveys. This is likely to require external technical support.

22	Review approach to granting licences on Council owned land for Event purposes to ensure that events are appropriate, safe and meet all statutory requirements. Process, responsibilities and governance forms part of this review.	Corporate Property Group Manager (Asset Management)	October 25	Currently reviewing the Events Policy which will outline the approach to granting licenses on Council owned land. The ESAG process is also being reviewed to ensure that applications are received well in advance of events to ensure that the relevant licenses are in place in sufficient time of the event being delivered. The Events Officer will be notified of a proposed event through receipt of an EOI. The Events Officer will liaise with Estates to review whether the land is available and what licences are required. This is then further supported by the Licensing Officer and ESAG. Draft Events Policy in place and will be presented to Full Council in October 25
24	Undertake a property review exercise to identify potentially suitable land for tree planting in order to improve Biodiversity and Carbon Sequestration. Phase 1 to include a review of NRW data against Council ownership.	Corporate Property Group Manager (Asset Management)	31st March 2024	Estates, Planning and Parks are working closely on this project. GIS mapping of all existing woodlands has recently been completed. Annual land requirements are currently being agreed before identifying appropriate sites to allocate. From a Planning perspective we are looking to align tree planting with the green infrastructure strategy that we are developing.
27	Local Area Energy Plan (LAEP). Re-assess suitability of Council assets for renewable energy.	Decarbonisation Programme Manager	December 2025	The re-assessment of the suitability of Council land assets for renewables is likely to require external consultant support and appropriate funding to facilitate. A workshop was facilitated by Energy Services Wales (ESW) in April 2025 to review Council assets, with a number of potential schemes being identified, and a paper drafted. Ongoing dialogue with ESW to produce a Screening Report for a selection of the schemes. The next action is to write and submit a funding bid for external consultancy to review the wider area of Merthyr Tydfil to include Council asset sites.
28	Terrorism (Protection of Premises) Act 2025	Head of Public Protection	April 2026	Implement the requirements of the Terrorism (Protection of Premises) Act 2025, also known as Martyn's Law. Phase 1, to identify all Council property where this applies (Estates). Property are already working with Education in respect of Schools to address issues.

6. Targets and Performance Indicators

How will we measure Performance?

In order to ensure that asset management improvements continue a set of Performance Indicators in priority areas have been agreed and are detailed at below. Targets have been set according to Merthyr Tydfil's individual circumstances and mirror those also detailed in individual strategies including the Office Accommodation Strategy, the Maintenance Strategy, the Disposal Strategy, and the Carbon Management Plan. The Performance Indicators will be reported to Scrutiny Committee and to Cabinet annually in the Asset Management Update Report.

Merthyr Tydfil's priority performance areas include:

Estate Rationalisation/Agile Working. This Performance Indicator will measure the office floor area occupied per person and the cost per square metre of the office accommodation portfolio.

Condition. It is necessary to reduce as far as possible the portion of the portfolio, which is at condition rating C or D. A Performance Indicator to measure progress in this area has been included and mirrors that included in the Corporate Maintenance Strategy.

Statutory Compliance. Compliance with legislative requirements is a key requirement to fulfil our vision of ensuring that the property portfolio is efficiently maintained, is fit for purpose and meets health and safety requirements. Due to staff shortages in recent years the Statutory Compliance Audits have not been completed in accordance with a 100% completion target. Focus during the period of this AMP needs to be re-enforced to ensure that these audits are completed to reduce health and safety risks. Additional performance indicators have been included in respect of the "Big 5" compliance areas: Asbestos, Legionella, Fire Risk, Gas Boiler safety and Electrical testing.

Capital Receipts. Targets for the value of property sold to fund the Capital Programme has been set at £500,000 per annum. This net figure includes the disposal of properties released as part of the Property Review process.

Energy. In order to effectively manage energy consumption, targets and performance indicators relate to the total carbon dioxide emissions from energy consumed by local authority buildings per annum together with the amount of energy generated through renewable sources.

PERFORMANCE INDICATORS FOR FOR 2023-2028

Performance Indicator details	Benchmark Data Merthyr 20/21	23/24	24/25	Target for the period 2023 - 2028
Office Accommodation space occupied per person	8.7m2 per person	6.29m2 p.p.	6.29m2 p.p.	Reduce to 5m2 per person
GIA properties in Condition rating C and D	38,526m2	75,425m2	84,120 m2	Reduce the floor area of C&D condition properties by 50%
Statutory Compliance	0%	100%	100%	Complete 100% of statutory compliance audits annually.
Statutory Compliance "Big 5"	Compliant Overdue	Compliant Overdue	Compliant Overdue	Achieve at least 85% compliance in relation to Fire Risk, Legionella, Gas Boiler inspection, 5 yearly Electrical testing and Asbestos.
	FRA 76% 23%	93% 7%	97% 3%	
	Legionella 66% 34%	98% 1%	99% 1%	
	Gas B 96% 4%	90% 10%	99% 1%	
	Elec T 50% 50%	68% 32%	89% 11%	
	Asbestos 68% 32%	68% 32%	80% 20%	
Capital Receipts	£848,206 per annum	£569,689.03	£556,903.77	Complete disposals to the value of £500,000 per annum
Total Renewable Energy Generation from local authority Buildings	20/21 283,780 kwh	31% increase	19% increase	10% year on year increase.
Total carbon dioxide emissions from energy consumed by local authority buildings	20/21 3307 tonnes (Covid) 21/22 3870.87	11.77% reduction	28.5% increase	15% reduction over 5yr 21/22 Baseline as Covid reduced use in 20/21
Elec per m2 (kgCO2e/m2)	17.43	10.21	10.47	
Gas per m2 (kgCO2e/m2)	19.45	13.75	19.13	

