

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. The limitations on the use of the data in this report are the same as those for data on the HAABase Website.

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Building Name - 10898_1 - No.44

Planning Authority - Rhondda Cynon Taff

Community - Hirwaun

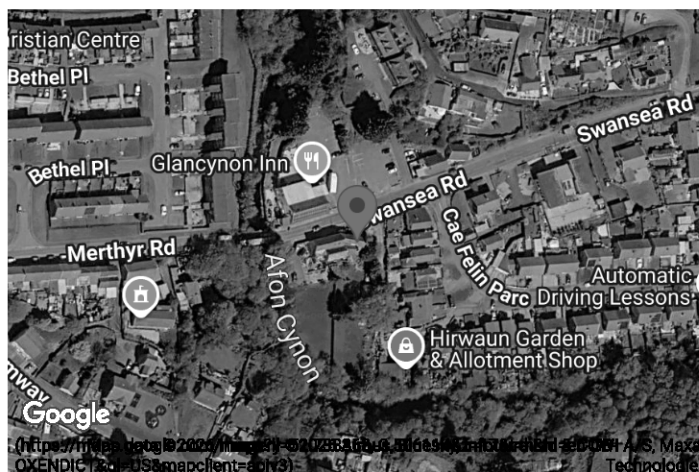
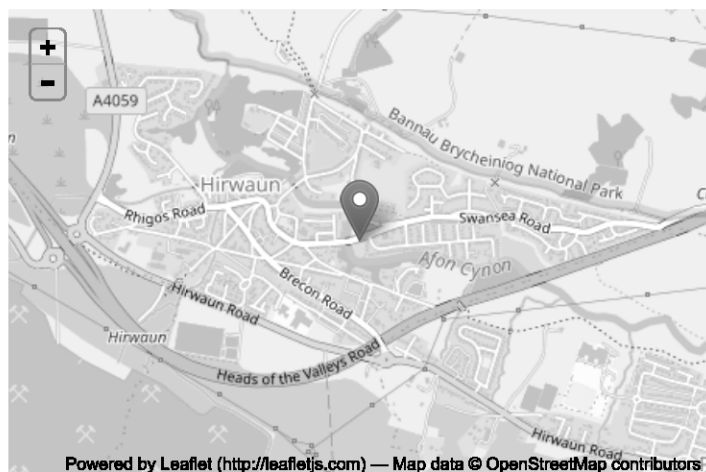
Grade - II

Location of Building - Set back from and placed at an angle to the road near the W end of Swansea Road, and E of Millstreet Bridge.

Date Listed - 31/07/1990

Active Survey Date - 03-Sep-2023

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



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 - [REDACTED]

Condition - [REDACTED]

Occupancy - [REDACTED]

Current Use - DOMESTIC - HOUSE

Ownership - [REDACTED]

Morphology - Urban > 10K - Less Sparse

Potential Change In Risk Status (Current Conditions) - [REDACTED]

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.



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
 Extensive Major Repairs/Renewal Required	
 Major Repairs Required	
 Minor Repairs/Maintenance Required	
 No Significant Action Needed	Roof Covering (slate), Roof Flashings, Chimneys (render), Rain Water Goods (plastic), Main Wall Structure (stone), Wall Pointing, Window Frames (timber), Window Glazing, Doors (timber), Secondary or Boundary Walls (stone), 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

Group	Score	Graphic Red - below avg; Green - abv avg)	Rank	Graphic
Planning Authority	[redacted]		[redacted]	
Community/Parish	[redacted]		[redacted]	
Broad Use Type (All)	[redacted]		[redacted]	
Broad Use Type (LPA)	[redacted]		[redacted]	
Detailed Use Type (All)	[redacted]		[redacted]	
Detailed Use Type (LPA)	[redacted]		[redacted]	

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.

All Wales - Weighted PAS Assessment - [REDACTED]

Planning Authority - Weighted PAS Assessment - [REDACTED]

PAS Assessment for Building (Assessment Elements)

No overall priority score but table shows potential impact of external factors.

Component	Base Score	Graphic	Weight	Wt Score Distribution
HAA Score	[REDACTED]		[REDACTED]	
List Grade				
Risk Score				
Local Factors				
Decline Chance				
Decline Rate				
Cluster HAA				
Extreme Weather				

PAS Assessment (Group Rankings)

No overall priority score allocated as HAA Score = 100.

Group	Priority for Group	Rank	%ile	Graphic
Wales	[REDACTED]	N/A	0.00	
Planning Authority	[REDACTED]	N/A	0.00	
Community/Parish	[REDACTED]	N/A	0.00	
Grade	[REDACTED]	N/A	0.00	
Broad Use Type (All)	[REDACTED]	N/A	0.00	
Broad Use Type (LPA)	[REDACTED]	N/A	0.00	
Detailed Use Type (All)	[REDACTED]	N/A	0.00	
Detailed Use Type (LPA)	[REDACTED]	N/A	0.00	

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.

Status	Survey Date	Condition	Occupancy	Risk Assessment	HAA Score
Active	03-09-2023	[REDACTED]			
Archive	25-11-2016				
Archive	17-03-2011				
Archive	16-05-2007				

Heritage Crime Risk Assessment (beta)

		Probability & Score Band		
Crime Group	Score	All Wales	Police Force	LPA
Arson/Accidental Fire	0.774	Low (-2)	Low (-2)	Low (-2)
Criminal Damage	0.000	N/A or Very Low	N/A or Very Low	N/A or Very Low
Metal Theft	0.000	N/A or Very Low	N/A or Very Low	N/A or Very Low
Anti-social behaviour	0.000	N/A or Very Low	N/A or Very Low	N/A or Very Low

Extreme Weather (EW) Vulnerability Assessment (beta)

Extreme Weather Vulnerability Group	Vulnerability Assessment	Graphic
Building Location	Average (0)	
Building Type/HAA Profile	Very Low (-3)	
Overall EW Vulnerability Assessment	Low (-3)	

Flood Risk Assessment (beta)

Flood Risk Type	Sea	River	Small Water Course
	Not at Risk 	Not at Risk 	Not at Risk 

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