



Llywodraeth Cymru
Welsh Government

Nick Ramsay AM
Chair
Public Accounts Committee
National Assembly for Wales
Cardiff Bay
Cardiff
CF99 1NA

14 March 2019

Dear Chair

PINEWOOD STUDIOS

Following my attendance at Public Accounts Committee on 5 November, I wrote to you on 22 November to provide costs incurred to date for maintaining the Grade II listed property on the site – Penpil farmhouse. I also confirmed that a full assessment of the property would be carried out to gauge costs and timescales of works for the proposed renovation of the building, and that I would share the outcome of the assessment with the PAC.

Consultants were appointed and undertook a survey of the property in December to advise on the current condition and on the costs of renovating the property. The cost of fully refurbishing the property was estimated to be in the region of £550,000-£600,000 excluding VAT.

The surveyor's report included the following details on the current condition of the property. The property was first listed in 1975 as a good example of a small Glamorganshire farmhouse mainly retaining historic fabric. Documented historic features included a timber partition, angled principle rafters and broach stop beams all consistent with construction dating back to the 1700s. The survey provided evidence that the property was subject to renovation works during the 1980s or 90s which included replacement of the roof, doors, windows and cross beams, together with removal of the timber partition. There was a subsequent fire during the 2000s which damaged a significant part of the property, including to the floors and a significant part of the roof.

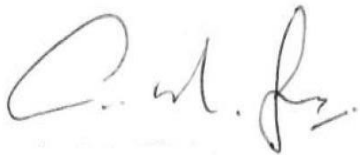
A combination of the earlier renovation works and the subsequent fire has been responsible for the extensive loss of much of the historic fabric which formed the original basis of listing. In light of the findings of the surveyor's report, Cadw were asked to consider the current status of the property. Cadw considered the surveyor's report and additional photographic evidence.

Parc Cathays/Cathays Park
Caerdydd/Cardiff
CF10 3NQ

Their assessment is that the building retains limited historic fabric which formed the basis of the original decision to list. They have also considered the fact that, although Penpil was previously a good example of a small Glamorganshire farmhouse, the property's historic features were by no means unique and there are other surviving examples which better demonstrate the historic regional building traditions. This has led to a conclusion that the building no longer meets the criteria for listing and Cadw commenced the consultation process on the matter of delisting the property on 8 March. The consultation period runs for a period of 28 days.

Once the consultation has concluded, Welsh Government will make a final decision on the future of the property. I have asked Jason Thomas, Director Culture, Sport and Tourism, to write to you once the outcome is known.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'A. Slade', with a stylized flourish at the end.

ANDREW SLADE

Director General

Economy, Skills and Natural Resources