

Ref: JB/SB/4193

Mr I Bovis
Saltash Town Council
By Email Only: ian.bovis@saltash.gov.uk
CC sinead.burrows@saltash.gov.uk

12 July 2024

Dear Ian

Heritage Building

The Heritage Building front elevation is in need of decoration and repair.

I note that the Heritage signage is being taken off and replaced by your tenant. At first floor level between the two windows there is a curved Heritage sign. It is not clear what is behind that, but I suspect it is either a blocked up window recess or an old window boarded over inside. The joinery on this front elevation is rotting and in need to repair which at present will consist of quite straight forward cut out and scarf repairing as opposed to full re-make. My recommendation is that a scope of work is prepared for external repair and painting of the front elevation which can then be put to contractors for pricing. That would allow budgeting and planning for the work to take place either later this year or in the spring next year. My feeling is that if this were to be left any longer then the extent of repairs would be far more significant, likely involving some window replacements.

The scope of work would need to carefully consider the lead covered lip protecting the large Bressumer beam across the old shop front and also how to deal with the downpipe which is presently recessed into the walling and draining into the thickness of the wall. Any escape of water from that could be very damaging.

If you wanted us to prepare a scope of works for you then I can cap our fee for doing that at £650.00 + VAT (£780.00). My standard terms are enclosed.

I look forward to hearing from you with any queries.

Kind regards,
Yours sincerely



James M Barron MRICS
Chartered Building Surveyor
Director