


CONDITION REPORT AND FORECAST BUDGET COSTS

AT

**VARIOUS BUILDINGS
SALTASH TOWN COUNCIL**

FOR SALTASH TOWN COUNCIL

Prepared By: James M Barron MRICS	Date: 14 October 2024	Rev:
Checked By: 	Job Ref: 4452	



- Chartered Building Surveyors
- Project Managers
- Property Inspections
- Architectural Design

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SECTION ONE

- General Items

SECTION TWO

- Condition Report and Budget Costings

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SECTION ONE

General Items

1.1 Instructions

Instructions were received from Saltash Town Council to carry out a major elements condition report and forecast budget costings over various buildings belonging to Saltash Town Council.

Instructions are in accordance with Barron Surveying Services email 2 September 2024 and subsequent correspondence.

1.2 Inspection

An inspection of the buildings has been carried out by James M Barron MRICS. Inspections have been carried out from 4 October 2024 with access arrangements being made with representatives of the Council.

1.3 Scope of Inspection

The inspection is for the purpose of carrying out a major elements building condition survey and preparing a costed forecast works report.

The inspection has been carried out visually from inside and outside the building.

Outside, the inspection is from ground level or with the use of 3m surveyor's ladders where necessary and from vantage points around each building.

Internal inspection has been carried out with liaison from Saltash Town Council staff.

The scope of the inspection is to record and report on the condition of major elements of building fabric.

The internal inspection is for the purpose of reporting on the condition of floor coverings only.

Items of a minor and cosmetic nature will not be reported upon.

The report will not consider any of the building's services such as electrical systems, drainage, water, fire alarm, emergency lighting, heating and cooling etc. No comment will be made in relation to building plant and services and no specialist testing has been carried out.



The report will not comment on items of cyclical and routine maintenance which is assumed to already be in hand with Saltash Town Council's appointed contractors.

1.4 Reading This Report

The report will consider each building individually.

The report is presented in a tabular format.

The report will contain the following headings:

- Item
- Description/condition
- Work required
- Budget cost and priority
- Photograph

For priority, three individual priorities will be allocated to each item of repairs identified. These are:

- **Priority one** – urgent works required within one year. Failure to implement the works will allow continued degradation of building fabric or occupancy/health and safety issues.
- **Priority two** – moderate works required to be carried out within years two and three. Failure to carry out the works will allow unnecessary degradation of building fabric and are required to keep the building in a well maintained condition.
- **Priority three** – planned work required to be carried out within years four to five.

Work anticipated to be required outside of a forecast five year period from the date of inspection will not be commented upon in this report.

Where appropriate, photographs are included in the report at section 3.0 to illustrate matters of repair identified.

1.5 Budget Costs

Budget costs contained in this report are prepared using surveyor's experience and judgement.

Prior to implementing the work in the report, Saltash Town Council should obtain competitive quotations from suitably qualified contractors.



This report is not intended to be a specification of works and instead is an outline scope of work required. Further design and specification work may be required to obtain quotations for items of work identified other than very simple like for like maintenance or repair.

Costs are presented on a day one basis and are exclusive of VAT.

For future cost planning, Saltash Town Council must take into account VAT as appropriate and make allowances for annual inflation on materials and labour costs.

1.6 Buildings Inspected

The following buildings are inspected within the scope of this inspection.

- Isambard House
- The Guildhall, Saltash
- Maurice Huggins Room
- Town Council Depot Buildings
- Saltash Library
- Heritage Building Lower Fore Street



SECTION TWO

CONDITION REPORT



JOB - 4452 SITE - SALTASH TOWN COUNCIL VARIOUS BUILDINGS		DATE - OCTOBER 2024	
ITEM		CLIENT - SALTASH TOWN COUNCIL	
DESCRIPTION/CONDITION		WORK REQUIRED	
		Priority 1 2025 £	Priority 2 2026/2027 £
		Priority 3 2028 to 2030 £	
		PHOTO REF	
SALTASH LIBRARY			
EXTERNAL			
Roof	Gullwing style upper roof with internal drainage with outlets to external downpipes. Roof is too high to inspect and cannot be seen. STC budget sheets advise roof repairs carried out circa 2020. Present condition not known.	£ 300.00	
	Rear monopitch roof with single ply style membrane covering. Internal gutter at lower end to downpipes. Visually good condition.		
	Internal drainage from both roofs with external plastic downpipes. Downpipe brackets broken in places.	£ 150.00	P2
	Painted concrete roof overhang to upper roof. Lower roof has self-finished cement board style soffit and fascia.	£ 3,400.00	£ 3,400.00
	Textured concrete external walling, unpainted. Vertical crack in render right hand side front elevation. Vertical crack in render rear elevation under lower window. Minor thermal cracking only.	£ 250.00	
	Curtain walling at front. Budgetary allowances already made by STC. Curtain walling being replaced October 2024.		
	6no. Metal or timber windows.	£ 1,000.00	£ 1,000.00
	Self-finished aluminium windows to rear section.		
	2no. Vertical stack projecting windows each side library. Metal frame single glazed. Being replaced with curtain walling.		
Elevation Photographs			
INTERNAL			
	Carpet floor coverings through main library area and on mezzanine platform. Minor wear of carpet tiles against red 'play area'. Cosmetic wear on carpet surfaces. Remains in serviceable condition.	£ 1,500.00	£ 1,500.00
LIBRARY TOTALS		£ 5,100.00	£ 5,900.00

ITEM	DESCRIPTION/CONDITION	WORK REQUIRED	PRIORITY AND COST			PHOTO REF
			Priority 1 2025 £	Priority 2 2026/2027 £	Priority 3 2028 to 2030 £	
MAURICE HUGGINS ROOM						
EXTERNAL						
Roof	Shallow pitch roof self-finished sheet metal covering. Slight mossing. Visually good condition.					
Gutters and Downpipes	Plastic gutter and downpipe rear elevation. Gutter and downpipe joints mossy. Silt built up around gully under downpipe.	None anticipated. Lift gully lid. Check gully for blockages and clear through as necessary.	£ 300.00			P6
Fascias and Soffits	Plastic fascia. Painted board soffit. Possibly asbestos soffit boarding.	Thorough wash and paint.	£ 300.00			P7
Walls	Blockwork or stone face external walls rendered and painted. Render and stone jointing good. Decoration worn.	Prepare and paint.	£ 1,000.00		£ 1,000.00	
Windows and Doors	Brown PVC door and ribbon window to front and side. White PVC to rear. PVC cladding blocks door opening right hand elevation.	Repair cladding board.	£ 150.00			P8 P9, P10
INTERNAL						
	Floor coverings carpet throughout with vinyl sheet in kitchen and WCs. Slight scuffing and cosmetic wear but floor coverings remain good.	None anticipated.				
TOTALS			£ 1,750.00		£ 1,000.00	



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			Priority 1 2025 £	Priority 2 2026/2027 £	Priority 3 2028 to 2030 £	

TOWN COUNCIL DEPOT						
EXTERNAL						

Roof Coverings

Garage building concrete single lap interlocking profile tile with concrete ridge. Office building concrete single lap interlocking plain tile with concrete ridge. Moss on tiles. Slight undulation across pitch slopes. Vegetation encroaching rear of garage roof. No significant areas slipped, missing or broken tiling.

£ 150.00

Cut back encroaching vegetation away from roof edge.

Gutters and Downpipes

Coloured plastic half-round gutters and downpipes. External guttering on fascia. Downpipe shoe broken left hand garage. Visually good condition.

£ 100.00

Repair downpipe. Keep gutters clear.

P11

Fascias and Soffits

Office building plastic fascia and vented soffit boards. Garage building timber painted fascia and barge boards with plastic weatherboard cladding to front gable. Rear gable not visible due to encroaching vegetation.

£ 500.00

Paint timber fascia and barge boards.

£ 500.00 P12

External Walls

Brick garage walls cement recess pointing. Office walls concrete or masonry rendered and painted.

£ 2,600.00

Prepare and paint.

£ 2,600.00

Windows and Doors

Visible bulging to external render right hand office wall. PVC windows and door office building. Metal face door and timber store door with security grille. Metal roller door garage.

£ 1,000.00

Tap test render on this elevation. If hollow, render replacement will be necessary. Allowance for tap test investigation and repairs.

Included.

P13

General Elevation Photos

Budgetary allowance already made by STC for roller door replacement.

P14, P15

INTERNAL

Remove all de-bonded render off concrete wall left hand elevation. Re-render. Remove ceiling boards in store along length of wall. Inspect joists. Treat and repair as necessary. Reinststate ceilings. Note - full scope of work not known until render removal is underway and timbers exposed. Budget allowance. Tap test shows front corner behind downpipe is hollow and estimate 25% of render area across this wall.

£ 6,400.00

TOTALS

£ 10,750.00

£ 3,100.00

P21

STC DEPOT TOTALS



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			Priority 1 2025 £	Priority 2 2026/2027 £	Priority 3 2028 to 2030 £	
HERITAGE BUILDING LOWER FORE STREET EXTERNAL						
Roof	Pitched roof over building not clearly visible from Lower Fore Street. Secondary roofs at rear at various levels. Visible slopes elderly asbestos tile roof coverings. Significant moss build-up. Valleys and gutters at junction with neighbours.	Camera drone survey to examine current condition. No allowance made for repairs.	£ 300.00			
		Asbestos tile roof coverings have relatively short life span. Mossing suggests advanced weathering of roof covering. Plan for replacement. Timescale to be reviewed after drone survey.			£ 20,000.00	
Building Exterior	Town Council surveyor already engaged to consider rear elevation of this building where defects have been identified by neighbour. Town Council Surveyor has previously put forward proposal to scope works for front elevation decoration.	External thorough preparation and decoration. Budget only until tenders obtained.	£ 15,000.00		£ 15,000.00	P16, P17, P18
INTERNAL	This building is under lease and internals presumed to be responsibility of leaseholder.	Not inspected internally.				
HERITAGE BUILDING TOTALS		TOTALS	£ 15,300.00		£ 35,000.00	



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ISAMBARD HOUSE						
EXTERNAL						
Roof	Re-roofed circa 2020.	None anticipated.				
Chimneys	2no. Rendered painted chimneys with pots and cowls.	Prepare and paint.	Included			
Gutters and Downpipes	Metal Heritage style gutters and downpipes installed circa 2020. Self-finished colour.	None anticipated.				
Building Exterior	Painted timber fascia boards and canopy on metal brackets. Rendered and painted walls with ornate banded sills and detailing. Minor thermal cracking in external render around window on station elevation along with less extensive cracking around windows on roadside and cafe elevation. Wooden factory finish windows replaced circa 2020. Minor scuffing to factory finish in isolated areas.	Rake out and fill cracking, prepare and paint render and all previously painted joinery including chimneys.		£ 8,000.00		
INTERNAL						
	Self finished screed floor. STC in discussion with contractor regarding cracking across floor through building contract.	Minor touch ups in matching colour.	£ 200.00			P19, P20
ISAMBARD HOUSE TOTALS		TOTALS	£ 200.00	£ 8,000.00		



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STC GUILDHALL						
EXTERNAL						
Building Exterior	External window repairs and painting 2024. Works in defects liability period.					
INTERNAL						
	Decorations worn and plaster blown staircase walling approx. 16sqm.		£ 750.00			
	Carpet floor covering becoming rucked in corridor, Council Chamber and first floor landing.					
STC GUILDHALL TOTALS			£ 750.00	£ 6,000.00	£ 45,000.00	





SECTION THREE

Photographs



P2 – library downpipe bracket



P3 – library



P4 – library



P5 – library



P6 – Maurice Huggins roof



P7 – Maurice Huggins mossy downpipe



P8 – cladding board



P9 – Maurice Huggins room



P10 – Maurice Huggins room



P11 – broken drainpipe



P12 – depot soffit



P13 – depot bulging wall



P14 – depot



P15 – depot



P16 – Heritage building



P17 – Heritage building



P18 – Heritage building



P19 – typical crack in building



P20 – touch up window



P21 – depot internal concrete wall in store