

ITEM	DESCRIPTION/CONDITION	WORK REQUIRED	PRIORITY AND COST			PHOTO REF
			Priority 1 2025 £	Priority 2 2026/2027 £	Priority 3 2028 to 2030 £	
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.	Drone camera survey to inspect condition of upper roof. No allowance for repairs in budget.	£ 300.00			
	Rear monopitch roof with single ply style membrane covering. Internal gutter at lower end to downpipes. Visually good condition.	None anticipated.				
Gutters and Downpipes	Internal drainage from both roofs with external plastic downpipes. Downpipe brackets broken in places.	Replace broken brackets.	£ 150.00			P2
Fascias and Soffits	Painted concrete roof overhang to upper roof. Lower roof has self-finished cement board style soffit and fascia.	Thorough clean of self-finished boards to remove moss. Prepare and paint concrete overhang. Allowance made for cherrypicker access.	£ 3,400.00		£ 3,400.00	
External Walls	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.	Flexible filler into cracks, close matching colour.	£ 250.00			
Windows and Doors	Curtain walling at front. Budgetary allowances already made by STC. Curtain walling being replaced October 2024.	None anticipated.				
	6no. Metal or timber windows.	Prepare and paint.	£ 1,000.00		£ 1,000.00	
	Self-finished aluminium windows to rear section.	None anticipated.				
	2no. Vertical stack projecting windows each side library. Metal frame single glazed. Being replaced with curtain walling.	None anticipated.				
Elevation Photographs						P3, P4, P5
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.	Piecemeal repairs to carpet tile areas.		£ 1,500.00	£ 1,500.00	
LIBRARY TOTALS		TOTALS	£ 5,100.00	£ 1,500.00	£ 5,900.00	

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MAURICE HUGGINS ROOM						
EXTERNAL						
Roof	Shallow pitch roof self-finished sheet metal covering. Slight mossing. Visually good condition.	None anticipated.				P6
Gutters and Downpipes	Plastic gutter and downpipe rear elevation. Gutter and downpipe joints mossy. Silt built up around gulley under downpipe.	Lift gulley lid. Check gulley for blockages and clear through as necessary.	£ 300.00			P7
Fascias and Soffits	Plastic fascia. Painted board soffit. Possibly asbestos soffit boarding.	Thorough wash and paint.	£ 300.00			
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
Elevation Photos						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.				
MAURICE HUGGINS ROOM						
TOTALS		TOTALS	£ 1,750.00		£ 1,000.00	

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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.	Cut back encroaching vegetation away from roof edge.	£ 150.00			
Gutters and Downpipes	Coloured plastic half-round gutters and downpipes. External guttering on fascia. Downpipe shoe broken left hand garage. Visually good condition.	Repair downpipe. Keep gutters clear.	£ 100.00			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.	Paint timber fascia and barge boards.	£ 500.00		£ 500.00	P12
External Walls	Brick garage walls cement recess pointing. Office walls concrete or masonry rendered and painted.	Prepare and paint.	£ 2,600.00		£ 2,600.00	
	Visible bulging to external render right hand office wall.	Tap test render on this elevation. If hollow, render replacement will be necessary. Allowance for tap test investigation and repairs.	£ 1,000.00			P13
Windows and Doors	PVC windows and door office building. Metal face door and timber store door with security grille. Metal roller door garage.	Prepare and paint timber door included.	Included.			
		Budgetary allowance already made by STC for roller door replacement.				
General Elevation Photos						P14, P15
INTERNAL						
	Upper office floor. Significant dipping into front left hand corner. Concrete wall is damp in store under. Render on outside of wall tap tested around damp areas and is hollow/blown.	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			P21
STC DEPOT TOTALS		TOTALS	£ 10,750.00		£ 3,100.00	

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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			£ 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.	Rake out and fill cracking, prepare and paint render and all previously painted joinery including chimneys.		£ 8,000.00		
	Wooden factory finish windows replaced circa 2020. Minor scuffing to factory finish in isolated areas.	Minor touch ups in matching colour.	£ 200.00			P19, P20
INTERNAL						
	Self finished screed floor. STC in discussion with contractor regarding cracking across floor through building contract.	None anticipated.				
ISAMBARD HOUSE 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.	None anticipated other than end of defects snagging. Allow for building wash in 2 years and re-paint in 5 years.		£ 3,000.00	£ 42,000.00	
INTERNAL						
	Decorations worn and plaster blown staircase walling approx. 16sqm.	Scrape and paint	£ 750.00			
	Carpet floor covering becoming rucked in corridor, Council Chamber and first floor landing.	Carpet stretching or replacement required.		£ 3,000.00	£ 3,000.00	
STC GUILDHALL TOTALS			£ 750.00	£ 6,000.00	£ 45,000.00	