

Ref: JB/SB/4483

Ms S Burrows
Town Clerk
Saltash Town Council

By Email Only: sinead.burrows@saltash.gov.uk

5 March 2025

Dear Sinead

HERITAGE BUILDING - ROOF

We write further to the condition report that we prepared for your buildings, including the Heritage Building towards the end of last year.

You will recall that we recommended a camera drone survey to understand the condition of the roof where this is not clearly visible from ground level.

Further to your kind instructions, I have now had that drone camera survey undertaken and I enclose with this letter a link to the drone imagery.

The pitched roof slopes are all covered with a fibre cement asbestos tile. As I alluded to in my condition report, the tiles are aged and weathered with a significant build-up of moss and algae. There have been some piecemeal repairs to the tiles over the years.

Asbestos tiles have a relatively short lifespan and will become increasingly brittle and porous.

The roof covering remains intact without any significant areas of missing tiling. Lead abutments are not particularly well formed and some of the flashings around roof lights have lifted.

There will most likely be a roofers membrane beneath these tiles and I suspect that is also an elderly bitumen felt.

Because of the condition of the roof tiles, I recommend that plans are made to strip and re-cover the roof at the Heritage Building in the foreseeable future, say within the next 5 years.



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

62C Larkham Lane | Plympton | Plymouth | PL7 4PN

Tel: 01752 257064 | **Email:** james@barronsurveying.co.uk

Website: www.barronsurveying.co.uk



If significant leaks start to occur, this may need to be accelerated.

Kind regards,
Yours sincerely

A handwritten signature in black ink, appearing to read 'James M Barron', with a horizontal line underneath.

James M Barron MRICS
Chartered Building Surveyor
Director