

CONDITION REPORT AND FORECAST BUDGET COSTS

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VARIOUS BUILDINGS SALTASH TOWN COUNCIL

FOR SALTASH TOWN COUNCIL

APPENDIX C

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

SECTION THREE

• Photographs



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:

- <u>Priority one</u> 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 V	ARIOUS BUILDINGS	BARRON		·	DAT	DATE - OCTOBER 2024 CLIENT - SALTASH TOWN COUNCIL
ITEM DESCRIPTION/CONDITION	DESCRIPTION/CONDITION	WORK REQUIRED	PRIORITY AND COST		_	PHOTO REF
			Priority 1	Priority 2	Priority 3	
			£ 707	7707/0707 E	f f	
SALTASH LIBRARY						
EXTERNAL						
		9				
Roof	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 downnines. Visually good condition.	None anticipated.				
	Internal drainage from both roofs with external plastic downpipes. Downpipe					
Gutters and Downpipes	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	
	Textured concrete external walling, unpainted. Vertical crack in render right			45		
External Walls	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			
	Curtain walling at front. Budgetary allowances already made by STC. Curtain					
Windows and Doors	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					Ь	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 renairs to carnet tile areas.		f 1.500.00	f 1.500.00	
LIBRARY TOTALS			£ 5,100.00		€ 5,900.00	



JOB - 4452 SITE - SALTASH TOWN COUNCIL VARIOUS BUILDINGS	ARIOUS BUILDINGS	BARRON.		ū	DAT	DATE - OCTOBER 2024 CLIENT - SALTASH TOWN COUNCIL
ITEM	DESCRIPTION/CONDITION	WORK REQUIRED	PRIORITY AND COST	COST	I	PHOTO REF
			Priority 1	Priority 2	Priority 3	
			2025 20	2026/2027 2028 to 2030	2028 to 2030	
			Ŧ	£	£	
MAURICE HUGGINS ROOM					11-0	
EXTERNAL						
	Shallow pitch roof self-finished sheet metal covering. Slight mossing. Visually					
Roof	good condition.	None anticipated.				P6
	Plastic gutter and downpipe rear elevation. Gutter and downpipe joints mossy.	Lift gulley lid. Check gulley for blockages and clear through as				
Gutters and Downpipes	Silt built up around gulley under downpipe.	necessary.	£ 300.00			P7
Fascias and Soffits	Plastic fascia. Painted board soffit. Possibly asbestos soffit boarding.	Thorough wash and paint.	€ 300.00			
	Blockwork or stone face external walls rendered and painted. Render and stone					
Walls	jointing good. Decoration worn.	Prepare and paint.	€ 1,000.00	-	£ 1,000.00	
	Brown PVC door and ribbon window to front and side. White PVC to rear. PVC					
Windows and Doors	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					
	scutting and cosmetic wear but noor coverings remain good.	None anticipated.				
MAURICE HUGGINS ROOM						
TOTALS		TOTALS	£ 1,750.00	,	£ 1,000.00	

DATE - OCTOBER 2024 CLIENT - SALTASH TOWN COUNCIL P14, P15 P13 P21 P11 P12 2028 to 2030 500.00 £ 3,100.00 £ 2,600.00 Priority 3 2026/2027 PRIORITY AND COST 6,400.00 100.00 200.00 150.00 2,600.00 1,000.00 2025 Included. ap test render on this elevation. If hollow, render replacement will be 3udgetary allowance already made by STC for roller door replacement. Remove all de-bonded render off concrete wall left hand elevation. Reender. Remove ceiling boards in store along length of wall. Inspect is damp in store under. Render on outside of wall tap tested around damp areas behind downpipe is hollow and estimate 25% of render area across oists. Treat and repair as necessary. Reinstate ceilings. Note - full scope of work not known until render removal is underway and timbers exposed. Budget allowance. Tap test shows front corner necessary. Allowance for tap test investigation and repairs Cut back encroaching vegetation away from roof edge repare and paint timber door included. Repair downpipe. Keep gutters clear aint timber fascia and barge boards WORK REQUIRED Prepare and paint. BARRON this wall. Moss on tiles. Slight undulation across pitch slopes. Vegetation encroaching rear Coloured plastic half-round gutters and downpipes. External guttering on fascia. Upper office floor. Significant dipping into front left hand corner. Concrete wall Garage building concrete single lap interlocking profile tile with concrete ridge. 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. 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. Brick garage walls cement recess pointing. Office walls concrete or masonry Office building concrete single lap interlocking plain tile with concrete ridge. of garage roof. No significant areas slipped, missing or broken tiling. ownpipe shoe broken left hand garage. Visually good condition endered and painted. and is hollow/blown. General Elevation Photos INTERNAL **Gutters and Downpipes** STC DEPOT TOTALS Windows and Doors Fascias and Soffits Roof Coverings External Walls EXTERNAL



JOB - 4452 SITE - SALTASH TOWN COUNCIL V	ARIOUS BUILDINGS	BARRON			D, CLIENT - SALTA	DATE - OCTOBER 2024 CLIENT - SALTASH TOWN COUNCIL
ITEM DESCRIPTION/C	DESCRIPTION/CONDITION	WORK REQUIRED	PRIORITY AND COST			PHOTO REF
			Priority 1 2025 £	Priority 2 2026/2027 £	Priority 2 Priority 3 2026/2027 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 gutlers at junction with neighbours.	visible from Lower Fore Street. Secondary slopes elderly asbestos tile roof coverings. Camera drone survey to examine current condition. No allowance a gutters at junction with neighbours. 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.	ند		£ 20,000.00	
Buildine 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 External thorough preparation and decoration. Budget only until decoration	External thorough preparation and decoration. Budget only until lenders shained.	£ 15 000.00		£ 15,000.00	F 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	



JOB - 4452 SITE - SALTASH TOWN COUNCIL V	ARIOUS BUILDINGS	BARRON			DA CLIENT - SALTA	DATE - OCTOBER 2024 CLIENT - SALTASH TOWN COUNCIL
ITEM DESCRIPTION/CONDITION	DESCRIPTION/CONDITION	WORK REQUIRED	PRIORITY AND COST	L		PHOTO REF
			Priority 1 2025	Priority 2 2026/2027	Priority 2 Priority 3 2026/2027 2028 to 2030	
			£	£	£	
ISAMBARD HOUSE						
EXTERNAL						
Roof	Re-roofed circa 2020.	None anticipated.				
Chimneys	2no. Rendered painted chimneys with pots and cowls.	Prepare and paint.	Included			
	Metal Heritage style gutters and downpipes installed circa 2020. Self-finished					
Gutters and Downpipes	colour.	None anticipated.				
	Painted timber fascia boards and canopy on metal brackets. Rendered and painted walls with ornate banded sills and detailing. Minor thermal cracking in					
Building Exterior	external render around window on station elevation along with less extensive cracking around windows on roadside and cafe elevation.	kake 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		TOTALS	£ 200.00	200.000 £ 8,000.002		



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M	DESCRIPTION/CONDITION	WORK REQUIRED	PRIORITY AND COST	VD COST		PHOTO REF
			Priority 1	Priority 2	Priority 3	
			2025	2026/2027	2026/2027 2028 to 2030	
			æ	£	Ħ	
			7			
GUILDHALL						
ERNAL						
		None anticipated other than end of defects snagging. Allow for				
ding Exterior	External window repairs and painting 2024. Works in defects liability period.	building wash in 2 years and re-paint in 5 years.		£ 3,000.00	£ 3,000.00 £ 42,000.00	
ERNAL						
	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	£ 3,000.00	
GIIII DHAIT TOTALS		TOTALS	00 05Z ±	750.00 £ 6.000.00 £ 45.000.00	£ 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





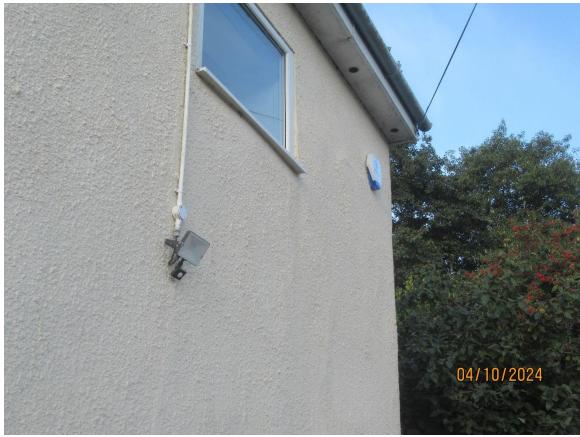
P11 – broken drainpipe





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