

CONDITION REPORT AND FORECAST BUDGET COSTS

AT

**VARIOUS BUILDINGS
SALTASH TOWN COUNCIL**


FOR SALTASH TOWN COUNCIL

2025 UPDATE



Saltash Town Council
Working for the People of Saltash



Prepared By: James M Barron MRICS	Date: 20 June 2025	Rev:
Checked By: 	Job Ref: 4494	



- 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.

This report is an update of a previous report dated October 2024.

1.2 Inspection

An inspection of the buildings has been carried out by James M Barron MRICS. Inspections have been carried out from 23rd June 2025 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



SECTION THREE





Photographs

PHOTO NUMBER	PHOTOGRAPH
1 – Library Roof	
2 – Library Roof – blister due to vapour trapped behind membrane	
3 – Library rear roof brackets	
4 – Mossy particle board fascias and soffits	




5 – crack library wall	
6 – Crack Library wall	
7 – Maurice Huggins Room Roof	



8 – Maurice Huggins Room Gutters	 A photograph showing the exterior of a building. The roof has dark tiles and a white gutter. Below the gutter is a wall made of rough-hewn stone. A white downpipe runs vertically down the side of the building. A date stamp '23/06/2025' is visible in the bottom right corner of the photo.
9 – Rendered walls Maurice Huggins Room	 A close-up photograph of a white rendered wall. A white downpipe is attached to the wall. To the left of the wall is a garden path covered with fallen leaves. A date stamp '23/06/2025' is visible in the bottom right corner of the photo.
10 – Cladding board Maurice Huggins Room	 A close-up photograph of white horizontal cladding boards. There is a small hole and some peeling paint on one of the boards. To the right is a corner of a stone wall. A date stamp '23/06/2025' is visible in the bottom right corner of the photo.
11 – Broken downpipe depot garage	 A photograph showing a black downpipe that has broken into two pieces. The top piece is bent and hanging off the side of a grey stone wall. The bottom piece is still attached to the wall. There is a lot of green weeds and grass growing at the base of the pipe. A date stamp '23/06/2025' is visible in the bottom right corner of the photo.



12 – Timber fascia depot garage	 A photograph showing the exterior of a building with a white timber fascia and a black downspout. A date stamp '23/06/2025' is visible in the bottom right corner.
13 – Timber store door depot office	 A photograph of a black timber store door set in a white wall. A blue bin is visible to the right. A date stamp '23/06/2025' is visible in the bottom right corner.
14 – roller door depot	 A photograph of a green roller door on a brick wall. A flower basket is hanging above the door. A date stamp '23/06/2025' is visible in the bottom right corner.
15 – Isambard House wall cracking	 A photograph of a white wall with a red roofline. A red defibrillator is visible in the foreground. A date stamp '23/06/2025' is visible in the bottom right corner.



16 – Timber window touch ups Isambard House

