
















APPENDIX A




ITEM	DESCRIPTION/CONDITION	WORK REQUIRED	PRIORITY AND COST			PHOTO REF
			Priority 1 2026 £	Priority 2 2027/2028 £	Priority 3 2029 to 2030 £	
	  <p>Saltash Town Council Working for the People of Saltash</p> 					
SALTASH LIBRARY						
EXTERNAL						
Roof	Gullwing style upper roof with internal drainage with outlets to external downpipes. Access possible with downpipe investigation works May/June 2025. Roof is covered with EDPM style butyl rubber membrane with welded seams, including into central valley and into outlet sumps at either end of the valley. The membrane is in visually serviceable condition. The sumps become readily blocked by leaf drop from the surrounding trees which causes water to pond on the roof. There was standing water around one sump at the time of inspection.	This schedule assumes that the library roof will provide service beyond the scope for the schedule forecast, but make allowance for some patch repairs.		£ 1,500.00	£ 2,500.00	1,2
Roof		Periodic access and clearance of gutter outlets. Assume twice yearly. Likely to require MEWP access.	£ 600.00	£ 1,200.00	£ 1,200.00	
Roof	Rear monopitch roof with single ply style membrane covering. Internal gutter at lower end to downpipes. Visually good condition.	Included in patch repairs above.				
Gutters and Downpipes	Roof outlet sumps at either end of the roof valley.	Roof outlet repairs required as Barron Surveying Services letter 4th June 2025. Budget allows for a tower scaffold access	£ 2,500.00			
Gutters and Downpipes	Internal drainage from both roofs with external plastic downpipes. Downpipe brackets replaced to main library but remain poor to rear roof.	Replace broken brackets.		£ 250.00		3
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.	£ 3,650.00		£ 3,650.00	4
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			5,6
Windows and Doors	Aluminium Curtain walling at front and both sides. Works completed through 2024-2025	None anticipated.				
	4no. Metal or timber windows.	Prepare and paint.	£ 1,000.00		£ 1,000.00	
	Self-finished aluminium windows to rear section.	None anticipated.				
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 and condition not deteriorated since last inspection	Piecemeal repairs to carpet tile areas.			£ 1,500.00	
LIBRARY TOTALS			TOTALS	£ 7,400.00	£ 250.00	£ 6,150.00

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MAURICE HUGGINS ROOM						
EXTERNAL						
Roof	Shallow pitch roof self-finished sheet metal covering. Slight mossing. Visually good condition.	None anticipated.				7
Gutters and Downpipes	Plastic gutter and downpipe rear elevation. Gutter and downpipe joints mossy.	Clean and clear through annually	£ 200.00	£ 200.00	£ 200.00	8
Fascias and Soffits	Plastic fascia. Painted board soffit. Possibly asbestos soffit boarding.	Thorough wash and paint.	£ 300.00		£ 300.00	
Walls	Blockwork or stone face external walls rendered and painted. Render and stone jointing good. Decoration worn.	Prepare and paint rendered walls		£ 1,000.00		9
Windows and Doors	Brown PVC door and ribbon window to front and side. White PVC to rear. PVC cladding blocking door opening right hand elevation.	Repair cladding board.	£ 150.00			10
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	£ 650.00	£ 1,200.00	£ 500.00	

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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 and control annually	£ 150.00	£ 150.00	£ 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			11
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	12
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	
External Walls	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 only	£ 500.00			
Windows and Doors	PVC windows and door office building. Metal face door and timber store door with security grille.	Prepare and paint timber door included.			£ 500.00	13
Windows and Doors	Metal roller door to garage	Budgetary allowance already made by STC for roller door replacement 2025 - not enacted			£ 5,000.00	14
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			
STC DEPOT TOTALS			£ 10,250.00	£ 150.00	£ 8,750.00	

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HERITAGE BUILDING LOWER FORE STREET						
EXTERNAL						
Roof	Pitched roof over building not clearly visible from Lower Fore Street. Drone survey carried out March 2025. Barron Surveying Services letter of roof condition 5th March 2025	Plan to strip and recover the roof in the foreseeable future.			£ 22,000.00	
Building Exterior	REAR ELEVATION Barron Surveying Services letter 17th October 2024 and scope of work for external decoration and repair	Make plans to carry out the work	£ 15,000.00			
Building Exterior		At tender through STC 2025 works anticipated Autumn 2025	£ 12,000.00			
INTERNAL						
	This building is under lease and internals presumed to be responsibility of leaseholder.	Not inspected internally.				
HERITAGE BUILDING TOTALS			£ 27,000.00	£ -	£ 22,000.00	

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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.		£ 10,000.00		15
	Wooden factory finish windows replaced circa 2020. Minor scuffing to factory finish in isolated areas.	Minor touch ups in matching colour.	£ 200.00			16
INTERNAL						
	Self finished screed floor. STC in discussion with contractor regarding cracking across floor through building contract.	None anticipated. No change in repairs on site from last inspection				
ISAMBARD HOUSE TOTALS			£ 200.00	£ 10,000.00	£ -	

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STC GUILDHALL						
EXTERNAL						
Building Exterior	External window repairs and painting 2024.	Allow for building wash in 3 years and re-paint in 6 years.		£ 3,000.00		
INTERNAL						
	Carpet floor covering becoming rucked in corridor, Council Chamber and first floor landing.	Carpet stretching or replacement required.		£ 3,000.00		
STC GUILDHALL TOTALS			TOTALS	£ -	£ 6,000.00	£ -