

Saltash Town Council -Services Property Maintenance 5 Year Plan - Major Works/Projects Only											
Item	Budget Code	Actual Spent Prior Year	Budget	Actual Spent YTD	Budget Left	Planned/ Committed (Excluded from Budget Left)	Budget				Red text = Notes for considerations Purple text = New Code Blue text = Barron Surveying recommendations Oct 24 Green text = Barron Surveying recommendations June 25 (Priority 1 = 2026/27, Priority 2 = 2027/28 & 2028/29, Priority 3 = 2029/30 & 3030/31
		2025/26	2026/27	2026/27	2026/27	2026/27	2027/2028	2028/2029	2029/2030	2030/2031	
Cemeteries	EMF										
Burial Authority - Churchtown	6070 BA EMF Churchtown Cemetery Capital Works	£0.00	£7,472.00	£0.00	£7,472.00		£1,500.00	£0.00	£0.00	£0.00	
Churchtown Cemetery TOTAL	TOTAL	£0.00	£7,472.00	£0.00	£7,472.00	£0.00	£1,500.00	£0.00	£0.00	£0.00	
Joint Burial Board - St Stephens	6170 BB EMF General Maintenance	£0.00	£15,334.00	£0.00	£15,334.00		£3,000.00	£0.00	£0.00	£0.00	Rebuilding stone wall £15,763 (May 23)
St Stephens Cemetery TOTAL	TOTAL	£0.00	£15,334.00	£0.00	£15,334.00	£0.00	£3,000.00	£0.00	£0.00	£0.00	
Guildhall - Major works	EMF										
External repairs and maintenance	6470 GH EMF Guildhall Maintenance	£2,463.00	£22,588.00	£0.00	£22,588.00						Completed 2025/26 repairs to external drain £2,463
Exterior - Decoration			£7,400.00	£0.00	£7,400.00		£7,400.00	£7,400.00	£7,400.00	£7,400.00	Allow for building wash in 3 years P2 £3,000 and re-paint in 6 years P4 £42,000 = Total £45,000 less £8,000 precept 2025/26 = £37,000 split over 5 years
Internal guildhall decorations works			£3,486.00	£10,000.00	£0.00	£10,000.00		£10,000.00	£10,000.00		Full decoration last completed June 2018. Completed 2025/26 repairs to stairwell wall £3,486 The Building internally is deteriorating in some areas requiring plastering works and decoration. Is this something that could be done in-house and how will the cost be covered?
Interior - Carpet renewal / replacement				£1,000.00	£0.00	£1,000.00		£1,000.00			Completed 2013-2018, to be reviewed for 2025/26. (Upstairs office Aug 18 £1,245). Prioritise heavy traffic areas Carpet stretching or replacement required - stretch or replace £3,000 less precept 2025/26 £1,500 Members agreed to increase the 2026/27 & 2027/28 budget to £1,000
Professional Fees for the above	6418 GH EMF Legal & Professional Fees	£0.00	£2,088.00	£0.00	£2,088.00		£2,088.00	£2,088.00			Budget 12% of estimated project cost (estimated Exterior £45,000 + contingency for other works £7,000 = £52,000)
Passenger Lift (Insurance requirement to check every Six Months) Emergency EMF	6412 Lift Service & Maintenance (operational code not EMF)	£3,012.00	£5,156.00	£1,332.00	£3,824.00		£4,487.00	£4,711.35	£4,946.92	£5,194.26	All works quoted to be signed off by insurers. (Otis monthly fee £223.68) . (Budget YoY +5%)
5 Yearly Electrical Inspection	6410 GH General Repairs & Maintenance - Guildhall (operational code not EMF)	£1,558.00	£1,000.00	£0.00	£1,000.00		£0.00	£0.00	£0.00	£0.00	Pyramid June 22 (Cert £650) Next inspection due 2026/27
Guildhall - Major works TOTAL	TOTAL	£10,519.00	£49,232.00	£1,332.00	£47,900.00	£0.00	£24,975.00	£24,199.35	£12,346.92	£12,594.26	

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		2025/26	2026/27	2026/27	2026/27	2026/27	2027/2028	2028/2029	2029/2030	2030/2031	Comments
Library	EMF										
Roof replacement and repair			£0.00			£0.00	£0.00	£0.00	£0.00	£0.00	£54,760.40 spent on Roof replacement and repair in year 2019/20
Replace curtain walling and windows including Mezzanine Windows	6971 EMF Saltash Library Property Refurbishment (includes Public Works Loan Board)	£14,972.00	£0.00	£0.00	£0.00						Budget code 6971 = £264,752 (Original Total Amount) Includes £200,000 loan received 1st April 2022 . Annual repayment cost <u>approx</u> £25,000 (£20,000 + interest £3,509 YE 2026). Balance of loan at 31 March 2026 £130,000. Due to be repaid in full April 2032. Project for Horizon Home Improvements £149,718 (2023/24 £74,859 + 2024/25 £59,887 + 2025/26 £14,972). Funding received from CC £15k December 2024
Other Costs		£1,254.55	£0.00	£0.00	£0.00						Total Spent to 2025/26 (including Zurich Insurance, CC Building control)
Additional staff toilet	6971 EMF Saltash Library Property Refurbishment (includes Public Works Loan Board)	£8,684.96	£121,149.00	£77,178.00	£43,971.00	£1,680.49					Contractor costs £65,539 (2.5% retention held until 30-12-26 £1,680.49) Hire of Wesley Church 13 weeks £5,590
Seating area / vending machine											Supply and Installation of smoke detectors £851.88 Supply and installation of external CCTV £2,713.91
Mechanical Extract Fan to Kitchen and Toilets											Reinstallation of internal CCTV £1,303.45 Cornwall Council to test and reconnect CC network £475.46
Public fully accessible toilet											Misc costs (Move STC network equipment and reinstall, replace wall clock, internal clean of windows) £704 Vending machine options are being explored
Roof	6976 LI EMF Library General Repairs & Maintenance (New code to separate General Maintenance from Internal Refurbishment)	£300.00	£600.00	£0.00	£600.00	£6,482.00	£1,350.00	£1,350.00	£1,850.00	£1,850.00	Committed Cost PON 8574 Stormforce Roofing - repair to roof £6,482. Insufficient budget available. Virement to be recommended at next Library meeting Make allowance for some patch repairs. to roof - P2 £1,500 & P3 £2,500 Periodic access and clearance of gutter outlets. Assume twice yearly. Likely to require MEWP access - P1 £600. P2 £1,200 & P3 £1,200
Gutters and Downpipes			£2,223.00		£2,223.00						Replace broken brackets P1 £250 (Budgeted £150 2025/26) Roof outlet repairs required as Barron Surveying Services letter 4th June 2025. Budget allows for a tower scaffold access
Fascia's and Soffits			£3,400.00		£3,400.00			£1,250.00	£1,250.00	£1,250.00	Thorough clean of self-finished boards to remove moss. Prepare and paint concrete overhang. Allowance made for cherry picker access. P1 £3,650. P3 £3,650 (Budgeted £3,400 2025/26)
External Wall			£250.00		£250.00						Flexible filler into cracks, close matching colour. (Budgeted £250 2025/26)
Windows and Doors			£1,000.00		£1,000.00				£500.00	£500.00	4no. Metal or timber windows - prepare and paint. P1 £1,000. P3 £1,000 (Budgeted £1,000 2025/26)
Internal									£750.00	£750.00	Piecemeal repairs to carpet tile areas P3 £1,500
Professional Fees for Library Internal improvements	6918 EMF Legal & Professional Fees	£1,565.00	£21,540.00	£9,099.00	£12,441.00	£9,895.00	£0.00	£0.00			Replacement curtain windows - Bailey Partnership Total Fee £200k x 11.5% = £23k. 2022/23 £8,050 2023/24 £6,900 and committed £8,050 Committed costs £1,845 PON 8567 (Bailey Partnership oversee repairs to roof) Library Sub-committee agreed at precept planning no budget required Budget 12% of project cost
5 Yearly Electrical Inspection	6910 LI General Repairs & Maintenance - Library (operational code not EMF)	£0.00	£1,000.00		£1,000.00		£0.00	£0.00	£0.00	£0.00	Pyramid March 21 (Cert £460, no remedial work required) Next inspection due Mar 26
Library TOTAL	TOTAL	£26,776.51	£151,162.00	£86,277.00	£64,885.00	£18,057.49	£1,350.00	£2,600.00	£4,350.00	£4,350.00	

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		2025/26	2026/27	2026/27	2026/27	2026/27	2027/2028	2028/2029	2029/2030	2030/2031	Comments
Maurice Huggins Room	EMF										RFO ADVISES NOT BUDGETING FOR BUILDING RELATED COSTS AS STC HAS AN IMPLIED TENENACY AT WILL AND NO FORMAL WRITTEN AGREEMENT.
External & Internal repairs and decorations	6472 MA EMF Maurice Huggins Room	£0.00	£3,073.00	£0.00	£3,073.00		£0.00	£0.00	£0.00	£0.00	Tenancy At Will - New contract subject to Devolution agreement
Gutters and Downpipes		£0.00	£300.00	£0.00	£300.00		£0.00	£0.00	£0.00		Check gully for blockages and clean & clear thorough annually P1 £200. P2 £200. P3 £200 (Budgeted £300 2025/26)
Fascia's and Soffits		£0.00	£300.00	£0.00	£300.00				£0.00		Thorough wash and paint P1 £300. P3 £300 (Budgeted £300 2025/26)
Walls		£0.00	£1,000.00	£0.00	£1,000.00		£0.00				Prepare and paint
Windows and Doors		£0.00	£150.00	£0.00	£150.00						Repair cladding board (Budgeted £150 2025/26)
Professional Fees for the above	7018 MA EMF Legal & Professional Fees	£0.00	£0.00	£0.00	£0.00		£0.00	£0.00	£0.00	£0.00	Budget 12% of project cost
5 Yearly Electrical Inspection	7010 MA General Repairs & Maintenance (operational code not EMF)	£0.00	£0.00	£0.00	£0.00		£500.00	£0.00	£0.00	£0.00	TJ Electrical - Aug 23 (Cert. £200 and remedial work carried out £130) Next inspection due Aug 28
Maurice Huggins Room TOTAL	TOTAL	£0.00	£4,823.00	£0.00	£4,823.00	£0.00	£500.00	£0.00	£0.00	£0.00	
SERVICES											
Longstone Park Depot	EMF										
External & Internal repairs and decorations	7170 EMF Longstone Depot Capital Works	£0.00	£3,288.00	£0.00	£3,288.00						Leased from Cornwall Council. New lease from June 26 for 24 years with break clause . STC rent at £6,750 per annum plus insurance £125 per annum.
Roof Coverings		£0.00	£150.00	£0.00	£150.00		£150.00		£150.00		Cut back vegetation from roof edge P1 £150. P2 £150. P3 £150 (Budgeted £150 2025/26)
Gutters and Downpipes		£0.00	£100.00	£0.00	£100.00						Repair downpipe (Budgeted in 2025/26)
Fascia's and Soffits		£0.00	£500.00	£0.00	£500.00				£500.00		Paint timber fascia and barge boards
External Walls		£0.00	£2,600.00	£0.00	£2,600.00				£2,600.00		Prepare and paint (Budgeted £2,600 in 2025/26)
External Walls		£0.00	£1,000.00	£0.00	£1,000.00						Tap test render on this elevation. If hollow, render replacement will be necessary. Allowance for tap test investigation only (Budgeted £1,000 2025/26)
Windows and Doors		£0.00	£0.00	£0.00	£0.00				£500.00		Prepare and paint timber door included.
Internal		£0.00	£6,400.00	£0.00	£6,400.00						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. Reinstate 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. (Budgeted £6,400 2025/26)
Windows and Doors Garage Roller Shutter Door		£0.00	£3,000.00	£0.00	£3,000.00				£2,000.00		Safety works undertaken in Feb 2024 & serviced in July 2025. Potential need for a replacement door in P3. 2029/30. Estimated cost £5,000 (Budgeted £3,000 2025/26)
Professional Fees for the above	7122 EMF Legal & Professional Fees (Longstone)	£0.00	£1,000.00		£1,000.00		£1,000.00	£1,000.00	£1,000.00	£1,000.00	Estimate 12% of project cost for professional fees
5 Yearly Electrical Inspection	7110 LO General Repairs & Maintenance - Longstone (operational code not EMF)	£0.00	£0.00	£0.00	£0.00		£1,000.00	£0.00	£0.00	£0.00	TJ Electrical - Aug 23 (Cert. £300 and remedial work carried out to Office & Pump Shed £381) Next inspection due Aug 28
Longstone Park Depot TOTAL	TOTAL	£0.00	£18,038.00	£0.00	£18,038.00	£0.00	£2,150.00	£1,000.00	£6,750.00	£1,000.00	

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Public Toilets	EMF										
Waterside Redevelopment of toilet block to improve facilities	6580 SE EMF Public Toilets (Capital Works)	£0.00	£26,398.00	£0.00	£26,398.00						Property Maintenance 26.09.24 26/24/25 To RECOMMEND to the Services Committee to be held on 10 October to provide delegated authority to the Town Clerk to further engage with Network Rail to start the 99-year lease proceedings for the Waterside toilets and sheds; Quote £127,250 (to include planning applic/building regs fees, pre-demolition survey and building cost
Alexandra Square Redevelopment of toilet block to improve facilities		£0.00	£0.00		£0.00						Tenancy at Will. 99 years from 13-11-17 Cornwall Council. (Terms: external painting every 5 years and internally every 3 years)
Longstone Redevelopment of toilet block to improve facilities		£0.00	£0.00		£0.00						Leasehold 99 years from 01-02-2018 Cornwall Council.
Belle Vue Redevelopment of toilet block to improve facilities		£0.00	£0.00		£0.00						Leasehold 99 years from 01-02-2018 Cornwall Council.
Professional Fees for above Waterside Toilet project	6595 SE EMF Legal & Professional Fees (Grounds & Premises)	£0.00	£0.00	£0.00	£0.00						Fees 15% of project cost (£120,250) = £18,000
Public Toilets TOTAL	TOTAL	£0.00	£26,398.00	£0.00	£26,398.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Waterside Sheds	EMF										PROJECT ON HOLD UNTIL FURTHER NOTICE
Redevelopment of Waterside Sheds 1 - 6	6596 SWE EMF Waterside Sheds (Capital Works)	£0.00	£0.00		£0.00						Quote £231,700 (to include planning applic/building regs fees, pre-demolition survey and building cost
Professional fees for above		£0.00	£0.00		£0.00						Quote Fees 12% of project cost (£263,200) = £31,500
Redevelopment of Single Shed over road between pillars		£0.00	£0.00		£0.00						Quote £32,900 (to include planning applic/building regs fees, pre-demolition survey and building cost
Professional fees for above		£0.00	£0.00		£0.00						Quote Fees 12% of project cost (£29,400) = £3,550
Waterside Sheds TOTAL	TOTAL	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Heritage Building	EMF										
External repairs and decorations as per lease agreement	6471 SE EMF Heritage Centre	£8,009.00	£27,957.00	£0.00	£27,957.00						2023/24 £1,473 replace guttering including scaffolding 2025/26 £8,089 Repairs to front elevation
Roof			£4,400.00	£0.00	£4,400.00		£4,400.00	£4,400.00	£4,400.00	£4,400.00	Plan to strip and recover the roof in the foreseeable future. P3 £22,000
Building Exterior			£15,000.00	£0.00	£15,000.00						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 P1 £15,000
Building Exterior			£0.00	£0.00	£0.00						At tender through STC 2025 works anticipated Autumn 2025 P1 £12,000
Professional fees for above	6595 SE EMF Legal & Professional Fees (Grounds & Premises)	£1,753.84	£1,000.00	£0.00	£1,000.00		£1,000	£1,000	£1,000	£1,000	Estimate fees 12% of project cost
Heritage Building TOTAL	TOTAL	£9,762.84	£48,357.00	£0.00	£48,357.00	£0.00	£5,400.00	£5,400.00	£5,400.00	£5,400.00	

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Outdoor Land and Fences	EMF										
Victoria Gardens	6588 SE EMF Victoria Gardens	£0.00	£14,481.00	£0.00	£14,481.00						Licence to Occupy from 17-04-23 to 17-09-23. Extended to 16-02-24. Future lease TBC Plans for devolution in discussion with CC
Pillmere land - Open spaces & trees	6591 EMF SE Open Spaces & Trees	£0.00	£32,012.00	£0.00	£32,012.00	£5,000.00	£3,000.00	£0.00	£0.00	£0.00	Tree / Hedge / Pathway / Fencing maintenance works. Committed cost of £5,000 for Christmas Light event 26/27 if S106 funding not available (Services 15/26/27)
Playparks & Open Spaces	6571 SE EMF Saltash Recreation Areas	£0.00	£77,971.00	£0.00	£77,971.00		£25,000.00	£0.00	£0.00	£0.00	Honeysuckle Close, Grassmere Way, Ashton Way (STC responsibility), Harebell Close, Campion Close. 2023/24 Actual cost includes Friends of Summerfields match funding £10k and grant £1k Honeysuckle Close/Grassmere Way completed playparks £94,955. CIL 3 funding approved £75k. Contribution from STC £20k
Town War Memorial	6582 SE EMF Town War Memorial	£0.00	£16,978.00	£0.00	£16,978.00						Pursuant to Services 37/24/25 It was proposed by Councillor Bickford, seconded by Councillor Brady and RESOLVED to refer the refurbishment of the Borough War Memorial railings and gates to the Property Maintenance Sub Committee, to sit within the five-year plan setting meeting, for the year 2026/27 precept. Quotation received Dec 2024 £13,600
Outdoor Land and Fences TOTAL	TOTAL	£ -	£ 141,442.00	£ -	£ 141,442.00	£ 5,000.00	£ 28,000.00	£ -	£ -	£ -	
Waterside Pontoon	EMF										
Pontoon Management	6584 SE EMF Pontoon Maintenance Cost	£116,672.00	£4,230.00	£2,200.00	£2,030.00		£2,000.00	TBC	TBC	TBC	Tenancy at will with CC. Mar 24 Decking works complete 2025/26 Costs for repairs due to storm damage £110,942. Insurance claim received £37,563 F Feb 26 Repairs to steel section of main frame & box section under walkway £5,730 Apr 26 Works to assess and verify quality of repairs due to storm damage £2,200 Future maintenance plans estimated £4k per year (Maintenance Schedule - Annual, 2 Yearly & 8 - 10 Yearly)
Waterside Pontoon TOTAL	TOTAL	£116,672.00	£4,230.00	£2,200.00	£2,030.00	£0.00	£2,000.00	£0.00	£0.00	£0.00	
Cornish Cross	EMF										
Cornish Cross Management	6593 SE EMF Cornish Cross (Maintenance)	£0.00	£5,217.00	£0.00	£5,217.00					£6,000.00	2023/24 Actual £5,780 includes torque load check £4,995. New colour changing flood light £494. Bar prestressing record last carried out 12.02.24. Next due Feb 2026 (2 years from last check) and then Feb 2031 (5 years from the 2 year check). Budget accordingly to cover cost
Cornish Cross TOTAL	TOTAL	£0.00	£5,217.00	£0.00	£5,217.00	£0.00	£0.00	£0.00	£0.00	£6,000.00	
Station (Isambard House)	EMF										
Station refurbishment	6873 A EMF General Repairs & Maintenance	£0.00	£49,187.00	£0.00	£49,187.00		£0.00	£0.00	£0.00	£0.00	Refurb works completed March 2020 Remaining funds for works to for solar PV, meter install
Building Exterior		£0.00	£2,000.00		£2,000.00		£2,000.00	£2,000.00			Rake out and fill cracking, prepare and paint render and all previously painted joinery including chimneys. P2 £10,000 (Budgeted £4,000 2025/26)
Building Exterior		£0.00	£0.00		£0.00						Minor touch up of windows (Budgeted £200 205/26)
Roof		£0.00									Re-roofed circa 2020. No work anticipated.
Gutters and Downpipes		£0.00									Metal Heritage style gutters and downpipes installed circa 2020. Self-finished colour. No work anticipated.
5 Yearly Electrical Inspection	6810 SA General Repairs & Maintenance - Isambard House (Operational code not EMF)	£0.00	£0.00		£0.00		£500.00	£0.00	£0.00	£0.00	TJ Electrical - Aug 23 (Cert. £300) Next inspection due Aug 28
Station (Isambard House) TOTAL	TOTAL	£0.00	£51,187.00	£0.00	£51,187.00	£0.00	£2,500.00	£2,000.00	£0.00	£0.00	
GRAND TOTAL		£163,730.35	£522,892.00	£89,809.00	£433,083.00	£23,057.49	£71,375.00	£35,199.35	£28,846.92	£29,344.26	