FOR:	Saltash Town Council
[TITLE]	Building condition Reports
RELATING TO:	Saltash Town Council Property Stock
AT:	Various Properties Saltash

Saltash Town Council
Working for the People of Saltash

ITEM	DESCRIPTION/CONDITION	WORK REQUIRED	PRIORITY AND COST			PHOTO REF
			Priority 1 2027 £	Priority 2 2028/2029 £	Priority 3 2030 to 2031 £	
SALTASH LIBRARY						
EXTERNAL						
Roof	Gullwing style upper roof with internal drainage with outlets to external downpipes. Roof accessed during repair work in Autumn 2026. 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 roof covering is under the residual materials warrantee with Storm Force Roofing. The sumps become readily blocked by leaf drop from the surrounding trees which causes water to pond on the roof. At the time of recent access, sumps were cleared and left free of debris.	This schedule assumes that the library roof will provide service beyond the scope of the schedule forecast. Allow for an annual inspection of the waterpoofing layers on the whole roof to coincide with the access and leaf clearance. Surveyors inspection and report costs allowed for.	£ 500.00	£ 1,000.00	£ 1,000.00	1,2.3
Roof	As above	Periodic access and clearance of gutter outlets. Assume twice yearly. Likely to require MEWP access.	£ 600.00	£ 1,200.00	£ 1,200.00	
Roof	As above	Maintain vigilence. If water floods from overflow pipes, then the valley outlets will be blocked.	not costed	not costed	not costed	
Roof	Rear monopitch roof with single ply style membrane covering. Internal gutter at lower end to downpipes. Gutter drains into two no. external downpipes fixed onto rear wall. Gutter was visibly dripping from fascia beneath roof overhang at time of survey. The gutter is likely to be blocked and over spilling but this is not accessible to inspect.	Access annually and allow for visual inspection of the membrane. Ladder and surveyors inspection allowed for.	£ 250.00	£ 500.00	£ 500.00	
Roof	As above	Access the box gutter at the lower edge of the sloping roof and clean out all debris and outlets. This should be carried out urgently in conjunction with the forecast work set out	£ 250.00	£ 500.00	£ 500.00	4
Roof	Rear sloping roof	Security guard rail fitted 2026 to deter trespass from path side of school palyground wall	None Anticipated	None Anticipated	None Anticipated	6
Gutters and Downpipes	Downpipes on north and south sides serving main roof valley. Hoppers were fitted into downpipes in 2026 to alleviate back flooding.	Maintain vigilence. If water floods over hopper, then the downpipe will be blocked.	not costed	not costed	not costed	
Gutters and Downpipes	Downpipes on rear wall under sloping roof. Gutter bracket broken	Replace gutter bracket	£ 100.00			5
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.	£ 3,800.00		£ 3,800.00	7

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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			8
Windows and Doors	Aluminium Curtain walling at front and both sides. Works completed through 2024-2025	None anticipated.	None Anticipated	None Anticipated	None Anticipated	
Windows and Doors	4no. Metal crittall windows	Prepare and paint.	£ 1,200.00		£ 1,200.00	9, 30
Windows and Doors	It is noted that STC intend to seek listed building consent to replace the remaining steel windows	Information only at this stage	not costed	not costed	not costed	
INTERNAL						
Floor Coverings	Carpet floor tiles replaced throughout entire ground floor 2026. Upper mezzanine carpet floor coverings remain in serviceable condition	None anticipated	None Anticipated	None Anticipated	None Anticipated	
LIBRARY TOTALS		**TOTALS**	**£ 6,950.00**	**£ 3,200.00**	**£ 8,200.00**	
LONGSTONE DEPOT						
EXTERNAL						
Roof Coverings	Garage building concrete single lap interlocking profile tile with concrete ridge. Office building Forticrete Style concrete single lap interlocking plain tile with concrete ridge. Moss on tiles. Slight undulation across pitch slopes. Vegetation cut back from rear of garage roof. No significant areas of slipped, missing or broken tiling.	Cut back encroaching vegetation away from roof edge and control annually	£ 150.00	£ 150.00	£ 150.00	10
Gutters and Downpipes	Coloured plastic half-round gutters and downpipes. External guttering on fascia. Visually good condition.	Keep gutters clear as part of good routine maintenance	Not Costed	Not Costed	Not Costed	
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	11
External Walls	Brick garage walls cement recess pointing. Office walls concrete or masonry rendered and painted.	Prepare and paint.		£ 2,900.00		
External Walls	Visible bulging to external render right hand office wall.	This bulging is longstanding and has not detriorated since the last inspection. This will require ongoing monitoring	None Anticipated	None Anticipated	None Anticipated	12
Windows and Doors	PVC windows and door office building. Metal face door and timber store door with security grille.	Prepare and paint timber door.		£ 500.00		
Windows and Doors	Metal roller door to garage	Roller door not opened. It is understood that STC have plans to replace this door. Allowance for replacement cost		£ 6,000.00		
INTERNAL						

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	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. Reinstate ceilings. Note - full scope of work not known until render removal is underway and timbers exposed. Budget allowance. Tap test in 2025 identified front corner behind downpipe is hollow and estimate 25% of render area across this wall. NOTE - we understand that STC hold a lease for this building. Confirmation should be made that the scope of work is STC responsbility	£ 6,400.00			13
STC DEPOT TOTALS		**TOTALS**	**£ 6,550.00**	**£ 10,050.00**	**£ 650.00**	
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. Roof is in poor condition where visible as glimpses from rear and is asbestos fibre tiles		£ 25,000.00		14
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		£ 17,500.00		15, 29
Building Exterior	FRONT ELEVATION. Decoration and repairs carried out late 2025	None anticipated	None Anticipated	None Anticipated	None Anticipated	16
INTERNAL						
	This building is under lease and internals presumed to be responsibility of leaseholder.	Not inspected internally.				
HERITAGE BUILDING TOTALS		**TOTALS**	**£ -**	**£ 42,500.00**	**£ -**	
ISAMBARD HOUSE						
EXTERNAL						
Roof	Re-roofed circa 2020.	None anticipated.	None Anticipated	None Anticipated	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.	None Anticipated	None Anticipated	None Anticipated	

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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. Some areas of flaking and blistered paint but local areas only. Lower splash black painted course is worn.	Rake out and fill cracking, prepare and paint render and all previously painted joinery including chimneys.		£ 15,000.00		17
Windows	Wooden factory finish windows replaced circa 2020. Minor scuffing to factory finish in isolated areas.	Minor touch ups in matching colour.		£ 1,500.00		18
INTERNAL						
	Self finished screed floor. Crack in floor issue resolved with contractor. Floor crack remains visible but condition has not deteriorated	None anticipated. No change in repairs on site from last inspection	None Anticipated	None Anticipated	None Anticipated	19
ISAMBARD HOUSE TOTALS		**TOTALS**	**£ -**	**£ 16,500.00**	**£ -**	
STC GUILDHALL						
EXTERNAL						
Building Exterior	External window repairs and painting 2024.	Allow for building wash in 3 years and re-paint in 6 years. Review summer 2027 as condition is holding up well	£ 3,500.00		£ 65,000.00	
Lower east roof	Vegetation choking the narrow flashing at the main wall upstand	Periodic clearance of the flashing using safe access	£ 300.00	£ 300.00	£ 300.00	25
Lower east roof	Slates slipped on lower east fire escape corridor roof	Repair slates with safe access	£ 1,200.00			26
North East wall corner	Rust staining on downpipe	Stain block and make good rust staining now that downpipe leak has been resolved	£ 250.00			27
INTERNAL						
	Carpet floor covering becoming rucked in corridor, Council Chamber and first floor landing.	Monitor condition of carpets. If further rucking coours, allow to replace or stretch sections. Budget only.		£ 1,500.00	£ 1,500.00	28
STC GUILDHALL TOTALS		**TOTALS**	**£ 5,250.00**	**£ 1,800.00**	**£ 66,800.00**	
St STEPHENS CHURCH WALL						
EXTERNAL						

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Boundary Wall North	Boundary wall alongside main road north side. Cornish stone wall. Retaining wall with high ground on the churchyard side. Wall is constructed with a random stone face and with rubble and earth infill. This is an elderly retaining wall structure that will not have been constructed with any membranes or drainage behind. The wall has ivy and vegetation growth across the upper portions. The face stones have a lime based pointing	General Note - the walls have been inspected by a visual survey along the public access side only. No opening up has been carried out and no measurement has been taken across the wall areas. The survey is limited by the vegetation that exists.	Information	Information	Information	
Boundary Wall North	There is an area near the north gate and stone pillars where the wall is displaced	This section of walling will need to be demolished and rebuilt by a competent stone mason. A pavement barrier will be required	£ 2,500.00			21
Boundary Wall North	There are areas where the lime pointing on the stone boundary wall is missing and occasional stones have fallen	Detailed survey of the length of the stone boundary wall. Specification of repair to reset loose stones and replace missing areas of lime jointing. This work will require careful pavement traffic management and also should be done after the ivy has been cut back by STC to best expose the stone face. Budget cost only pending detailed survey. Survey costs not quoted at this stage.	£ 5,000.00	None Anticipated	£ 5,000.00	22
Boundary Wall West	Boundary wall alongside side west lane. Cornish stone wall. Retaining wall with high ground on the churchyard side. Wall is constructed with a random stone face and with rubble and earth infill. This is an elderly retaining wall structure that will not have been constructed with any membranes or drainage behind. Part of the wall is finshed with slate gravestones on top. The face stones have a lime based pointing	Detailed survey of the length of the stone boundary wall. Specification of repair to reset loose stones and replace missing areas of lime jointing. This work will require careful traffic management. Budget cost only pending detailed survey. Survey costs not quoted at this stage.	£ 2,500.00		£ 2,500.00	23
St STEPHENS CHURCH WALL TOTALS		**TOTALS**	**£ 10,000.00**	**£ -**	**£ 7,500.00**	
TREMATON POUND WALL						
EXTERNAL						
Enclosing walls	Local Cornish stone mid height enclosing walling around historic animal pound. Stone gate pillars and iron gate. The stone walls are historic building fabric and are in good condition for their age. No evidence of significant leaning, displacement or cracking. Periodic surveys should be carreid out to quickly identify any damage to make prompt repairs and prevent uncessary deterioration.	General Note - the walls have been inspected by a visual survey only. No opening up has been carried out and no measurement has been taken across the wall areas. The survey is limited by the vegetation that exists.				24
	Slight loss of stone in the north west corner adjacent the industrial estate entrance driveway.	Local rebuilt and packing of stone in lime mortar on drive side of wall	£ 500.00			

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TREMATON POUND WALL TOTALS		TOTALS	£ 500.00	£ -	£ -	