BUILDING CONDITION REPORTS

Saltash Town Council

Saltash Town Council Property Stock

Client: Saltash Town Council}

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Issue Date: 26th October 2026

Latest Revision: A00

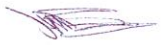
Suitability: S2 for Information

bailey partnership

Document Revision History

Revision	Date	Issue/Revision Details	Prepared by	Checked by	Approved by
1	26/10/26	First Issue	JMB	JWB	JWB

Document Validation (Latest Issue)

Revision	Date		Prepared by	Checked by	Approved by
1	26/10/26	Name	JMB	JWB	JWB
		Signature			

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1. General Items

1.1. Instructions

1.1.1. Instructions were received from Saltash Town Council to carry out a major elements condition report and forecast budget costs over various buildings belonging to Saltash Town Council.

1.1.2. This report is an update of a previous report dated June 2025 and prepared by Barron Surveying Services Ltd.

1.2. Inspection

1.2.1. An inspection of the Town Council Properties set out in the property schedule within this report was carried out on 21st October 2026.

1.2.2. The inspection was carried out by James Barron Bsc (Hons) MRICS

1.2.3. The weather during the inspection was overcast with occasional light showers.

1.3. Scope Of Inspection

1.3.1. The inspection is for the purpose of carrying out a major elements building condition survey and preparing a budget costed forecast works report.

1.3.2. The inspection has been carried out visually from inside and outside the buildings.

1.3.3. Outside, the inspection is from ground level or with the use of 3m surveyor's ladders where necessary and from public vantage points around each building.

1.3.4. Internal inspection has been carried out with liaison from Saltash Town Council staff.

1.3.5. The scope of the inspection is to record and report on the condition of major elements of building fabric.

1.3.6. The internal inspection is for the purpose of reporting on the condition of floor coverings only.

1.3.7. Items of a minor and cosmetic nature will not be reported upon.

1.3.8. 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.

1.3.9. 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

1.4.1. The report will consider each building individually.

1.4.2. The report is presented in a tabular format.

1.4.3. The report will contain the following headings:

- Item
- Description/condition
- Work required
- Budget cost and priority
- Photograph

1.4.4. 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.

- **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.

1.4.5. 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.

1.4.6. Where appropriate, photographs are included in the report at section 3.0 to illustrate matters of repair identified.

1.5. Budget Costs

1.5.1. Budget costs contained in this report are prepared using Chartered Building Surveyors experience and judgement.

1.5.2. Prior to implementing the work in the report, Saltash Town Council should obtain competitive quotations from suitably qualified contractors.

1.5.3. 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.

1.5.4. Costs are presented on a day one basis and are exclusive of VAT. Costs are exclusive of contractors preliminaries, overheads and profit and exclusive of all professional fees and statutory costs.

1.5.5. For future cost planning, Saltash Town Council must take into account all on-costs as appropriate and make allowances for annual inflation on materials and labour costs.

1.6. Buildings Inspected

1.6.1. The following buildings are inspected within the scope of this inspection.

- Isambard House
- The Guildhall, Saltash
- Town Council Longstone Depot Buildings (Garage and Office)
- Saltash Library
- Heritage Building Lower Fore Street (Externals Only)
- St Stephens Churchyard Boundary Cornish Wall
- Trematon Pound Boundary Wall

1.6.2. In relation to the St Stephens Church wall boundary walling, the extent of stone boundary walling is as identified on the location image below.

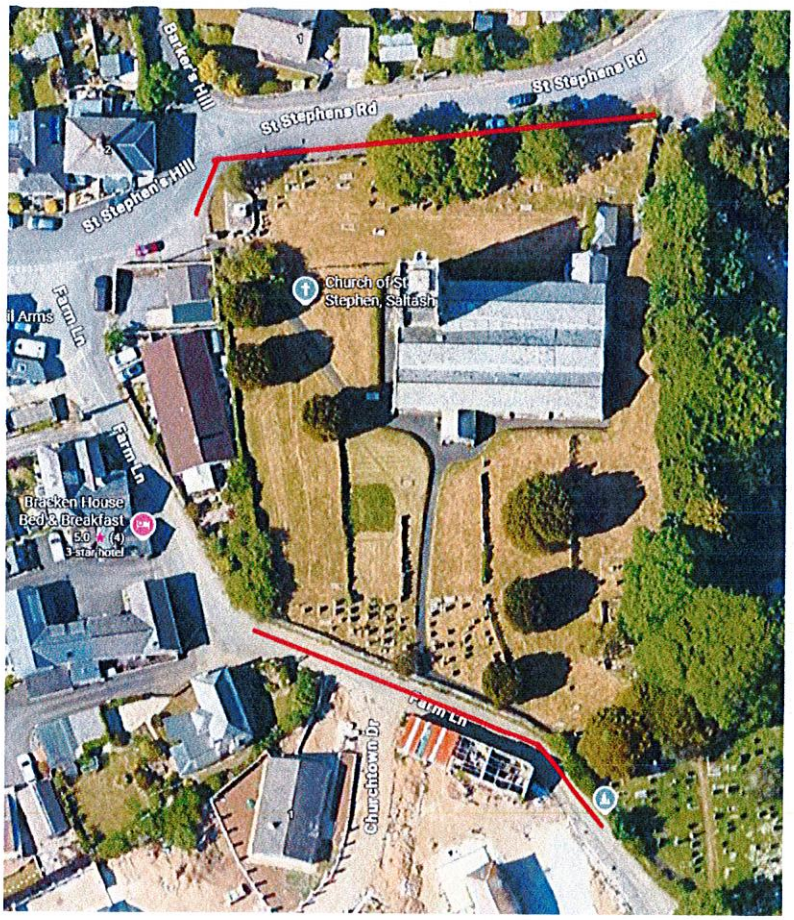
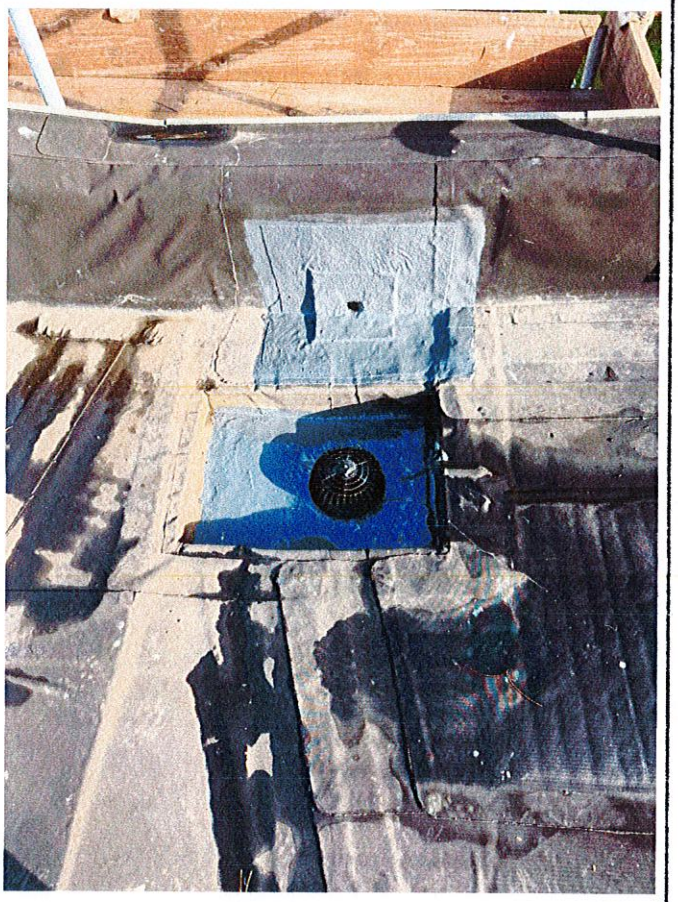


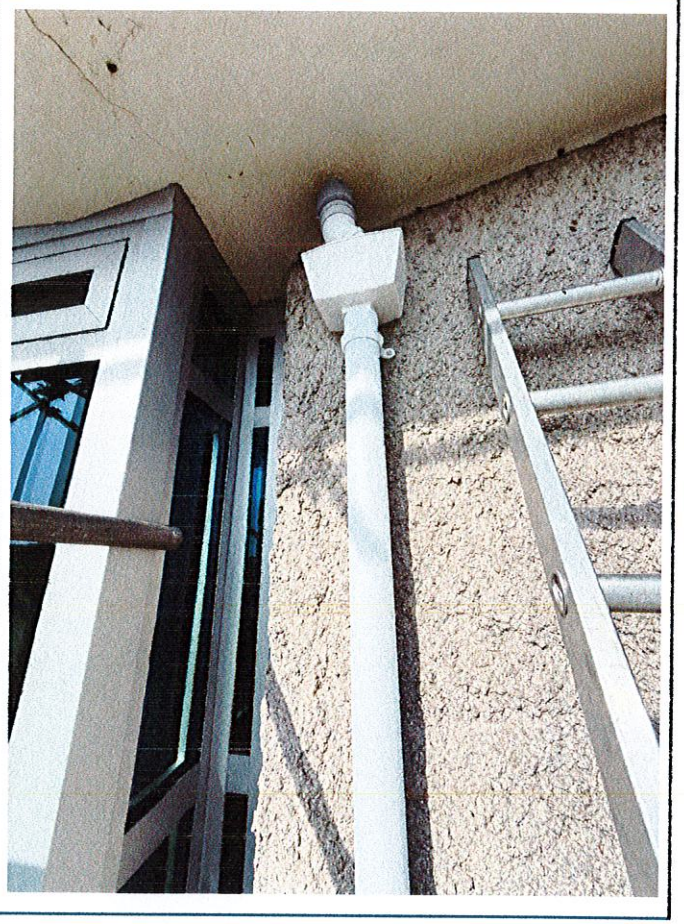
Fig 1. St Stephens Churchyard stone walling inspected shown in red line

2. Building Condition Report

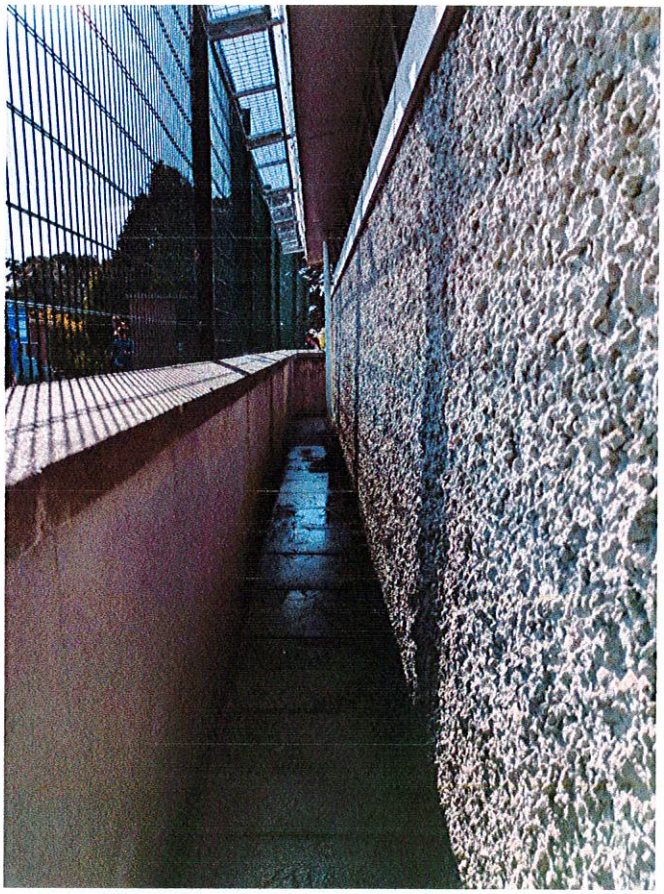
2.1. Condition Report Spreadsheet

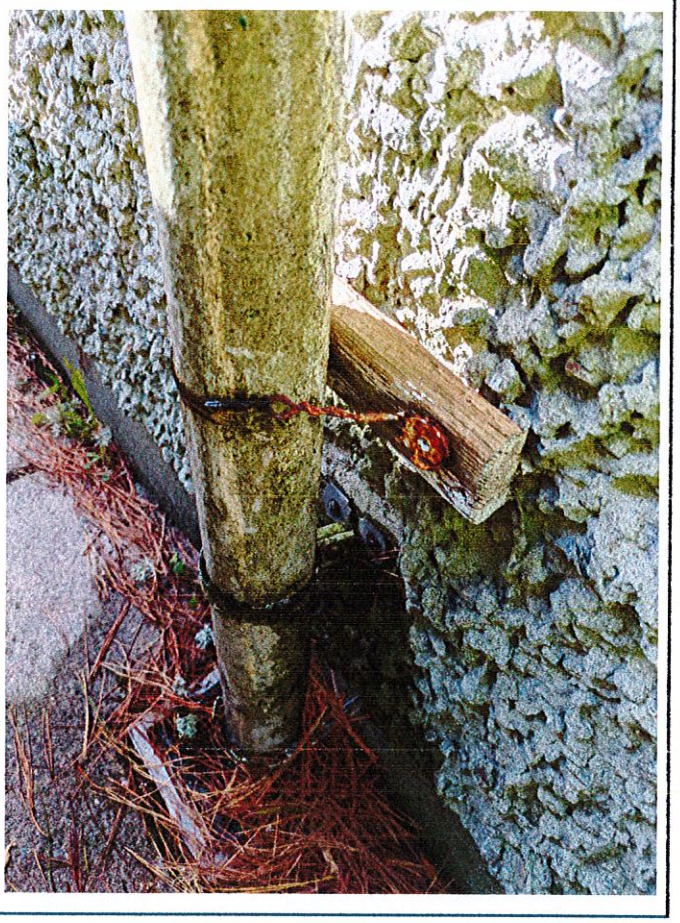
3. Photographs

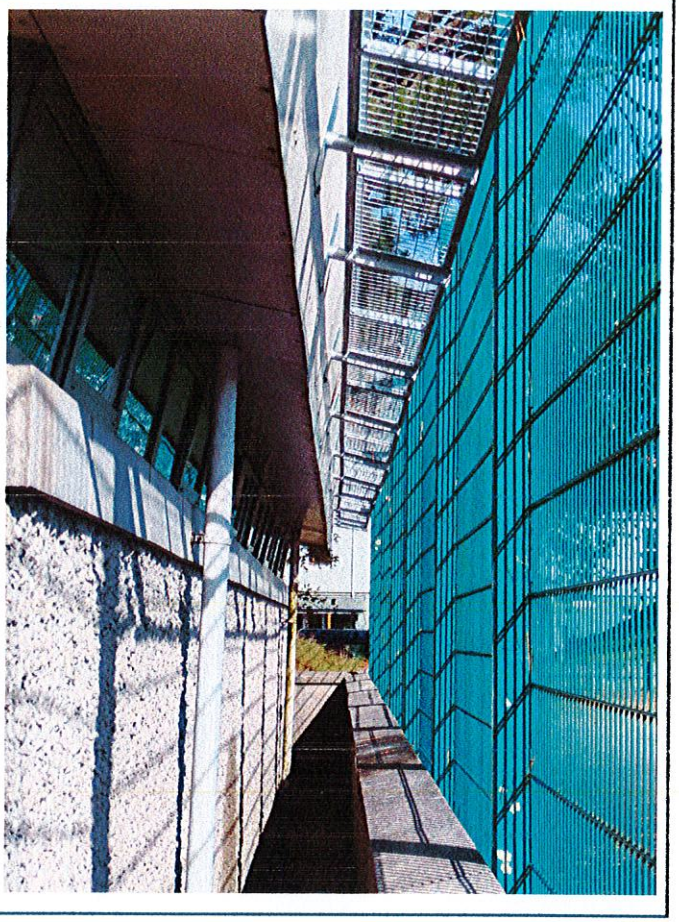
Description	Photograph
1. Roof outlet repairs 2026	

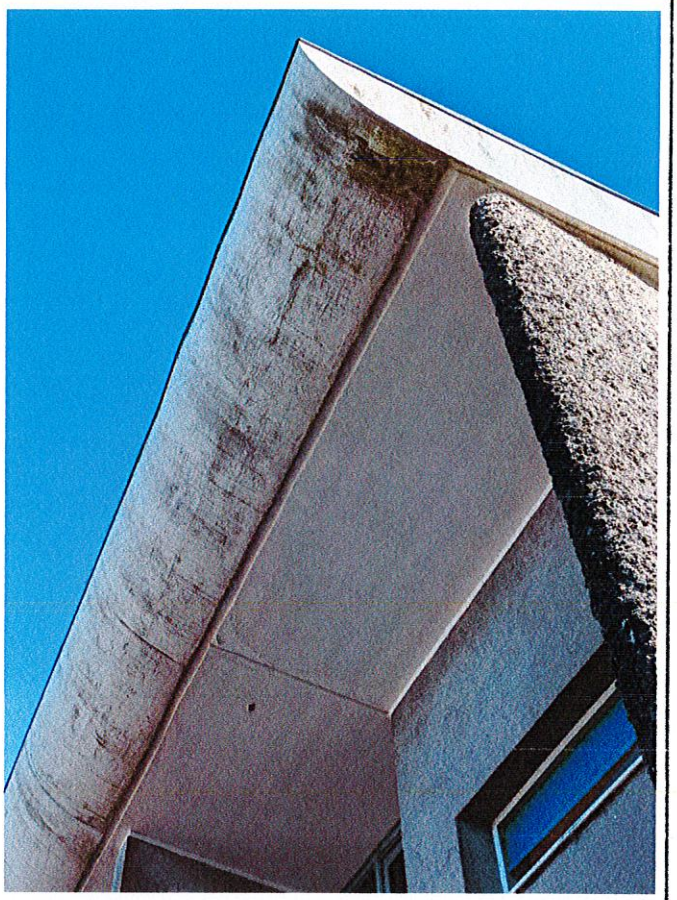
2. Hopper repairs to provide overflow to downpipe carried out in 2026	

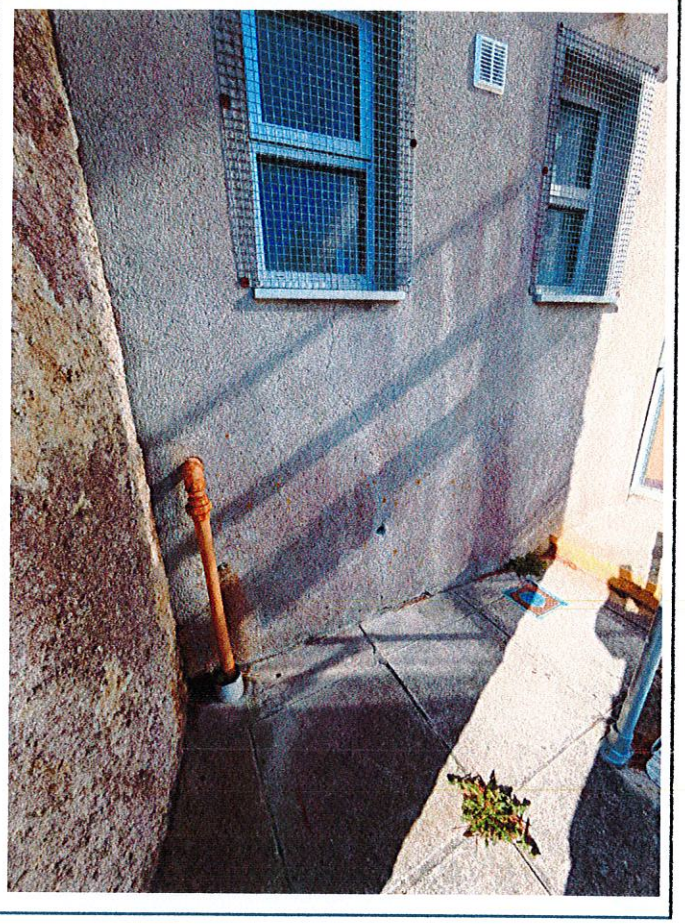
3. Overflow pipe from roof valley both sides installed 2026	

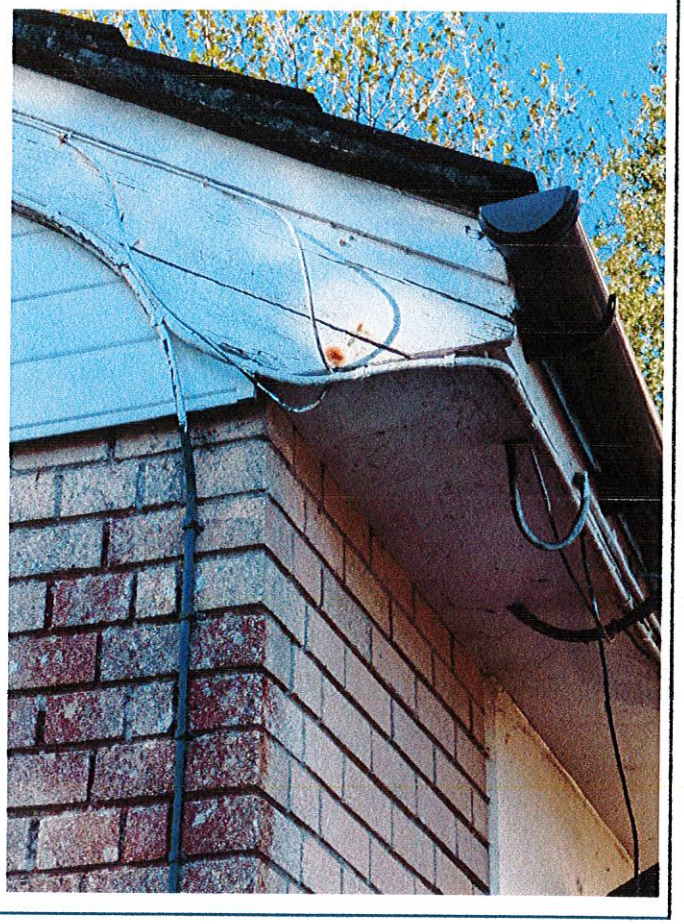
4. Dripping water from underside of presumed blocked back gutter	

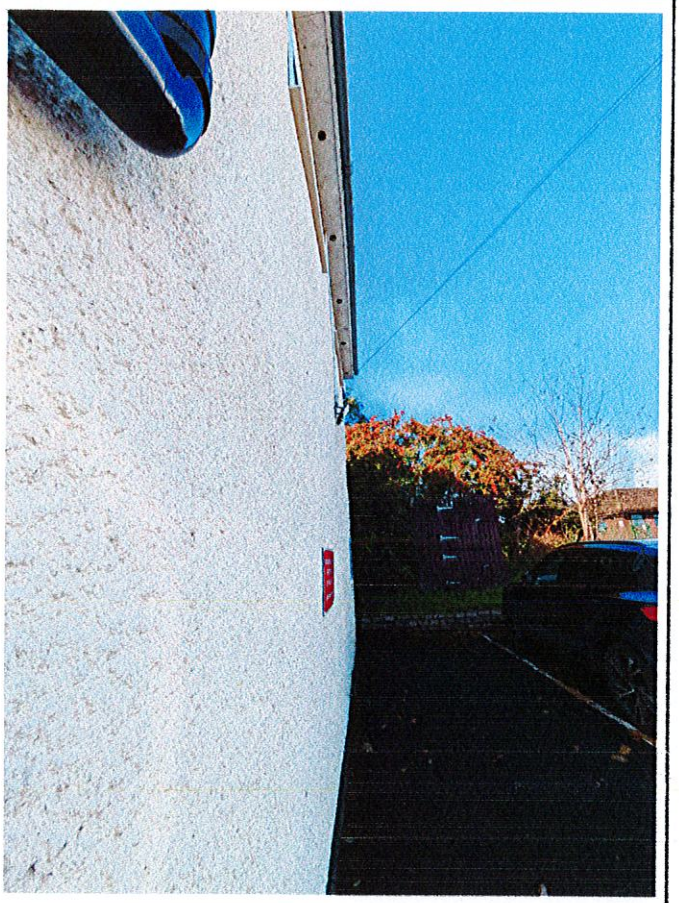
5. Rear library gutter bracket	

6. Security rail to library roof	

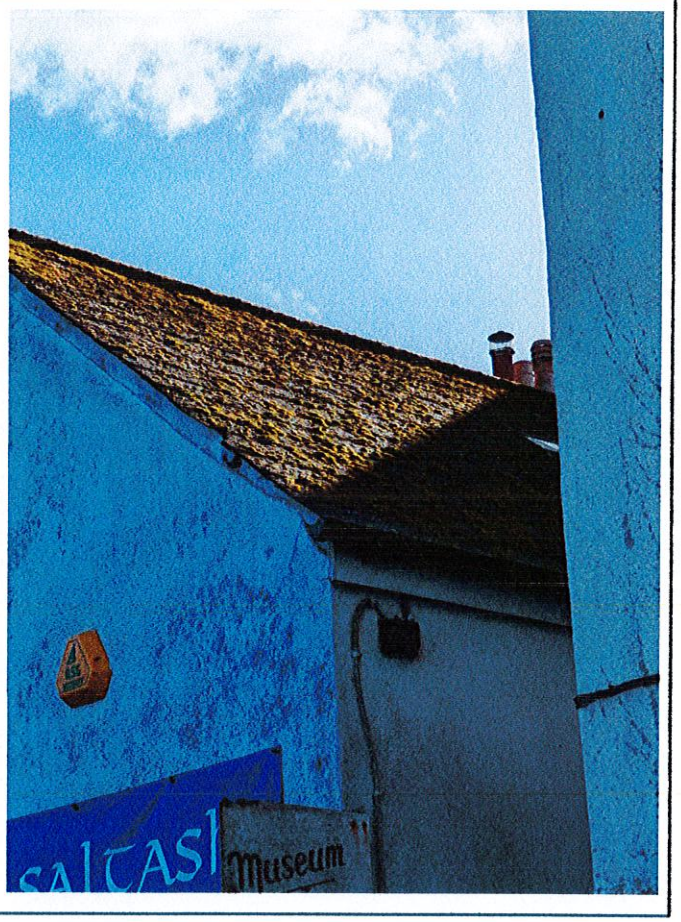
7. Library fascia	

8. Minor cracking library walls	

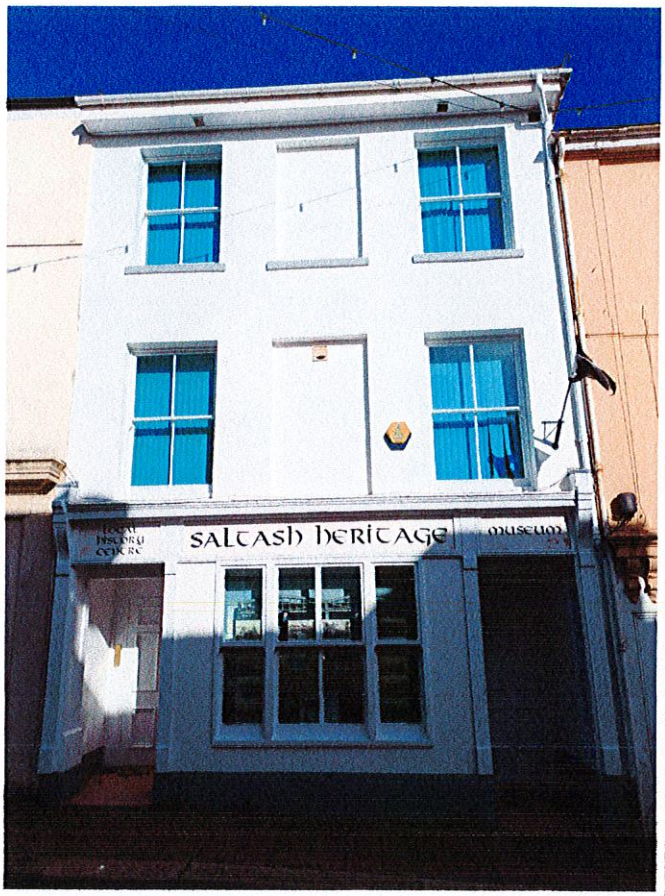
11. Timber fascia to depot garage	

12. Bulge right hand office depot wall - no deterioration	

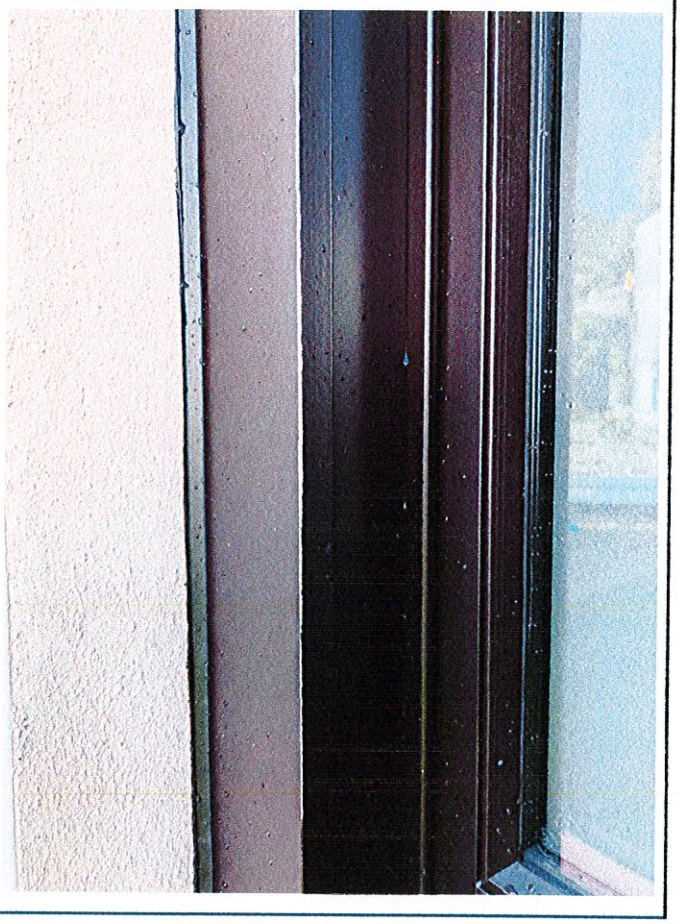
13. Dropping of first floor depot office building	

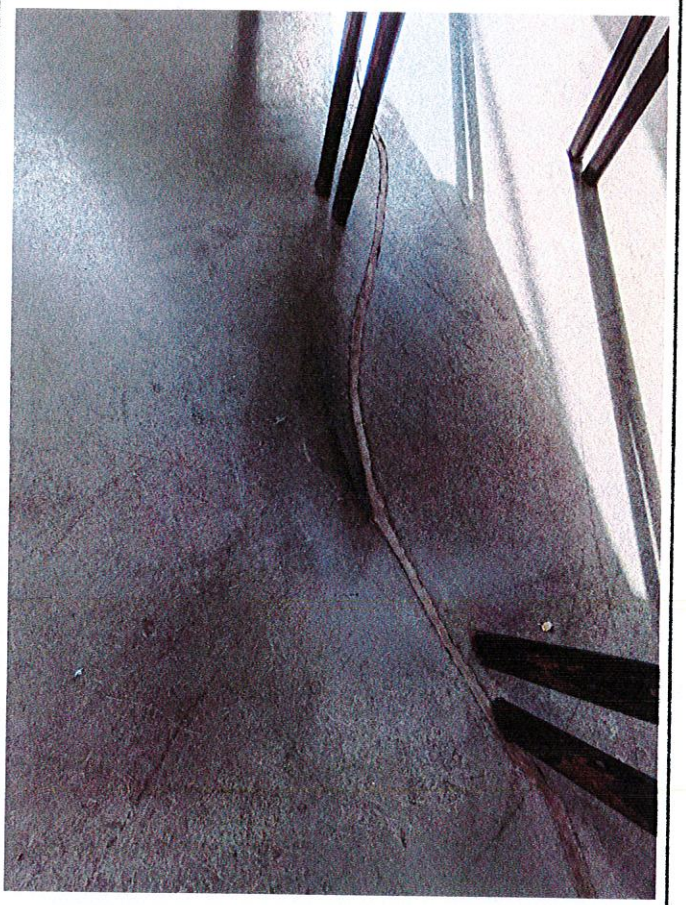
14. Heritage Building roof in poor condition	

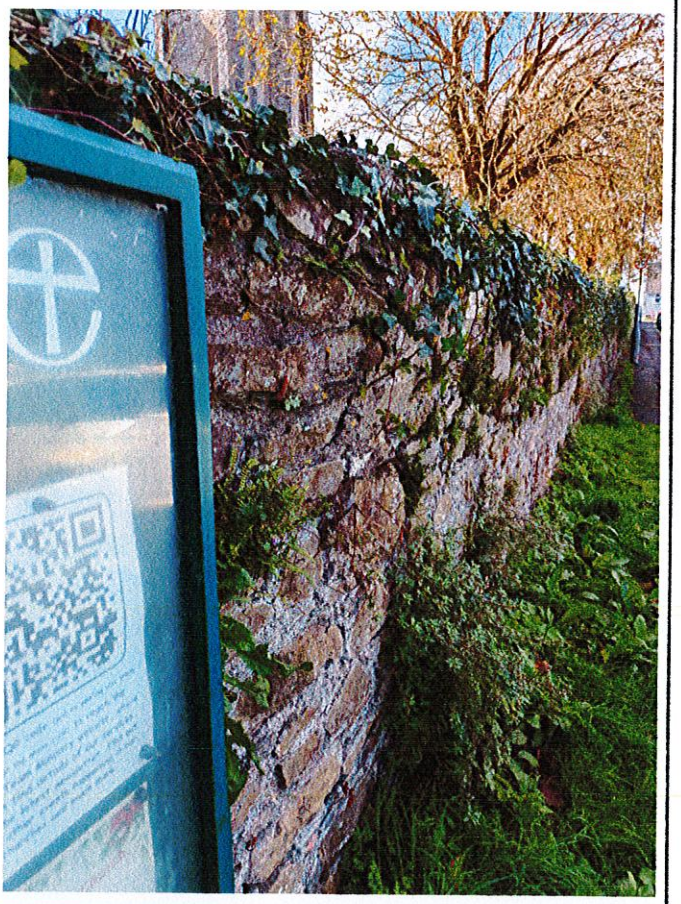
15. Heritage Building generally poor condition rear elevation	

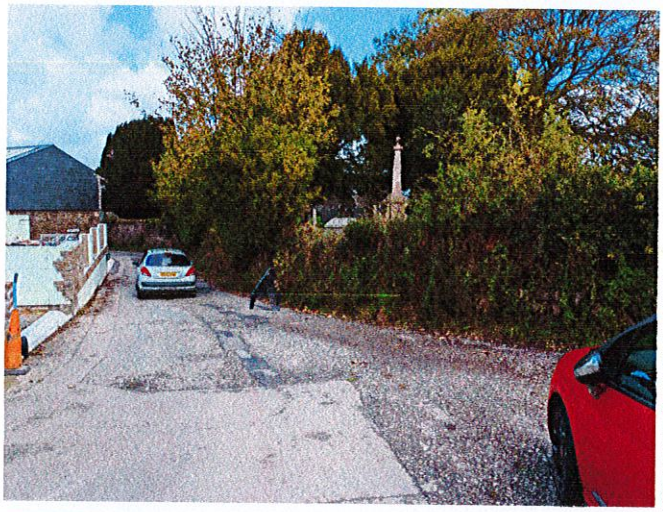
16. Heritage Building front elevation	

17. Isambard House locally blistered paint	

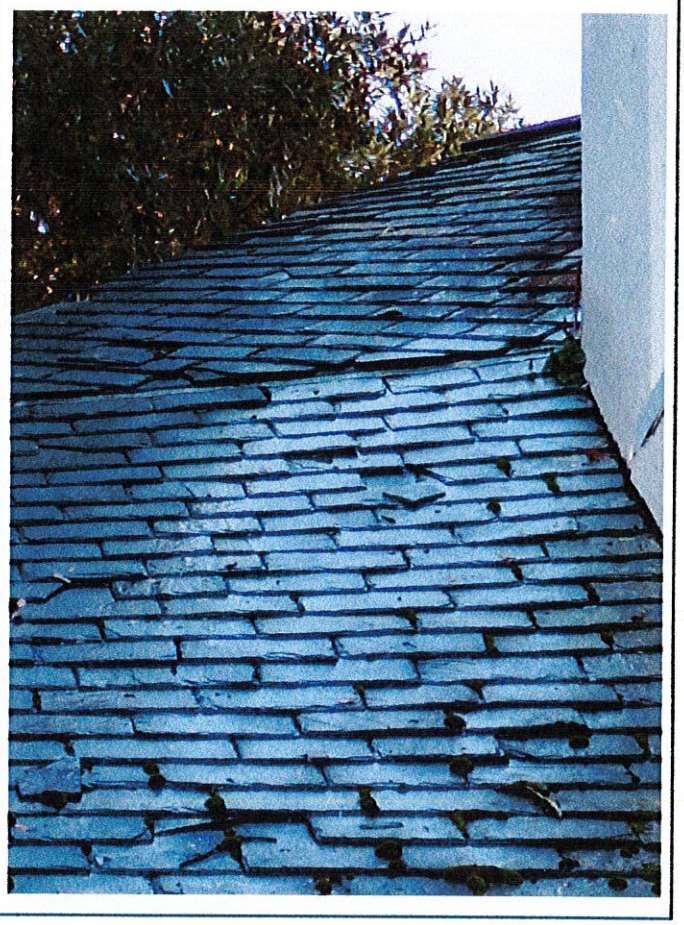
18. Isambard House minor touch ups on windows	

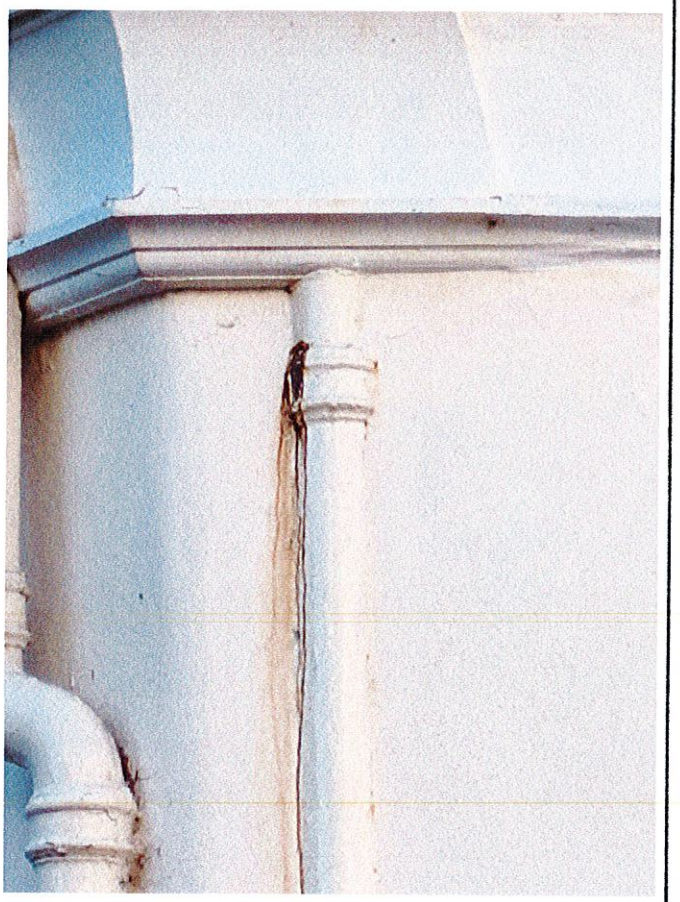
19. Isambard House floor screed crack	

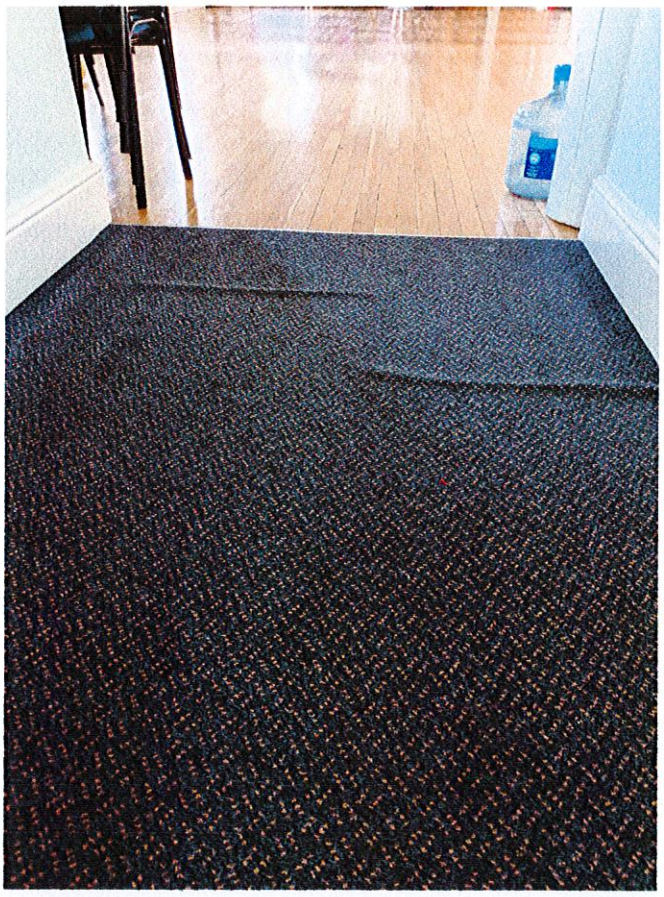
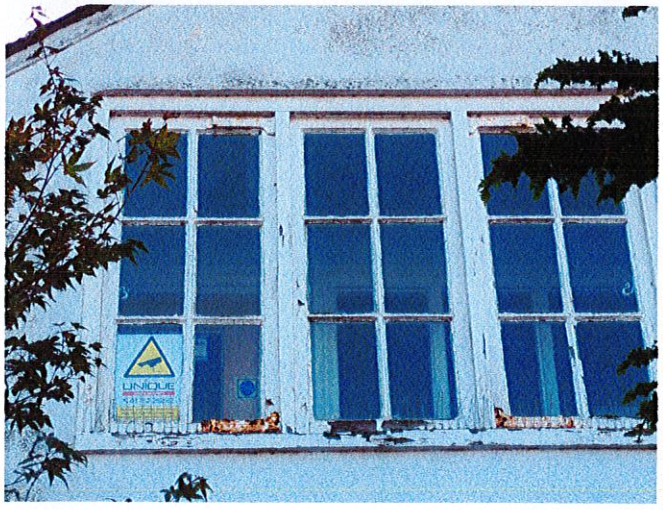
20. Displaced section of stone north boundary wall St Stephens Church	
21. St Stephens Church north boundary wall	

22. St Stephens North Wall typical missing pointing	
23. St Stephens lane west side wall	
24. Trematon Pound	

25. Chocked flashings Guildhall escape corridor roof	

26. Slipped slates Guildhall corridor roof	

27. Rust stains downpipe Guildhall	

28. Rucked carpet lobby Guildhall	
29. Heritage Building rear window condition	

30. Library older window condition	