

**Saltash Town Council -Services Property Maintenance 5 Year Plan - Major Works/Projects Only**

		<u>Actual</u>	<u>Budget</u>					<b>KEY Estimated by STC to be verified by Surveyors</b>
<u>Item</u>	<u>Budget</u>	<u>2023/2024</u>	<u>2023/2024 Balance</u>	<u>2024/2025</u>	<u>2025/2026</u>	<u>2026/2027</u>	<u>2027/2028</u>	<u>Comments</u>
<b>Guildhall - Major works</b>	<b>EMF</b>							All major works completed in 17/18
External & Internal repairs and decorations	6470 GH EMF Guildhall Maintenance	£335.00	£79,968.00	£0.00	£0.00	£0.00	£0.00	6470 EMF Guildhall Maintenance balance as at the end of 2022/23 £60,303 + 2023/24 £20,000 = £80,303. Total EMF balance for the year 2023/24 is £79,968
Programme of carpet renewal and replacement	6470 GH EMF Guildhall Maintenance	£0.00	£0.00	£0.00	£1,500.00	£1,500.00	£1,500.00	Completed 2013-2018, to be reviewed for 2025/26. (Upstairs office Aug 18 £1,245)
Internal guildhall decorations works	6470 GH EMF Guildhall Maintenance	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Completed June 2018
Painting works to Guildhall	6470 GH EMF Guildhall Maintenance	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Completed June 2018
Passenger Lift (Insurance requirement to check every Six Months) Emergency EMF	6412 Lift Service & Maintenance (operational code not EMF)	£1,073.00	£2,230.00	£0.00	£0.00	£0.00	£0.00	All works quoted to be signed off by insurers. (Otis monthly fee £223.68)
	<b>TOTAL</b>	<b>£1,408.00</b>	<b>£82,198.00</b>	<b>£0.00</b>	<b>£1,500.00</b>	<b>£1,500.00</b>	<b>£1,500.00</b>	
<b>Maurice Huggins Room</b>	<b>EMF</b>							
External & Internal repairs and decorations	6472 EMF Maurice Huggins Room	£0.00	£214.00	£0.00	£0.00	£0.00	£0.00	B/Fwd 2022/23 £214. Leasehold - Devolution
	<b>TOTAL</b>	<b>£0.00</b>	<b>£214.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	
<b>Longstone Park Depot</b>	<b>EMF</b>							
								Leased from Cornwall Council from 29-03-18 to 28-03-24. STC rent at £385 per month including insurance
External & Internal repairs and decorations	7170 EMF Longstone Depot Capital Works	£0.00	£2,500.00	£0.00	£0.00	£0.00	£0.00	B/Fwd 2022/23 £500 + 2023/24 £2,000
	<b>TOTAL</b>	<b>£0.00</b>	<b>£2,500.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	
<b>Library</b>	<b>EMF</b>							
Roof replacement and repair								£54,760.40 spent on Roof replacement and repair in year 2019/20
Replace curtain walling and windows including Mezzanine Windows	Public Works Loan Board & 6971 EMF Library Property Maintenance	£0.00	£208,413.00					B/Fwd 2022/23 £213,363 + 2023/24 £10,000 = £223,363 less balance for Prof Fees (see below) -£14,950 = Balance 2023/24 £208,413 £199,930 loan received 1st April 2022 (£200,000 less fee paid £70) - Annual repayment cost approx £25,000 (£20,000 + interest £4,477 YE 2024) Balance at 5th July 2023 £175,211
Refurbishment Works to include the following:								<b>Tender deadline 26th July 2023</b>
a) Internal and External decorations (making good from replacement of curtain walling & reception)	Public Works Loan Board & 6971 EMF Library Property Maintenance	£0.00						
b) Additonal staff toilet	Public Works Loan Board & 6971 EMF Library Property Maintenance	£0.00						
c) Seating area / vending machine	Public Works Loan Board & 6971 EMF Library Property Maintenance	£0.00						
d) Mechanical Extract Fan to Kitchen and Toilets	Public Works Loan Board & 6971 EMF Library Property Maintenance	£0.00						
e) Public fully accesible toilet	Public Works Loan Board & 6971 EMF Library Property Maintenance	£0.00						

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		2023/2024	2023/2024 Balance	2024/2025	2025/2026	2026/2027	2027/2028	Comments	
Professional Fees for the above	Public Works Loan Board & 6971 EMF Library Property Maintenance	£0.00	£14,950.00					Total Spent to 2022/23 £16,278.24 (£8,228.24 Geoff Pegg and £8,050.00 Bailey Partnership). Total quote for Bailey Partnership £23,000 less already invoice £8,050 = balance remaining £14,950	
Other Costs	Public Works Loan Board & 6971 EMF Library Property Maintenance	£0.00						Total Spent to 2022/23 £2,922.16 (including planning application fees, asbestos survey & heritage impact assessment)	
Refurbishment Works Shortfall Increase in Materials	6971 LI EMF Saltash Library Property Maintenance	£0.00							
<b>TOTAL</b>		<b>£0.00</b>	<b>£223,363.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>		
<b>Isambard House</b>		<b>EMF</b>							
Station refurbishment	6473 EMF Station Building (Purchase and Capital Works)	£0.00	£57,745.00					Completed March 2020 - snags including crack across floor, stained chimney slates and tarnished door furniture still to be addressed. Available balance £57,745	
External & Internal repairs and decorations	6870 EMF Isambard House	£0.00	£18,492.00					Available balance £18,492 (retention fund)	
<b>TOTAL</b>		<b>£0.00</b>	<b>£76,237.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>		
<b>Public Toilets</b>		<b>EMF</b>							
<b>Waterside</b>									
External and internal repairs and decs	6580 SE Public Toilets (Capital Works)	£0.00	£8,310.00					Owned by GWR, no documents on record	
<b>Alexander Square</b>									
External and internal repairs and decs	6580 SE Public Toilets (Capital Works)	£0.00							Tenancy at Will. 99 years from 13-11-17 Cornwall Council. (Terms: external painting every 5 years and internally every 3 years)
<b>Longstone</b>									
External and internal repairs and decs	6580 SE Public Toilets (Capital Works)	£0.00							Leasehold 99 years from 01-02-2018 Cornwall Council.
<b>Belle Vue</b>									
External and internal repairs and decs	6580 SE Public Toilets (Capital Works)	£0.00						Leasehold 99 years from 01-02-2018 Cornwall Council.	
<b>TOTAL</b>		<b>£0.00</b>	<b>£8,310.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>		
<b>Heritage Building</b>		<b>EMF</b>							
External & Internal repairs and decorations as per lease agreement	6471 SE EMF Heritage Centre	£0.00	£7,889.00						
<b>TOTAL</b>		<b>£0.00</b>	<b>£7,889.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>		
<b>Cemeteries</b>		<b>EMF</b>							
Joint Burial Board - St Stephens	6170 BB EMF Repairs to Cemetery Wall	£15,763.00	£0.00					Rebuilding stone wall £15,762 (May 23)	
<b>TOTAL</b>		<b>£15,763.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>		
Burial Authority - Churchtown	6070 BA EMF Churchtown Cemetery Capital Works	0.00	6,204.00						
<b>TOTAL</b>		<b>£0.00</b>	<b>£6,204.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>		
<b>Outdoor Land and Fences</b>		<b>EMF</b>							
Victoria Gardens	6588 SE EMF Victoria Gardens		£ 10,000.00					Licence to Occupy from 17-04-23 to 17-09-23	
Pillmere land - Open spaces & trees		£0.00							
Playparks - Honeysuckle Close, Grassmere Way, Ashton Way	6571 SE EMF Saltash Recreation Areas	£502.00	£58,552.00					C/Fwd 2021/22 £39,054 + 2023/24 £20,000. Expression of Interest submitted. Application for CIL tbc. £20,000 match funding from Cornwall Council	
<b>TOTAL</b>		<b>£ 502.00</b>	<b>£ 68,552.00</b>	<b>£ -</b>	<b>£ -</b>	<b>£ -</b>	<b>£ -</b>		

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<b>Waterfront Pontoon</b>	<b>EMF</b>							
Pontoon Management	6584 SE EMF Pontoon Maintenance Cost	£0.00	£6,058.00	£10,000.00	£10,000.00	£10,000.00	£10,000.00	Budgeted £10k for future years to cover possible pontoon maintenance at 10 year life span.
Water supply to pontoon								on hold
New toilet toilet/shower block								on hold
	<b><u>TOTAL</u></b>	<b>£0.00</b>	<b>£6,058.00</b>	<b>£10,000.00</b>	<b>£10,000.00</b>	<b>£10,000.00</b>	<b>£10,000.00</b>	
<b><u>GRAND TOTAL</u></b>		<b>£17,673.00</b>	<b>£481,525.00</b>	<b>£10,000.00</b>	<b>£11,500.00</b>	<b>£11,500.00</b>	<b>£11,500.00</b>	