

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

		<u>Actual</u>	<u>Budget</u>					
<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>
Guildhall - Major works	EMF							All major works completed in 17/18
External & Internal repairs and decorations	6470 GH EMF Guildhall Maintenance	£78,854.00	£1,449.00	£0.00	£0.00	£0.00	£0.00	6470 EMF Guildhall Maint 2023/24 £80,303 less actual spend -£335, less planned spend -£78,519 Jones Building (external repairs & redecoration)
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)	£1,744.00	£1,559.00	£0.00	£0.00	£0.00	£0.00	All works quoted to be signed off by insurers. (Otis monthly fee £223.68)
5 Yearly Electrical Inspection	6410 GH General Repairs & Maintenance - Guildhall	£0.00						Pyramid June 22 (Cert £650)
	TOTAL	£80,598.00	£3,008.00	£0.00	£1,500.00	£1,500.00	£1,500.00	
Maurice Huggins Room	EMF							
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
5 Yearly Electrical Inspection	7010 MA General Repairs & Maintenance	£329.86						TJ Electrical - Aug 23 (Cert. £200 and remedial work carried out £130)
	TOTAL	£329.86	£214.00	£0.00	£0.00	£0.00	£0.00	
Longstone Park Depot	EMF							
								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
5 Yearly Electrical Inspection	7110 LO General Repairs & Maintenance - Longstone	£681.10						TJ Electrical - Aug 23 (Cert. £300 and remedial work carried out to Office & Pump Shed £381)
	TOTAL	£681.10	£2,500.00	£0.00	£0.00	£0.00	£0.00	
Library	EMF							
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	£229,413.00					Budget code 6971 = £244,363 less balance for Prof Fees (see below) -£14,950 = Balance 2023/24 £229,413 £200,000 loan received 1st April 2022 . Annual repayment cost approx £25,000 (£20,000 + interest £4,477 YE 2024). Balance of loan at 31st August 2023 £175,211. Due to be repaid in full April 2032
Refurbishment Works to include the following:								
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) Additional staff toilet	Public Works Loan Board & 6971 EMF Library Property Maintenance	£0.00						

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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							
Professional Fees for the above	Public Works Loan Board & 6971 EMF Library Property Maintenance	£0.00	£14,950.00					Total Spent 2022/23 £16,278 (£8,228 Geoff Peggs & £8,050 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 & heritigage impact assessment)	
5 Yearly Electrical Inspection	6910 LI General Repairs & Maintenance - Library	£0.00						Pyramid March 21 (Cert £460, no remedial work required)	
Refurbishment Works Shortfall Increase in Materials	6971 LI EMF Saltash Library Property Maintenance	£0.00							
TOTAL		£0.00	£244,363.00	£0.00	£0.00	£0.00	£0.00		
Isambard House		EMF							
Station refurbishment	6473 EMF Station Building (Purchase and Captial 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 - Retension	£0.00	£18,492.00					Available balance £18,492 (retention fund)	
5 Yearly Electrical Inspection	6810 SA General Maintenance - Isambard House	£300.00						TJ Electrical - Aug 23 (Cert. £300)	
TOTAL		£300.00	£76,237.00	£0.00	£0.00	£0.00	£0.00		
Public Toilets		EMF							
Waterside									
External and internal repairs and decs	6580 SE Public Toilets (Capital Works)	£0.00	£8,310.00					Owned by GWR, no documents on record	
Alexander Square									
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)	
Longstone									
External and internal repairs and decs	6580 SE Public Toilets (Capital Works)	£0.00						Leasehold 99 years from 01-02-2018 Cornwall Council.	
Belle Vue									
External and internal repairs and decs	6580 SE Public Toilets (Capital Works)	£0.00					Leasehold 99 years from 01-02-2018 Cornwall Council.		
TOTAL		£0.00	£8,310.00	£0.00	£0.00	£0.00	£0.00		
Heritage Building		EMF							
External & Internal repairs and decorations as per lease agreement	6471 SE EMF Heritage Centre	£1,473.00	£6,417.00					2023/24 Acutal £1,472 replace guttering including scaffolding	
TOTAL		£1,473.00	£6,417.00	£0.00	£0.00	£0.00	£0.00		
Cemeteries		EMF							

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Joint Burial Board - St Stephens	6170 BB EMF Repairs to Cemetery Wall	£15,763.00	£0.00						Rebuilding stone wall £15,762 (May 23)
	TOTAL	£15,763.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Burial Authority - Churchtown	6070 BA EMF Churchtown Cemetery Capital Works	£0.00	£6,204.00						
	TOTAL	£0.00	£6,204.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Outdoor Land and Fences		EMF							
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
	TOTAL	£ 502.00	£ 68,552.00	£ -	£ -	£ -	£ -	£ -	
Waterfront Pontoon		EMF							
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
	TOTAL	£0.00	£6,058.00	£10,000.00	£10,000.00	£10,000.00	£10,000.00	£10,000.00	
GRAND TOTAL		£99,646.96	£421,863.00	£10,000.00	£11,500.00	£11,500.00	£11,500.00	£11,500.00	