

Our ref: MW/LC/31446-004

Date: 08 September 2023

FAO Jacqui Orange  
Liskeard Town Hall  
3 - 5 West Street  
Liskeard  
Cornwall  
PL14 6BW

**heritage  
preservation**

**Specialist Building Services**

Unit 21 Reynolds Park, 8 Bell Close, Plympton, Plymouth PL7 4FE  
Telephone: (01752) 336857 Email: heri.pres@btconnect.com

Dear Madam

**RE: Liskeard Town Hall, 3 - 5 West Street, Liskeard, Cornwall PL14 6BW**

As instructed, an inspection was made at the above property on the 05 September 2023 in respect to dampness and timber decay.

The inspection was confined to the meeting room and adjacent office to the town hall situated to the front right hand side.

At the time of inspection weather conditions were dry, warm and sunny. All observations taken facing the front stood in the road.

An external inspection to areas defined, we noted decay to the window cill/frame. Holes have also been drilled for cabling. We also feel the ventilation in the subfloor void could also be improved.

An internal inspection was made to areas defined. At the time of inspection the floor coverings and floorboards were lifted to reveal dampness, decay, woodboring weevil and active woodworm to both joists, wall plates and flooring boards. Dampness and decay was also extended to the decorative panelling to the bay.

Decay appears to be a Brown rot – *Fibroporia Vaillantii* showing similar conditions to Dry rot with no fruit and body or spore dust evident. Due to the extent of decay, we feel due to prolonged water ingress through the window/cill, recommend the walls and oversite as indicated be treated using a Dry rot sterilization fluid. We feel the remainder of the floors also be treated using a dual purpose fluid to protect timbers against further decay and prevent further woodworm infestation.

We enclose our quotation for consideration, including the replacement of the timber window, internal panelling and replacing existing airbricks with 9" x 6" open type louvre vents.

#### **GENERAL NOTE**

Where dampness has or can enter a building there is a possibility that Wet Rot or Dry Rot can occur. It is therefore essential that the building is kept in a completely dry state, and that the property is well maintained at all times. This applies to your property and any adjoining properties. We would like to point out that both rising dampness and penetrating dampness within the masonry, could result in fungal decay (wet and/or dry rot) to the timber fixing battens



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and any other concealed timbers i.e. timber lintels, joist ends etc. in contact with or built into these walls. Should you find that there is any future contamination by moisture, please contact our Company for further advice immediately.

**GENERAL LIMITATIONS:** Your attention is drawn to the limitations of any survey in respect to structural timbers within the property. Whilst we endeavour to give a factual and comprehensive report, we must stress that many timbers cannot be examined due to their concealment. As a result of this, if defects are subsequently exposed during or after, then a supplementary report and quotation will be submitted for your approval.

**EXTENT OF SURVEY**

The inspected areas are those that your survey instruction requested. If there are any omissions or if you feel your survey instructed has not been undertaken fully, please contact us. Where treatments have been recommended this is on the understanding that no guarantees for previous works exist unless otherwise stated to the areas to be worked in.

The report has been produced on the issues seen at the time of our inspection and not on any issues, risks, defects, or fungal decay which were not visible at this time or may develop in the future.

Where issues outside our works have been highlighted these are to put you on aware of potential problems that will need rectifying and are not a comprehensive list of faults that may exist to the property. This report is not a substitute for having a full structural survey undertaken.

**CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS (CDM) 2015**

Risk Assessments and Method Statements (RAMS) for the site and any hazardous works proposed have been undertaken but retained on file (copy available on request).

Yours faithfully

**HERITAGE PRESERVATION (SW) LTD**

*M Wakeham*

**M Wakeham C.S.T.D.B**