

To receive an update on Isambard House final account and consider any actions and associated expenditure

Report to: Station Property

Date of Report: 27.08.25

Officer Writing the Report: Town Clerk

Pursuant to: Station Property held 16 September 2024 minute 42/24/25

The Town Clerk drew Members attention to the response received from Cormac contained within the circulated reports pack.

The Town Clerk referenced a report received from the Town Council's Building Surveyor in which they state, this section of flooring would have had another expansion joint across it where the crack has formed at the approximate mid-point between the expansion joints that are laid across the main hall floor. The crack line is also formed at a weaker part of the floor structure where the entrance door mat wells will cut into the screed finish.

Members discussed how to proceed with Cormac's final offer.

It was proposed by Councillor P Samuels, seconded by Councillor Peggs and **RESOLVED** to note the report delegating to the Town Clerk to seek Barron Surveying's professional advice reporting back at a future Station property Sub Committee meeting.

Officers Recommendations

Members are requested to review and consider the information provided since the last Station Property meeting.

Members are asked to note that while the final account is an important matter, managing it continues to take up a significant amount of the Town Clerk's time. Given the level of officer involvement required, it is a concern that the process is becoming inefficient and may not represent the best use of public resources in the long term.

In addition, Members are asked to provide clarification on how they wish to proceed with the final account to enable appropriate next steps to be taken.

Report Summary

Cormac, along with their Structural Engineer, has reviewed the materials and design of the floor. Please refer to **Appendix A** for further details. Cormac's position remains unchanged—they continue to offer Saltash Town Council a **£4,000 reduction** from the retention monies to conclude the scheme, leaving a final balance of **£13,250** payable to Cormac.

Following this, and at the request of Members during the last Station Property meeting, the Town Clerk appointed Barron Surveying to provide independent professional advice. Please refer to **Appendix B** for their findings.

Subsequently, Station Property Members agreed to put forward a counteroffer of **£15,000** to Cormac. This figure is considered fair and reasonable by Saltash Town Council, taking into account the unresolved flooring issues and staining to the roof tiles. Acceptance of this offer would leave a final balance of **£2,250** payable to Cormac.

In November 2024, Cormac confirmed they would be maintaining their original offer. They acknowledged that this does not help resolve the current impasse. A meeting with their Structural Engineer is scheduled next week to review drawings, photographs, and site observations. While initial comments were shared via email, Cormac indicated that a more formal summary may be appropriate (no additional information received).

Due to the extended timeframes and competing work commitments, the Town Clerk contacted Cormac again to confirm that a final agreement has still not been reached. This ongoing matter continues to be frustrating and increasingly time-consuming from an officer perspective.

Advice from the Town Council's Building Surveyor remains that the only appropriate resolution to the floor cracking is to remove the affected section and install a new floor with additional movement joints. This would be disruptive to the Town Council, result in some discolouration, and be financially significant for Cormac.

In light of this, Saltash Town Council maintains that its counteroffer of **£15,000** is both fair and reasonable. Should this not be acceptable to Cormac, we would welcome your advice on how best to move forward amicably, in order to avoid further costs and delays for both parties.

Please note, this proposal does not include rectification of the staining to the roof tiles, which Saltash Town Council has no option but to accept—although this remains far from ideal.

We look forward to hearing from you at your earliest convenience.

Budgets

Budget Code: 6870 EMF Isambard House Retention Fund

Budget Availability: £18,492

Signature of Officer:

Town Clerk