

To receive a report on the covering of the flooring at Isambard House and consider any actions and associated expenditure.

Report to: Station Property

Date of Report: 23.09.25

Officer Writing the Report: Office Manager / Assistant to the Town Clerk

Pursuant to: Pursuant to Station Property held on 28.08.25 minute nr. 19/25/26

Officers Recommendations

Members are asked to consider the advice from Cormac regarding the covering of the flooring at Isambard House (refer to the main part of the report summary) prior to proceeding with purchasing Forbo commercial flooring for the main space, waiting room and corridor leading to the extension.

Report Summary

Members agreed at the Station Property meeting held on 16 September 2024 that the flooring installation could not take place until the final account was agreed and finalised.

The final account has now been agreed between Cormac and Saltash Town Council.

In addition, Members are requested to give due consideration to Cormac's professional advice regarding the proposed floor covering – as follows:

It would appear that the reasons for the cracks are not clear. It is understood why the specification has been referred to but for the reasons below and the detail that as the slab is only just over the specified size we would not advise the screed is replaced.

In brief the floor is made up of 4 different layers, reinforced concrete, a layer of insulation, first screed layer, and then a final screed layer that encapsulates the floor heating pipes. Each layer is separated by a membrane. The fact there is a crack inducer beneath the crack in the floor is entirely coincidental and has not contributed the crack in the floor in any way. The specification and distances between the expansion gaps will make little difference if any to the crack appearing where it has.

Through extensive discussions, surveys and noted by my colleague from our structure division the crack has formed between the area the heating pipes 'return'. The heating pipes turn 90 degrees for 100 mm and the 90 degrees again. Where the crack has formed is between the two different heating zones, i.e. the small area where there is no heating pipe beneath it. Once the heating had completed a few cycles that was when the crack formed with the pipes in effect gripped the screed while cooling, pulling the screed from each side forming the crack. It may be that on the survey conducted by Mr Barron he did not have the advantage of viewing the bottom screed and visible heating pipes while the crack was open.

Above is only to highlight that the heating pipes need to be taken into account should a new screed floor solution be considered.

However, the Service Delivery Department continued to obtain three quotes (following the last Station Property instruction) for Forbo Commercial Flooring R11 concrete colour, to include screed if required to all areas, and installation of product to the main space, waiting room and corridor leading to the extension whilst the final account was agreed.

How Does This Meet the Business Plan?

Strategic priority 5 - Promote Saltash as a vibrant and welcoming visitor destination with provisions of Isambard House café and waiting room area - Improved infrastructure to create a welcoming and vibrant Station building and surroundings.

Quotes Provided

- Company A: £5,133.20+VAT

Please note: Company A has declined to quote for Forbo Commercial Flooring R11 concrete colour to the main space due to the condition of the crack.

- Company B: £8,564.74+VAT
- Company C: £4,380.00+VAT
- Company D: TBC

Budgets

Budget Availability: £41,143.00

Budget Codes: 6473 SE EMF Station Building (Purchase & Capital Works)

Committed Spend: £1,075.60

Signature of Officer:

Office Manager / Assistant to the Town Clerk