

To receive an update on Isambard House building snags and consider any actions and associated expenditure

33/22/23 **TO RECEIVE AN UPDATE ON ISAMBARD HOUSE BUILDING SNAGS AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.**

Councillor Bickford updated Members on the recent correspondence with Cormac in relation to various snagging issues identified following the refurbishment works at Isambard House.

Councillor Bickford spoke in particular of the concerns arising from the crack in the concreted floor. A Cormac Surveyor is due to attend site within the next ten days to undertake a survey of the area.

Councillor Bickford is to circulate a full detailed list of all reported snags and keep Members informed of the outcome of the survey.

It was **RESOLVED** to note.

Update from Cormac:

Please find below a statement on what I believe is happening in the floor to cause the cracking in the top layer of screed.

I do not believe that the cracking seen at the surface of Saltash Station floor is due to reflective cracking as a result of anything below the insulation boards or due to the boards themselves as the boards are staggered in the direction across the room and the crack is relatively straight, photos 1 & 4.

Looking at photo 2, it can be seen that the heating pipes bend almost directly beneath the edge of the screeded bay, it is possible that the edge of the screeded bay would be a weak line in the screed and so if the screed were to shrink a crack would form there. The bends in the heating pipes may restrain the screed around them causing the screed along the line of the bay edge to break up and form a larger crack. The screeding bays probably resulted in the crack in the lower layer of screed, the line of which is shown in photo 3 with tape over it. This tape would have distributed the stress concentration at the crack in the lower screed and prevented a crack along the same line, known as reflective cracking, from forming in the top 10mm layer of screed.

I believe that the crack in the top layer of screed is independent of the crack in the lower screed and that the lower screed does not require any further work.

My recommendation is to install a straight 10mm deep movement joint in the top layer of screed in the location of the surface crack between the corners of the doormat wells, and where the crack deviates from this line it could be filled with concrete repair grout of a similar colour to the screed. The cracks in the café floor could also be repaired with the concrete repair grout without the need for a movement joint.

Now that Gavin Boyd has had a chance to look at the screed issue in more detail, he has concluded that we are not looking at a structural issue and that we just need to make repairs to 10mm industrial screed which is great news.

I appreciate we are all very busy but this issue has gone on far too long and we need to close it out. To void emails bouncing around here and there and prolonging the completion would it be possible for all parties copied into this email meet around the table on site at Saltash Station to finally agree on how we intend to rectify this cracking issue and confirm a date for when this work can be carried out.

Probably best for Richard to advise on some dates and we can work around those to confirm the site meeting.





End of Report