

Brixham Town Council

Report No:	23/2018		
Report Type:	Public		
Title:	Damp and Dry Rot		
To:	Full Council	Date:	09.08.18
Contact Officer:	Deputy Town Clerk	Linda McGuirk	
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Purpose of Report

To update members of the committee on damp problems in the building.

Damp in Scala Hall and Theatre

Both the Scala Hall and Theatre are showing signs of damp on the walls. Both these areas have recently been decorated and both were treated for damp as part of the redecoration programme.

It is difficult to ascertain the problem. The gutters are not in the best of conditions and suffer severely with debris from the pitched roof and seagulls. The pitch of the roof often means that during heavy bouts of rain, the water bypasses the gutters.

The gutters are being cleaned as regularly as possible and the downpipes have recently been cleaned. We are monitoring the situation and in the long term, it is recommended that time is taken to re-pointing.

No recommendations are being made at the moment and this is just to keep members informed of the damp problems.

Dry Rot in the Scala Hall

At the last Town Hall Sub Committee members were advised that Dampco had been asked to carry out an invasive survey to ascertain the extend of the damage. A report has been submitted by Dampco following the survey and is attached to this report.

As you will see from the report, Dampco have recommended the following:

- Remove perished timbers, and infected plaster.
- Treat exposed substrates, timbers and surrounding plaster
- Replace timbers using treated timbers and chipboard flooring, where required
- Replace plaster and / or dry linings as appropriate
- Skim plaster finish

Recommendation

It is recommended that the Council proceed with the work at a cost of £1,750. It is should be noted that there is a risk that the Council may have to close the Scala Hall for a period of three weeks. However, it is recommended that the Council work with the contractor to ensure as little disruption as possible with the hope that temporary flooring could be used to allow the Scala Hall to remain open and the Pannier Market to continuing trading.

STANDARD SPECIFICATIONS - SEE SKETCH & QUOTATION

Sketch Plan

