

Brookway Court

30 Bideford Dr, Wythenshawe, Manchester M23 0GL

Structural Survey & Ongoing Structural Safety

A survey was undertaken in November 2017 via competent CHAS accredited structural engineers 'WML Consulting' to survey the building in respect of the possibility of being a 'Large panel system'. It was noted that the building is not LPS and is an in-situ concrete frame with pre cast elements around the perimeter and masonry cladding at all floors.

A recent non-invasive structural survey carried out by Michael Dyson Associates in October 2023 saw access to all communal areas, rooftop and three flats. The report advised that the building had been refurbished with the inclusion of a re-roof. The contractor was selected from a procurement framework for the area of specialism required to be sure that their accreditations and expertise had been reviewed in order for them to get onto the framework.

The construction is reinforced concrete columns and floors with a central core stair and masonry panels for the envelope with cantilevered balconies. The area has a very low risk of surface water/ rivers and flooding from reservoirs or groundwater is unlikely in the area. It was noted at time of survey that there are some defects to structural components with cracking and previous/ongoing damp penetration.

Structural Issues particular to the building

The structural assessment and Fire Risk Assessments don't identify anything particular to this block that hasn't been identified in other similar blocks and further testing recommendations are being considered.

There were no immediate concerns following a review of the reports and meeting with the structural engineer and the recommendations to carry out further investigations to defect areas/ damp penetration (possibly old patches) and durability of testing reinforced concrete are being considered following collation of all block recommendations and on a risk priority basis. A schedule of work/ actions will be created and assigned to relevant teams to complete overseen by the BSM.

The wall finish to most common walls is textured coating for which a full asbestos management plan is in place and reviewed annually.

The building has a single staircase which could cause a 'Bottleneck' effect on evacuation and therefore the alarm system has been configured allow the fire service to evacuate on the floor the fire is on as well as one above and one below but also to carry out a simultaneous evacuation should the need arise.