

# Birch Tree Court

Rowlandsway, Wythenshawe, Manchester M22 5RY

## Structural Survey & Ongoing Structural Safety

A recent non-invasive structural survey carried out by Michael Dyson Associates in November 2023. The report advised that the block is likely to be a combination of reinforced concrete wall panels and external columns supporting walkways with reinforced concrete shear walls and floor slabs.

Access was gained to 3no flats on different levels and the roof where it was noted that it had been resurfaced. A previous report suggested that the construction was of the large panel type however in this report is advised that it is likely to be a hybrid build. The roof motor room is reported to be constructed using 'Stramit Boards' supported on lattice beams. 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.

There were no immediate urgent concerns following a review of the report and a meeting with the structural engineer however there are a number of primary recommendations and other suggestions throughout the report. The primary recommendations note some cracking to the concrete, some balcony handrail fixings requiring attention, some ponding and water/drainage systems and stones used for ballast on the new roof covering. There was also some concern on the condition of the external gas pipes and additional loading on the roof from comms equipment. The recommendations are being collated onto a schedule of work where actions will be created and assigned to relevant teams to complete overseen by the BSM.

The issues picked up within the report and resultant recommendations are listed below:

- Construction Audit – confirm wall to floor tying
- Assessment of damp/water penetration at roof and other locations
- Investigate cracking slabs & walls
- Investigate corroded steel in refuse room, level change & walkway supports
- Investigate balconies & walkways including alterations/handrails & glass panel repairs
- Assess use of stramit board in tank room roof
- Investigate make up of external envelope
- Assess rainwater management system
- Assess additional roof loading
- Assess stones & low parapets on roof
- Investigate drainage & foundations near trees
- Durability Testing of Reinforced Concrete
- Ground investigations including GPR & flood risk
- Assess to flat roof from balcony
- Assess gas pipes.

The work will be grouped to enable it to be given to relevant contractors and monitored. With regard to the Flood risk, the block is not in a flood risk area and as mentioned within the report, flooding from groundwater is unlikely.