

Edwards Court

Rowlandsway, Wythenshawe, Manchester M22 5SF

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. 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. Access was gained to 3 no 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 it 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. There are a number of primary recommendations and other suggestions throughout the report, the primary recommendations look at cracking to the slab, 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 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 meeting with the structural engineer and 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 underside of the roof slab can be seen from the lift motor room as in the picture to the left and identified as Stramit board.

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

Vehicle Strike. The block has been assessed particularly with regard to a potential vehicle strike however it has substantial permanent, metal railings to all sides with no exposed sides to which a vehicle would require a high speed to penetrate the railing if at all to which the building is positioned to disallow that and therefore it is a negligible risk of a vehicle striking the building.