

# Brownley Court

100 Brownley Rd, Wythenshawe, Manchester M22 8UD

## Structural Survey & Ongoing Structural Safety

A recent non-invasive structural survey carried out by Michael Dyson Associates in November 2023 saw access to all communal areas, rooftop and three flats.

The report mentions that the block had previous refurbishment with the new render system affixed directly to the facade and curtain walling encloses the balconies with an aluminium frame with clear and opaque glazing throughout. The construction is reinforced concrete with reinforced concrete walls and slabs with floors measuring 180mm. The entrance area is two storeys and constructed in steelwork and masonry.

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 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 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.

### 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.