



**MANCHESTER
CITY COUNCIL**

Building Control

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Nick Treadway
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Date: 5th June 2024

Our Ref: DS/24/03028

Dear Sir/Madam

The Building Act 1984 (as amended)

Potential Danger

**Properties within the Block Bounded By Lever Street, Houldsworth Street,
Little Lever Street And Little Ancoats Street, Manchester, M1 1FE**

Whilst dealing with a dangerous building at 58 Level Street on 15 May 2024, the structural engineer acting on your behalf pointed out that the neighbouring buildings within the same block could be considered to be as dangerous as the property that was currently collapsing.

This potential source of danger could not be assessed as imminently dangerous at present, however without attention now it will soon become imminently dangerous.

I suggest that you, as property owner, attend to the potential source of danger before the potential source of danger becomes imminently dangerous. If the situation worsens the Local Authority may have to serve notice on yourselves to remove the danger or repay the Local Authority for emergency works carried out to remove the danger.

I note, quite rightly, the concern from your structural. I note they state you are in the process of obtaining tenders, which I presume would start by providing façade retention to the block (as understand that the Planning Department within Manchester City Council deem these buildings to be a non-designated historical asset). I would suggest that whether this is part of your tender process or not, you expedite the stabilising of the buildings before any part suffers more decay or sudden collapse.

Yours faithfully
Kamal Beckles
Principal Building Control Surveyor

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