Outlook

Re: Old Parsonage Gardens - Boundary Wall - Greenhouse



Good morning, Aidan and Joanne

Following yesterday's site visit, I reviewed the condition of the greenhouse and the provided reports. The recommended remedial works should be carried out as soon as possible to address significant safety risks.

Until these works are completed and the glazing is confirmed safe, or the other section of the greenhouse is deemed safe, volunteer access to the greenhouses should be suspended or limited to short-term essential tasks, such as watering plants and feeding the fish, until they are relocated in view of the festive season. The current condition poses a foreseeable risk of injury from glass breakage or structural failure, which may result in non-compliance with Health and Safety legislation.

Joanne and I will also review the risk assessment for staff entering the building to support volunteers on site.

Thank you.

Best regards,
Bolanle Aju
Senior Health and Safety Officer
Internal Audit and Risk Management
Corporate Services
Manchester City Council

Health and Safety Duty Line 0161 234 1897

[redacted]

[redacted]

Address: Internal Audit & Risk Management, Manchester City Council, Floor 3 (St Peter Square Elevation), Town Hall Extension, Albert Square, PO Box 532, Manchester, M60 2LA

Please consider the environment before printing this email.

[redacted]

Morning Bolanle - Given Aidan's email, are you able to give an assessment regarding volunteers in writing which will determine the action which take going forward?

Many Thanks in advance.

Kind regards

Joanne Wakeman
South Area Park Lead
Neighbourhood Services
Manchester City Council
M23 0AB

[redacted]



[redacted]

Subject: Re: Old Parsonage Gardens - Boundary Wall - Greenhouse

Hi Joanne,

I would need to get clarity from the structural engineers regarding the brickwork stability. The greenhouse closest to the parsonage is supported by unstable courses of brick wall.

The supporting wall to the other greenhouse would seem to be in better condition, however I need the engineers to confirm as I have not inspected it from the neighbouring side. Nevertheless, what concerns me is the glazing which has been used in the roof, walls and door construction. If the glazing is annealed glass, there is risk that this could cause an injury if broken.

A greenhouse doesn't fall under the same legislation that governs buildings, however, if the glass is hazardous and resulted in an injury to an employee the council would have failed in their duty under the Health and Safety at Work Regulations and Management Regulations - for this reason I have asked for Corporate Health and Safety to take a view and conduct a risk assessment.

Regards,

Aidan Watson BSc (Hons) MRICS
Senior Building Surveyor
Capital Programmes and Procurement
Growth & Development



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[redacted]

Subject: Fw: Old Parsonage Gardens - Boundary Wall - Greenhouse

Hi Aidan - Sorry me again...

Can I just clarify that the structural survey was the whole length of the wall and not just the area where the rain was coming in through left hand side?

We have had health down today but, wanted to clarify that the whole of the wall is unsafe and so so both ends of the greenhouse and the brick structure in between would need to be avoided by volunteers?

Kind regards

Joanne Wakeman
South Area Park Lead
Neighbourhood Services
Manchester City Council

M23 0AB

[redacted]



[redacted]

[redacted]

Subject: Re: Old Parsonage Gardens - Boundary Wall - Greenhouse

Hi Joanne,

Please find attached the structural engineers findings produced earlier this year and the condition report produced in 2022 by one of our building surveyors.

As discussed on site, my concern is that both greenhouses use annealed glass panes (this is assumed and yet to be tested) which if broken, have the potential to cause a laceration. The roof, walls and doors to both greenhouses all contain glazed panes. Before any action is taken, it would be worth testing a small pane (safely) to see how it fractures when broken.

My other observation today was the risk of electric power sockets becoming wet due to water entering the greenhouse via the walls and roof.

I think it would be worth corporate health and safety making an assessment of the associated hazard risk to occupants and the potential breaches of health and safety legislation if someone was to be injured.

Should you have any queries please contact me.

Regards,

Aidan Watson BSc (Hons) MRICS
Senior Building Surveyor
Capital Programmes and Procurement
Growth & Development



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Hi Rob/Aidan - Please can you attach the surveyors report and send it on to us all to have a look at?

I'm meeting with health and safety on Wednesday this week to look at whether the building is deemed safe for volunteers.

Kind regards

Joanne Wakeman
South Area Park Lead
Neighbourhood Services
Manchester City Council
M23 0AB

[redacted]



[redacted]

Hi Joanne

Email trail below for info:

Thanks Rob



Hi Rob,

I've been on a training course all day and I am on leave from this evening until Monday.

I'll contact you when I return and we can get someting in the diary.

Regards,

Aidan Watson BSc (Hons) MRICS
Senior Building Surveyor
Capital Programmes and Procurement
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Subject: Re: Old Parsonage Gardens - Boundary Wall - Greenhouse

Hi Aiden

I've been passed on this job by Martyn, email trail below:

Would you have availability to vist the site with myself and the Park Manager[acting on behalf of the Friends Group/stakeholders]?

As is explained in your email below: "*in my opinion the greenhouse needs to be removed and a new one installed without glass as this is hazardous. A new greenhouse should be located away from the boundary wall, as presently it is support by the boundary wall."*

The site visit would help myself and the Park manager understand/ discuss options in relation to the site and any proposed new structure.

Available for a call if it's easier to discuss.

Thanks Rob

Robert Gorvette
District Property Development Manager
Corporate Estates - Asset Management Programme (AMP)

Growth & Development Directorate
Manchester City Council

[redacted]

[redacted]

Regards

Martyn Joyce
Zero Carbon & Asset Management Programme Manager
Corporate Estates
Growth & Development Directorate
Manchester City Council
Manchester
M60 2LA



[redacted]

Hi Martyn,

Please see attached report produced in 2022.

I've selected this report as the wall in now covered in vegetation and it would be difficult to see the brickwork. The report has pictures from page 6.

We don't have budget costs at this stage for the works - please let me know if you want budget costs.

I am of the opinion that the greenhouse needs to be removed and a new one installed without glass as this is hazardous. A new greenhouse should be located away from the boundary wall, as presently it is support by the boundary wall.

We need to establish where the boundary line is, if the wall is located astride of the boundary with the neighbour's land, it would be considered a Party Fence Wall under the Party Wall etc...Act. To work on a Party Fence Wall we would be required to issue a notice to the adjoining owners who can then agree to the works, or they can request for a party wall agreement to be put into place. The associated costs of drafting a Party Wall Award could be between £2-5K.

Please let me know if you require further information.

Regards,

Aidan Watson BSc (Hons) MRICS
Senior Building Surveyor
Capital Programmes and Procurement
Growth & Development



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[redacted]

[redacted]

Do you have costs and pictures please?

Regards

Martyn Joyce
Zero Carbon & Asset Management Programme Manager
Corporate Estates
Growth & Development Directorate
Manchester City Council
Manchester
M60 2LA

[redacted]

[redacted]

Hi Martyn,

The job details are: Old Parsonage Gardens - AMP45727-2 Extn fabric repairs & electrical installations

Regards,

Aidan Watson BSc (Hons) MRICS

Senior Building Surveyor

Capital Programmes and Procurement

Growth & Development



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[redacted]

Hi Aiden which job number is this please?

Regards

Martyn Joyce
Zero Carbon & Asset Management Programme Manager
Corporate Estates
Growth & Development Directorate
Manchester City Council
Manchester
M60 2LA

[redacted]

[redacted]

Subject: Re: Old Parsonage Gardens - Boundary Wall

Hi Grenville,

The wall has been inspected and we know what works are required.

If the boundary wall is a party fence wall under the Act, we would be required to issue a notice before working on it and observe the procedures and timescales detailed within the Act.

Please see link below for further information - please see information referring to Party Fence Wall:

Party walls and building work: Overview - GOV.UK



Party walls and building work: Overview - GOV.UK

You must tell your neighbours if you want to carry out any building work near or on your shared property www.gov.uk or ‘party wall’, in England and Wales. Party

walls stand on the land of 2 or ...

Regards,

Aidan Watson BSc (Hons) MRICS
Senior Building Surveyor
Capital Programmes and Procurement
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Hi Paul

In view of this ownership query in the meantime, could permission be sought by the adjoining neighbours to inspect the wall for defects and prepare costs for remedial works? I am just conscious of the time spent so far on the scheme and we are no nearer to a solution.

Regards

Gren



Hi Aiden,

We are unable to determine from the land ownership information the if this is a party wall or a boundary wall I understand that the deeds etc are also

silent on the matter if who is responsible for maintenance.
As Jack has previously suggested, a land surveyor *might* be able to determine if the existing wall sits on or within the boundary- although equally due to the scale of land registry plans it may be impossible to determine with any certainty.

Although I am not particularly familiar with this site, it would seem from past interactions with the Neighbours that they would not be willing to contribute towards the maintenance of the wall.

Regards
Paul

Paul Edgeworth CIWFM MRICS

Principal Surveyor

Corporate Estates

Manchester City Council

[redacted]

MANCHESTER
CITY COUNCIL

[redacted]

Hi Gents,

I'd be grateful if someone could provide an update relating to the boundary line for the site which will establish if we have a party fence wall.

Regards,

Aidan Watson BSc (Hons) MRICS
Senior Building Surveyor
Capital Programmes and Procurement
Growth & Development

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Hi Gents,

I'd be grateful if someone could provide an update on establishing if the boundary wall is a party fence wall.

Regards,

Aidan Watson BSc (Hons) MRICS
Senior Building Surveyor
Capital Programmes and Procurement
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Hi Paul,

Further to our discussions, I very much doubt that the deeds would provide the clarity Aidan seeks about the boundary wall and the only way to determine the true boundary line would be to commission a land surveyor report.

However and wherever the true boundary might be determined, in my experience adjoining owners rarely (if ever) agree to contribute to boundary structure repairs.

Also, since we spoke, it has occurred to me that the adjoining lodge Aidan refers to, is the Philip Godlee lodge, with whom we've had some recent and contentious discussions regarding their other boundary with the community wood.

Considering the interest shown by local members into that other issue, it might be prudent to discuss this with Georgia?

Kind regards

Jack

Jack Brett
Property Advisor

Corporate Estates Team
Strategic Development Directorate
Manchester City Council
8th Floor Town Hall Extension
PO Box 532
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M60 2LA



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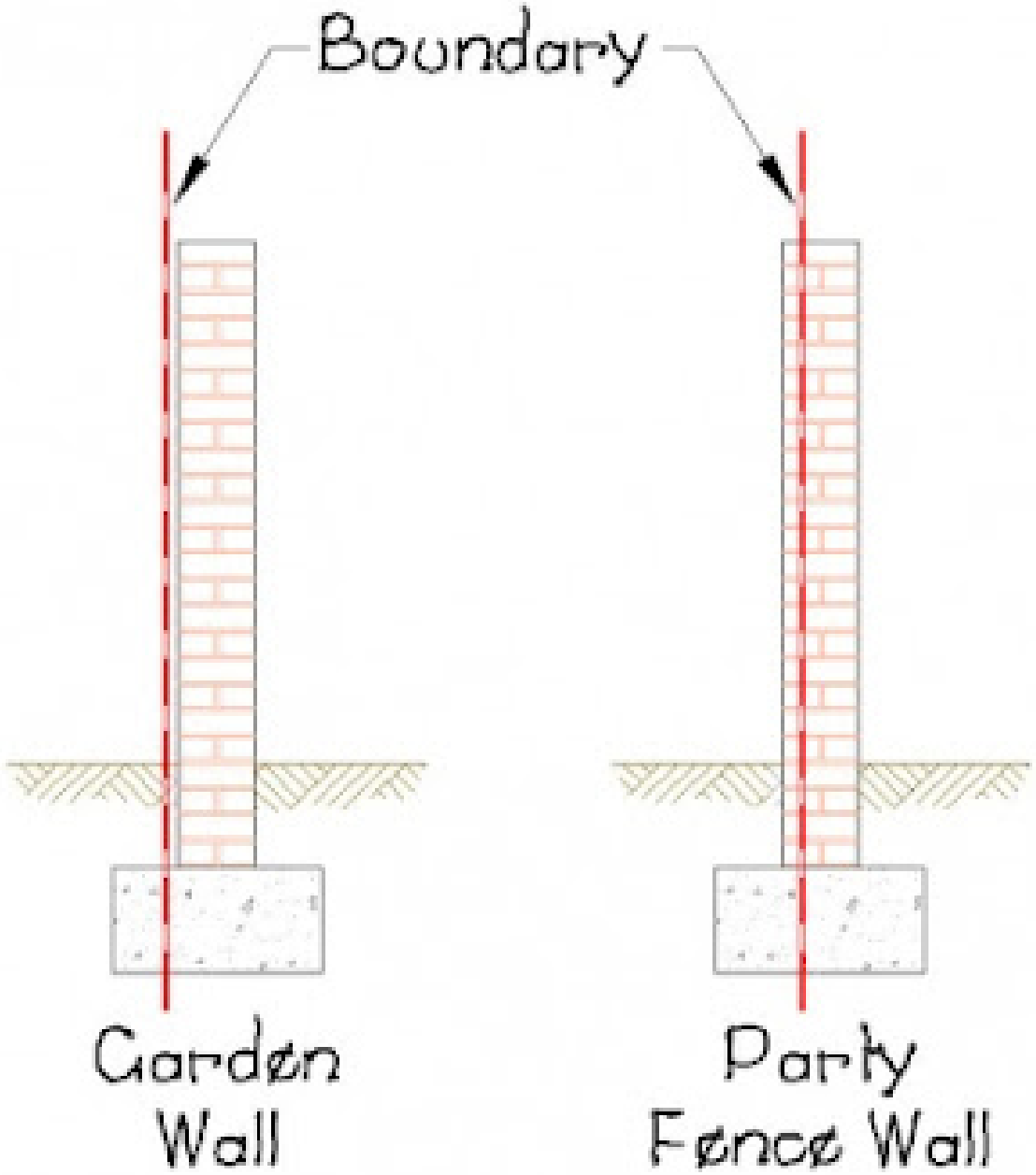


Hi Jack / Grenville,

Please find attached, the structural engineer's report commenting on the condition of the boundary wall which supports the

greenhouses.

Given that the recommendation is to undertake repairs to the wall, we need to establish if this is a party wall. Can you please enquire with our estates team if the wall is located on the boundary and sits astride of MCC's land and the adjoining owner's land. Please see illustration below which shows the two possible senarios.



Regards,

Aidan Watson BSc (Hons) MRICS
Senior Building Surveyor
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[redacted]

Hi Jack / Grenville,

The property management company who manage Philip Godley Lodge have been in contact with me since I called them last week.

I have now arranged for the structural engineers to visit site 15th July to look at the wall.

Regards,

Aidan Watson BSc (Hons) MRICS
Senior Building Surveyor
Capital Programmes and Procurement
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Hi Jack,

Thanks for getting back to me.

As there has been no progress in the last few months are commercial team are asking if the job should be closed. If we can get things moving forward we can keep the job live.

I'll await an update next week after your meeting.

Regards,

Aidan Watson BSc (Hons) MRICS
Senior Building Surveyor
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Hi Aidan,

The only knowledge I have of this was from my brief involvement over a year ago.

At that time I was instructed to advise the management company that they'd have to commission and pay for any netted wall for themselves and I've had zero input since then, so am surprised to hear about this apparent u turn.

I'll discuss with my manager on Monday and get back to you.

Kind regards

Jack

Jack Brett
Property Advisor

Corporate Estates Team
Strategic Development Directorate
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8th Floor Town Hall Extension

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[redacted]

Hi Grenville / Jack,

Has there been any progress dealing with the managing agents of the neighbouring property to the Old Parsonage Gardens in Disbury?

The structural engineer needs to inspect the party wall.

Regards,

Aidan Watson BSc (Hons) MRICS
Senior Building Surveyor
Capital Programmes and Procurement
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[redacted]

Subject: Old Parsonage Gardens - Boundary Wall

Hi Grenville / Jack,

Has there been any progress dealing with the managing agents of the neighbouring property to the Old Parsonage Gardens in Disbury?

The neighbour's side of the shared boundary wall requires the vegetation removing to allow an inspection of the wall by a structural engineer.

The managing agents details I was given when I was on site were:

Daniel Pollard
Realty Management Company, Stockport

[redacted]

Regards,

Aidan Watson BSc (Hons) MRICS

Senior Building Surveyor

Capital Programmes and Procurement

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