


<b>Community and Governance Committee Meeting</b>	 Market Drayton Town Council
<b>Agenda Item: 8.CG Building Condition Inspection</b>	
<b>Date: 29 September 2022</b>	
<b>Appendix : CG61</b>	

### **Building Condition inspection report by Councillor Chapman**

The building condition report was completed on 2 occasions dated 08/07/22 and 14/07/22 and two councillors came forward to assist, namely Cllr Roberts and Cllr Manton.

Cllr. Roberts and Myself completing approx. half of the Buildings on the 7<sup>th</sup>, and Cllr. Manton, Myself and a young lady a member of the public completed the remaining inspection on the 14<sup>th</sup>.

The public volunteer had come forward expressing interest to help and had contacted the clerk, her details were passed onto myself to make contact, which I was more than happy to do.

My personal thanks to those that assisted.

For future reference the two inspection days took a total of approx. 4 hours to complete.

A draft "Excel" spreadsheet had been produced containing a page for each street , with a pro-forma layout colour coded to a Google earth map showing the streets in question also colour coded to match. Each observation logged was issued with a street identity code and the issue would be hyperlinked to an accompanying digital photo.

The inspection was to be carried out on 11 roads/streets and their buildings whether Commercial or domestic and within the Town Conservation area as a boundary. The inspection was also completed by observation from the public highway and was external only. I.e:- what the public/visitors can observe for themselves.

The inspection logged a total of 61 separate issues related to 47 individual properties, some properties obviously having more than 1 observation/issue.

Existing known issues were also logged but colour coded if works had commenced as a means of tracking progress.

These issues fell into 2 categories, Cosmetic or possibly structural and were also rated as potentially dangerous ie:- a hazard to the public or not, and if a hazard to what degree, a big factor in the severity rating was the proximity of the hazard to any adjacent public footpaths and hence the possibility of passing pedestrians.

The worst issue found during the inspection were actually 2 cases potentially involving electrocution that given the right set of circumstance might kill. This in the opinion of the

inspection group was severe enough to be raised immediately with a working member present on the property on the 8<sup>th</sup> July. *I noted, as recently as a few days ago that the problem has not been resolved and the electrical power was established and a potential serious hazard present.*

This specific problem is adjacent to a public footpath approx. 2 metres in elevation from the pathway and easily reachable by inquisitive fingers.

All the inspection notes and digital images were subsequently entered into a master copy of the "Excel" spreadsheet and supplied to the clerk for further processing. Although the original proposal for this initiative only included sending the completed list to Shropshire council building control for expert assessment, it is now felt that a letter from Town Council hand delivered to the owner/occupiers would be a good idea for the majority of lesser serious issues, with the more serious structural issue being addressed as originally proposed. A draft letter is now available for council to consider should it support this additional approach.

Obviously, we have no powers to engage in getting these issues resolved but we look forward to the owner/occupiers resolving the issues raised and improving our Town Image and more importantly our public safety.