



Building Safety Case Report Benchill Court



Revision Date January 2024

Principal Accountable Person	Wythenshawe Community Housing Group	8 Poundswick Lane, Wythenshawe, Manchester M22 9TA
Point of Contact	Building Safety Manager- Vic Finn	07525905048
Updating this Report	By: Vic Finn	When improvement work is carried out or following a major event.

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1. About Wythenshawe Community Housing Group as the Principal Accountable Person.

Wythenshawe Community Housing Group (WCHG) is a registered social housing provider with in excess of 13,700 domestic properties, many of these are within blocks of various types including walk ups, cottage flats, sheltered and High Rise. Within the portfolio are 10 blocks that come within the scope of the Building Safety Regulations being over 18m high. WCHG is the 'Responsible Person' for Benchill Court

2. Preparation of Report.

The report has been formulated in line with HSE government guidance (Preparing a safety case report - GOV.UK (www.gov.uk) as best practice guidance and sets out how WCHG manage the Risk of Fire spread, the buildings structural safety and how WCHG are preventing fire spread and structural failure and limiting risk to this building to ensure the building is safe to occupy.

This report was prepared by Victoria Finn, Building Safety Manager who has worked in the housing sector for over 34 years, 26 years of which are in the construction sector with a background of Building Surveying and Project Management for new developments and major refurbishment work. Qualifications include LMS Level 6 Fire Safety and Building Safety Management diploma, a Master of Science in 'Regeneration and Urban Renewal' and Bachelor of Science in 'Construction Project Management' and also a member of the Chartered Institute of Building with continuing CPD.

Table: Contact Details

ADDRESS: Benchill Court	
Registration Ref: HRB03357P9W8	
Height of building (m) to floor or highest storey	30.5
Number of floors including ground	12
Number of residential units/flats in the building	45
Name of the building	Benchill Court
Building Street address	Benchill Court Road
Building Postcode	M22 4GJ
Name of Principal Accountable Person (PAP)	Wythenshawe Community Housing Group, 8 Poundswick Lane, Manchester, M22 9TA
Name and Role of lead contact for PAP organisation	Victoria Finn, Building Safety Manager
email address and Contract telephone number - PAP	victoria.finn@wchg.org.uk 07525905048

3. Building Description

Benchill Court was acquired in 1999 following a stock transfer from Manchester City Council and is a high-rise, general needs, residential block. The block was constructed in 1962 so likely pre-dates the building regulations to consider dead and imposed loading and disproportionate collapse introduced in 1970.

There was little information passed on with the block on transfer however after reviewing old planning approvals and drawings and with the new information obtained, we are able to understand the construction, environment and usage of the block and continue to review the information obtained and plan for further checks or work to keep people safe.

Benchill Court contains a total of 45 self-contained units and is a purpose-built block of flats constructed of a concrete frame with masonry infill panels and has a mineral wool external wall insulation with render system and curtain wall glazing. There are concrete floors and single stairway which serves all floors with false ceilings only to the ground floor. Each of the upper floors has the same layout.

The twelfth-floor functions as the lift motor room accessed via a hatch on the eleventh landing or via an observation deck on the eleventh floor.

The floor layouts consist of a lift lobby off which 4 flats are directly accessed. Also adjoining this lobby are 2 electrical cupboards, a sprinkler valve cupboard, a pipe service riser cupboard, and a dry riser cupboard.

An FD30s door from each lobby provides access to a permanently vented corridor, off which are further FD30s doors to a bin chute and the staircase which serves all floors. At ground floor level the staircase discharges into the main entrance lobby, from which there is a final exit. The ground floor is of a unique layout, consisting of the lift lobby with adjoining flats, an old caretaker's area, service/electrical risers, community facilities, and a biomass boiler room. The old caretaker's room is made up of a corridor which is an electrical room, water tank and pump room, sprinkler tank room, and toilet. The community facilities area consists of a corridor located off the lift lobby area, which in turn provides access to a scooter storage and charging room, community room, and electrical room.

The community room consists of a seating area and kitchenette. Adjoining the community room is a server room. An additional final exit is provided from the community room. The bin room is externally accessed to the front of the building.

A common BS5839-1 fire alarm system is installed which spans throughout the building's common areas, including many electrical cupboard risers. This system also extends into flats as detailed in section 11. The alarm has been configured to be silent and to function as an emergency alert system for use by the Fire and Rescue Service. There is a separate BS5839-1 fire alarm system installed in the biomass boiler room.

Emergency lighting is installed throughout the building's escape routes.

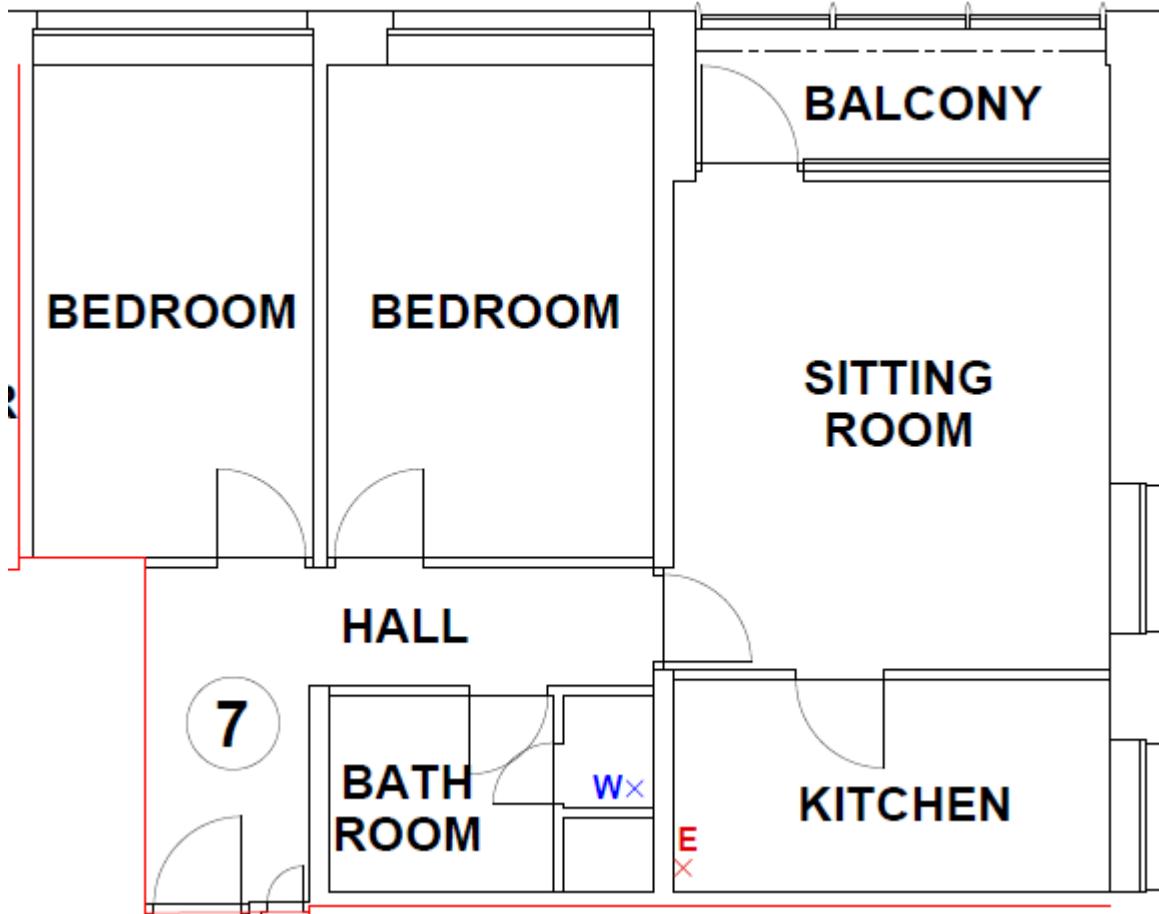
A sprinkler system is installed which extends throughout each resident flat and also covers some of the plant and community areas on the ground floor, also detailed in Section 11.

Table – Key Building Information quick reference

Description	
ADDRESS: BENCHILL COURT - UPRN 10023059749	
Key Building Information	
Evacuation strategy	
What is the evacuation strategy in place (simultaneous, phased, stay put)	Stay put (Defend in place)
passive and reactive control	
What equipment is in residential units (heat/smoke/sprinklers)	smoke and heat detection/ sprinkler system
What equipment is in parts shared by all residents	smoke detectors/Fire alarm/dry riser
Where are the alarm sounders connected to detectors	rooftop/shared space with equipment
Where are the dry risers (bin store/common corridor/lobby etc)	Each floor adjacent to the lift lobby
Where are the smoke detectors (lobby, Meter room, laundry etc)	Lobby/refuse room/ community room/ scooter room/ rooftop/ lift motor room
Types of lift	1 Passenger / 1 modified for Fire Fighters use
number of residential unit front doors with fire resistance identified	45
number of fire doors In common parts residents can walk through (30/60 min)	40
Energy and storage	
Types of Energy Storage	none
Types of onsite energy generation	Biomass boiler
Type of energy Supplies (district/mains elec/mains gas etc)	Electric main/ gas main to the boiler only
Structure and Materials	
Structure Type (composite steel/large concrete panel/masonry etc)	Concrete/ other
Type of Roof (flat/pitched/mix)	flat
Does roof structure have layer of insulation (top of roof/below roof)	yes on top
what material covers the largest surface area (rolled bitumen felt,rubber etc)	Rolled bitumen felt
Total number of staircases	1
what materials are visible on the outside walls (ACM, other composite etc)	External wall render/ masonry and glass
Aluminium Composite material (ACM) certification	No ACM
percentage of each material on the outside (from mentioned above)	70% Rockwool mineral insulation render system/ 30% glass
what type of insulation is used in the outside walls (EPX, PUR, Mineral wool)	Mineral wool 100%
Features/ machinery for heat, ventilation or energy generation	Rooms on roof (lift motor room)
Which materials are used most in the machinery in a room on the roof	Brickwork and render finish
Primary use for the court (office/residential/shop etc)	Residential- no secondary use
Number of flats below ground level	none

Flat layouts

The layout of each flat consists of the entrance door opening into a protected entrance hallway, off which is 2 bedrooms, a sitting room and a bathroom. A lobby adjoining the living room provides access to an internal bedroom and a bathroom. The kitchen is accessed from the sitting room and there is an enclosed balcony area from the living room. **(See below typical flat layout taken from strategy plans in Appendix A)**



Fire Exits

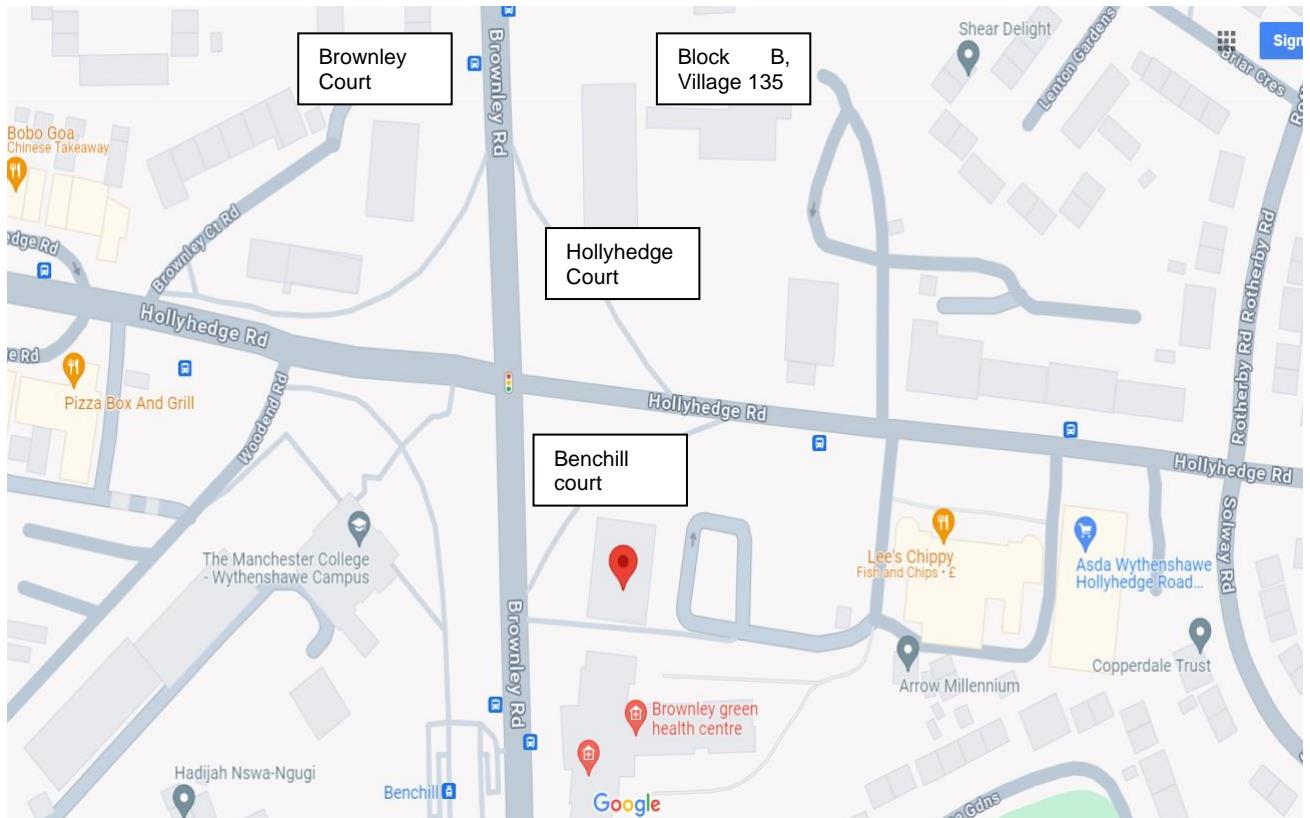
Emergency lighting is installed throughout the building's escape routes.

Flat entrance fire doors within the building have been newly installed to FD30s door-sets (discussed in section 11) Exits are signposted with wayfinding signs updated to the current format in the Building Regulations part B.

Final exits from the building for the residents are provided from the base of the single staircase and from the lift lobby at ground level.

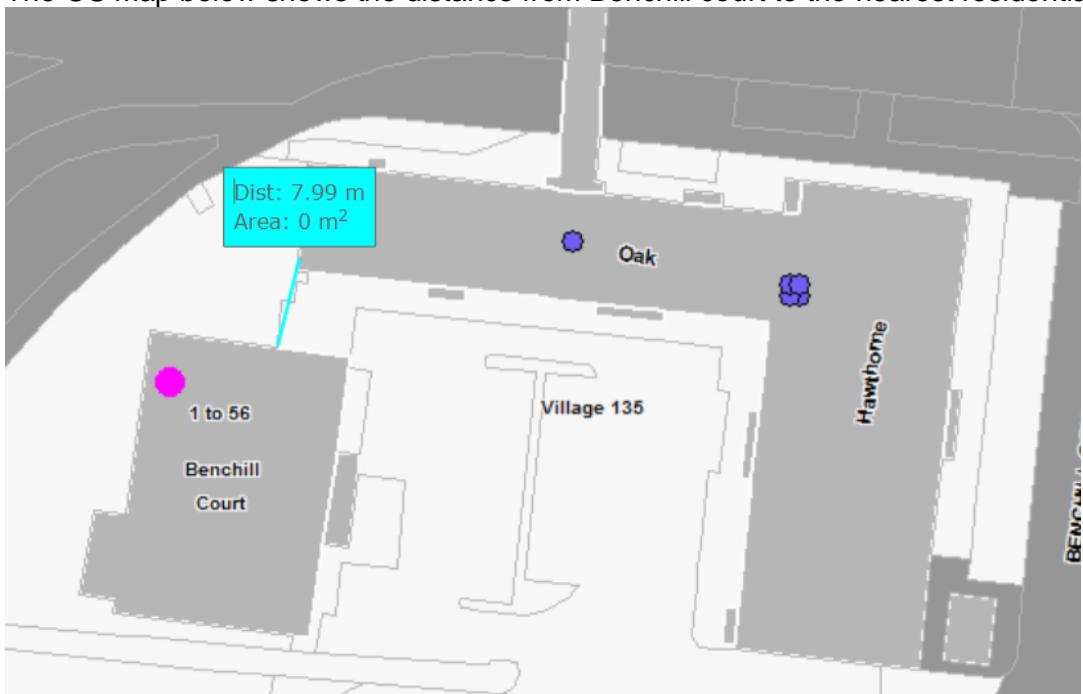
Surrounding Area

The block is one of 4 high-rise blocks within the vicinity, the others of which are Brownley Court located across Brownley road, Hollyhedge court located across Hollyhedge Road and Block B of Village 135 complex sat behind Hollyhedge Court. As can be seen in the aerial shot taken from Google maps, Benchill Court is bounded by 2 lower residential blocks belonging to Village 135 and a health centre and sits of the crossroads of two main roads.





The OS map below shows the distance from Benchill court to the nearest residential block.



Stability of Cladding systems.

The cladding system now installed to this block is safe and compliant under the current Building Regulation Part B requirements.

The system was installed in 2015 and is made up of a TERMOK8 external insulation of mechanically fixed mineral wool dual density insulation slabs adhered a reinforced basecoat and either rendered or a brick slip finish.

The certification provided with the system states a reaction to fire of classification A2-S1, d0 in accordance with EN 13501-1 which exceeds the minimum requirements for a building above 18m as detailed in Section 10.6 of Approved Document B.

Building Foundations

A structural survey carried out in October 2023 by Michael Dyson Associates hasn't shown anything concerning or likely to be attributable to foundation failure and there are no further recommendations in this area. There was a recommendation to establish the foundations with a GPR survey which will be considered in future work.

Incoming mains and isolation points

The isolation points are all located to the rear of the building and can be accessed externally or from the internal rear lobby. The gas boiler isolation point along with the biomass isolation point are in the biomass room and the electric isolation point is located in a separate meter room accessed internally.

The mains isolation areas are shown on the plan 'Ground Floor Mechanical Services revision 11 in **Appendix A**

4. Fire Risk Assessments.

The 'in-scope' buildings have Type 3 surveys undertaken unless a more intrusive one is recommended such as behind cladding or within loft spaces for instance, when further surveys will be requested. The Fire Risk Surveys are carried out by 'Total Fire Group' who are BAFE and FIA accredited and have been procured from the Procurement Framework 'Procure Plus Holdings' via a Fire Risk and Mitigation works framework.

A separate compartmentation survey was also undertaken in 2020 as a separate exercise to specifically review all risers and compartmentation areas that were then rectified. A number of pages as a representative sample of this report can be found in **Appendix B** and the full report available on request.

The Fire Risk Assessments pick up any compartmentation breaches which are tracked through on the FRA portal 'Aurora' to completion and sign off by the relevant directors for those managers.

An FRA carried out on the 4th July 2023 advised of only moderate and tolerable risks. The risks have been entered onto the Fire Risk tracking portal, allocated to individual managers and will be tracked through by on the Aurora system and signed off once evidence is provided by the directors.

The fire Risk Rating Matrix used to assess the fire risk can be seen below:

		LIKELY CONSEQUENCES OF FIRE			
		Subjective Fire Risk Rating	Slight Harm	Moderate Harm	Serious Harm
LIKELIHOOD OF FIRE OUTBREAK	Highly Unlikely	Negligible Risk		Tolerable Risk	Moderate Risk
	Unlikely	Tolerable Risk		Moderate Risk	Substantial Risk
	Likely	Moderate Risk		Substantial Risk	Intolerable Risk
	Very Likely				

5. Managing the Risks

The Senior Contracts Manager for Facilities along with the Building Safety Manager has an overview of the Fire Risk portal and the actions assigned to colleagues. The risks are based on both Life Risk Actions and Property Risk Actions.

The Fire Risk portal is populated by the Fire Risk Assessors with their recommendations. The actions are assigned by a Facilities colleague to the relevant manager for each action within the system and an excel list of the actions are downloaded from the system weekly and e-mailed to all those overseeing these actions to serve as a reminder to review them.

When the actions are complete, the assigned manager will sign them off in the system, upload their evidence and this then goes to their director for complete sign off. The FRA's are monitored for their progress and outstanding actions via a 'Power Bi' portal as can be seen in the screenshot below:

BUILDING SAFETY COMPLIANCE											
MULTI-STORY BLOCKS											
BIG 6 COMPLIANCE	Bagnall Court	Benchill Court	Birch Tree Court	Brookway Court	Brownley Court	Edwards Court	Hollyhedge Court	Moorcot Court	West View Court	200 Hollyhedge (V135)	3 Hollyhedge Court Road (V135)
<input type="checkbox"/> GAS	○	○	✓	○	○	✓	○	○	○	○	○
GAS (DOMESTIC)	✓	✓	○	✓	✓	○	✓	○	✓	✓	✓
H&S (DOMESTIC)	○	✓	○	○	✓	○	○	○	○	○	○
BIOMASS (COMMUNAL)	○	✓	○	○	✓	○	○	○	○	○	○
<input type="checkbox"/> ELECTRICAL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ECR (DOMESTIC)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ECR (COMMUNAL)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<input type="checkbox"/> ASBESTOS	✓	✓	✓	✓	✓	✓	○	✓	✓	○	○
ASBESTOS	✓	✓	✓	✓	✓	✓	○	✓	✓	○	○
<input type="checkbox"/> FIRE SAFETY	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
FIRE SAFETY SYSTEMS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
FIRE DOORS (QTFLY)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ENTRANCE DOORS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
FIRE RISK ASSESSMENTS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<input type="checkbox"/> LIFTS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LIFTS (COMMERCIAL)	○	○	○	○	○	○	○	○	○	○	○
LIFTS (DOMESTIC)	○	○	○	○	○	○	○	○	○	○	○
<input type="checkbox"/> WATER	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
WATER	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

White Circles are N/A.
(i.e. the Block does not contain this type of asset)

Compartmentation

Compartmentation is provided by way of a single protected staircase leading from the protected lobby area off which are 4 flats which have newly fitted front entrance doors in 2023 and all walls which form each flat are also compartmented. Each riser cupboard located on each lobby and lift shaft are also compartmented as well as the lift shafts and service areas. This compartmentation is shown on the Fire strategy drawings marked in red lines which has also been shared with colleagues to ensure they are aware of where compartmentation is, as can be seen on the fire strategy drawings in **Appendix A**.

All riser cupboards that were accessed for Fire alarm and Sprinkler work, have had any breaches through floor slabs sealed and signed off by a third-party inspector 'Flamehold' who are a member of the Fire Protection Association and FIRAS accredited, this also applies to the wires or pipework entering each flat. A copy of such certification can be found in **Appendix B**. The riser doors along with the Communal pedestrian 30min fire doors off the common areas are checked quarterly for any issues and also checked within the annual Fire Risk Assessments. Any compartmentation breaches picked up on the Fire Risk Assessments are sent to a competent contractor for remediation work.

A compartmentation survey was undertaken in March 2023 as a separate exercise by Knightsbridge which can be found in **Appendix B**.

Energy Suppliers Details

SEFE	Electric supplier	Work via Monarch
Gazprom	Gas supplier	Work via Monarch
Monarch	Manages energy companies	Tamzyn.Elliott-Pullen@monarchpartnership.co.uk

Maintenance of equipment and responsibility.

The Facilities department manage maintenance contracts for the high-rise blocks and listed below are the key maintenance contractors who manage building safety and test/inspection frequencies

Contractor	Measure	Frequency
Fire		
Fieldway	Fire alarms/door release	weekly
Argus	sprinklers	monthly
Dyer (DH Environmental)	AOVs	Annually
AARHUS	Biomass fire alarm monitoring and biomass room emergency lighting	Annually
PFI solutions signs	exit signage	Annual FRA/ BSO inspections

Chute Fire Cert	bin chute checks	Six monthly
Premier Technical Services Group	Lightning protection	Annual
Allied Central Power Services	Lift checks Generator inspections	Weekly with fire alarms /monthly inspections
Complete Fire	Dry Risers	monthly
Complete Fire	Emergency lighting	Annually
Asbestos		
Scope iT	Asbestos testing/analyst	Annual / reactive
Countrywide	asbestos removal	Reactive
legionella		
Mitie	legionella testing	Monthly
xylem	Water testing	Six monthly

Flat Entrance Fire door inspections

The flat entrance doors leading onto common parts are inspected annually in line with the Fire Safety (England) Regulations 2022, by in house inspectors (trained by 'Ventro Fire Compliance') utilising a hand-held system which then feeds into the Power Bi dashboard for monitoring. These inspectors are also Gas and Electric compliance inspectors who undertake the annual checks. The doors are inspected against key TRADA questions that are pre-set into the system to ensure the correct questions are asked.

The inspection information for the fire doors is collected on a hand-held device which feeds in to the Orchard Housing Management system, any resultant repairs required are taken off the system and raised. The inspections feed through to the Power BI dashboard which are reviewed via a corporate performance team as can be seen in the table below:

property_group	REQUIRED DOOR CHECK	HAS DOOR CHECK	% DOORS CHECKED	FLAT ENTRANCE DOOR CHECKS
ENSUITE ROOM	13	13	100.0%	
FLAT - COTTAGE	210	210	100.0%	
FLAT - MULTISTOREY	937	937	100.0%	
FLAT - OTHER	14	14	100.0%	
FLAT - SHELTERED	54	54	100.0%	
FLAT - SUPPORTED	4	4	100.0%	
FLAT - WALKUP	973	973	100.0%	
HOUSE	57	57	100.0%	
Total	2262	2262	100.0%	

PROPERTYKEY	ADDRESS	ENERGY USAGE	PROPERTY TYPE	prtyp_dsc	CATEGORY	CURRENT LGSR SERVICE	REQUIRES ENTRANCE DOOR CHECK	HAS DOOR CHECK ON CURRENT 1ST TOUCH RECORD	1st TOUCH RECORD DATE
15589	FLAT 5 MOORCOT COURT	H&S	MSGF1B	1 BED GRD FLOOR MULTI STOREY	GENERAL	28/11/2022	1	1	16/12/2021
15483	FLAT 86 BROADWAY COURT	H&S	MSUF1B	1 BED UPPER FLOOR MULTI STOREY	GENERAL	10/02/2023	1	1	21/02/2022
16658	39 MOORCROFT ROAD	GAS	WU1F1B	1 BED 1ST FLOOR WALKUP FLAT	GENERAL	03/03/2023	1	1	03/03/2022
1074	58 HOLLYHEDGE COURT	H&S	MSUF2B	2 BED UPPER FLOOR MULTI STOREY	GENERAL	27/03/2023	1	1	27/04/2022
17373	FLAT 41 WEST VIEW COURT	H&S	MSUF1B	1 BED UPPER FLOOR MULTI STOREY	GENERAL	10/05/2023	1	1	12/05/2022
15313	15 BAGNALL WALK	GAS	WU1F1B	1 BED 1ST FLOOR WALKUP FLAT	GENERAL	23/06/2023	1	1	13/05/2022
1632	26 BIRCH TREE COURT	GAS	MSUF1B	1 BED UPPER FLOOR MULTI STOREY	GENERAL	18/01/2023	1	1	19/05/2022
17547	323 WYTHENSHAWE ROAD	GAS	WU1F2B	2 BED 1ST FLOOR WALKUP FLAT	GENERAL	25/05/2023	1	1	23/05/2022
17521	371 WYTHENSHAWE ROAD	GAS	WU1F2B	2 BED 1ST FLOOR WALKUP FLAT	GENERAL	18/05/2023	1	1	26/05/2022
8967	24 MAISMORE ROAD	GAS	WU2F2B	2 BED 2ND FLOOR WALKUP FLAT	GENERAL	27/05/2023	1	1	27/05/2022
14317	18 HOCKLEY ROAD	GAS	WU2F3B	3 BED 2ND FLOOR WALKUP FLAT	GENERAL	26/05/2023	1	1	28/05/2022
17534	295 WYTHENSHAWE ROAD	GAS	WU2F2B	2 BED GRD FLOOR WALKUP FLAT	GENERAL	17/04/2023	1	1	31/05/2022
2354	8 KENNETH COLLIS COURT	GAS	FS0F2B	2 BED GRD FLR FLT-SHELTERED	GENERAL	03/06/2023	1	1	31/05/2022
766	11A CALVE CROFT ROAD	GAS	WUU1B	1 BED 1ST FL WALK UP DECK ACC	GENERAL	09/06/2023	1	1	07/06/2022
17135	21 SWANAGE AVENUE	GAS	WU2F2B	2 BED 2ND FLOOR WALKUP FLAT	GENERAL	25/07/2023	1	1	13/07/2022
15912	16 FARDEN DRIVE	GAS	WU1F2B	2 BED 1ST FLOOR WALKUP FLAT	GENERAL	19/07/2023	1	1	28/07/2022
15425	FLAT 32 BROADWAY COURT	H&S	MSUF1B	1 BED UPPER FLOOR MULTI STOREY	GENERAL	14/09/2023	1	1	24/08/2022
16034	11 FOSCARN DRIVE	GAS	WU2F3B	3 BED 2ND FLOOR WALKUP FLAT	GENERAL	22/08/2023	1	1	26/08/2022
1072	53 HOLLYHEDGE COURT	H&S	MSUF2B	2 BED UPPER FLOOR MULTI STOREY	GENERAL	11/04/2023	1	1	12/09/2022
653	16 BENCHILL ROAD	GAS	CFUF1B	1 BED 1ST FL COTTAGE FLAT	GENERAL	29/08/2023	1	1	12/09/2022
Total						2262	2262		

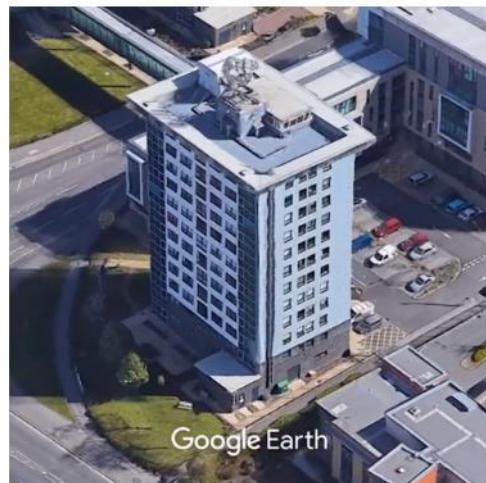
Communal Fire Door inspections

Communal fire doors are inspected quarterly by contractor 'Team Brand' who's inspector has had BRE Academy door inspection training and who has asset tagged and recorded the doors on our cloud- based website 'wchguaditsafe.com'.

Each door within the block for each floor is photographed which will bring up a photo of that door when the QR code is scanned. This will ensure the inspector has the correct door and will also highlight if someone has changed a feature on the door without advising the Building Safety team, in which case, the Building safety team will be notified and a decision on action that may need to be taken then a new photograph will be taken and uploaded. There are key TRADA questions for the inspector to complete in relation to each door to ensure the key components are inspected.

If any repairs are identified, these are raised in the housing management system and allocated to one of the trained Fire door maintenance technicians or sent to a qualified and competent, external contractor.

Below is a screenshot of the system for the communal door surveys showing a photo of the door, the QR code that is on the door and below that a screenshot of the same door when checking on the live status and which shows that the door that is under repair. The status is updated when repairs are carried out and signed off.



Benchill Ground



◀ Change Floor >

BHFG001



Date of survey *

19/03/2024 

Fire Door Rating *

Choose 

Fire glass fitted *

Choose 

Intumescent strip fitted & free from damage *



Fire glass fitted	Intumescent strip fitted & no damage	Door closes properly
Yes	Yes	Yes
Gaps over 4mm around the door	Fire door keep shut sign installed	Damage to the fire door
No	Yes One Side	No

The Building Safety Officer and the Building Safety Manager have also received fire door inspection training via 'UK Fire Doors' and will also inspect doors when carrying out block visits. A CSV file is able to be exported from the system and uploaded into the Asset Database system 'Promaster' which will also feed into a Power Bi reporting page for compliance monitoring similar to that of the front entrance fire doors.

Fire-Fighting equipment

As shown on the fire strategy drawing, Benchill court has the following firefighting equipment which has monthly visual inspections:

- 1 x Firefighting modified lift for firefighters use.
- Inlet and outlet for dry riser mains.
- Permanently open vents are located in the stairwell.
- Fire detection and alarm systems also linked to ancillary rooms.
- Automatic door release mechanisms linked to fire alarm systems.
- Sprinklers in high risk areas.
- Fire Alarms and notification panel for the BS5839-1 system, See **Appendix C** for cause and effect matrix



The 'protect' alarm panel is located in the entrance lobby and the dry riser inlet on the external façade with each outlet on each floor adjacent to the lift lobbies.

The risers are serviced by Complete Fire Systems Ltd in line with BS9990:2015.



The above listed Fire Fighting Equipment is visually inspected on a monthly basis to compliment the main services by suitably qualified contractors as noted in subsection 'Maintenance and equipment responsibility' in previous pages.

Fire Strategy drawings of the building show where the equipment is located, refer to **Appendix A**.

The building is also provided with a BS5839-1 type fire alarm system which incorporates automatic detection to L2 standard in the common areas. The fire alarm system has been re-configured so that it can function in a similar manner to an Evacuation Alert System (EAS). This system is monitored and is generally silent (except for in plant and service areas). All

manual call points in publicly accessible areas have now been removed in accordance with the Fire Risk Assessors recommendations.

Emergency lighting is installed throughout the communal spaces, including plant areas. A sprinkler system provides coverage in key risk common areas namely the caretakers area, heat store, community room, scooter store and extends into the flats.

Electromechanically secured doors separate the staircase from the corridors serving flats and these require fob access in the direction towards the flats. In the direction of escape, a suitable push pad device is provided leading into the stair and a lever handle is provided on the escape side for overriding purposes.

The final exit door from the building, located at the base of the staircase serving the upper floors, is electromagnetically secured and accompanied by a suitable green box emergency override. The secured doors (whether electromechanical or electromagnetic) are configured to release upon activation of the fire alarm system.

[Secure Information box and reviews](#)

There is a 'Gerda' secure information box (SIB) located within the ground floor common area containing:

- plans of the buildings with exit routes
- location of firefighting equipment
- asbestos register
- Personal Rescue Evacuation Plan information
- any previous call out reports
- alarm codes/ procedure
- contact names and details
- test logs.

The information contained within the SIB has been viewed by the Fire Risk Assessor and is in line with the latest government factsheet guidance for Regulation 4 published 24th July 2023. It is reviewed monthly by the Building Safety Officer and updated with any new information provided by way of updated e-mailed reports that feed in from the housing system which is updated by the housing team or sooner for new 'PREPS' information.



Gas Provision

This block has combined gas and Bio-Mass. In this block, gas has been removed from individual flats and Heat interchange Units (HIU's) fitted. These are very responsive and provide instant supply on-demand. This measure has been taken in Benchill court to improve energy efficiency, and reduce CO₂ emissions but more importantly to eliminating gas explosions/ leaks either in a fire situation or which could cause a fire situation and it also alleviates any worries about carbon monoxide emissions. There is no heating to common parts however there is a gas provision to the rooftop heating system which feeds the individual flats via a heat exchanger.

6. Building Safety Management System

The Building Safety Management system has been set out in line with HSE government guidance and BS9997 as best practice and considers effective planning, Organisation, Control, Monitoring and reviews of all measures in place to manage Building Safety. The system pulls together all information from compliance areas and maintenance activity to provide a more holistic overview and dashboard report via Power Bi to show the effectiveness of the system which is reviewed by the Building Safety Manager and reported on monthly within Corporate Performance Meetings where progress and trends are reviewed.

The system considers resources and governance and ties into related policies to address how each team/ contractor/ supplier and residents' activity within the blocks are managed, coupled with the fire risk recommendations and actions. The Building Safety Manager will review and update the system with any new information or changes in teams, corporate practice or new legislation as required and review with any team/ person affected and the document will stay 'live' for constant review. (Refer to **Appendix C** which shows the first page of the system which is available on request.)

7. Planning for Emergencies

The building employs a 'Stay Put' evacuation strategy and residents are informed of this via notices in the common area and via building safety leaflets (**Appendix D**). The common fire detection system is configured for the Fire and Rescue Service to also use as an Emergency Alert System (EAS) such as was recommended in the Grenfell Tower inquiry phase 1 report published in October 2019. The common fire detection system is configured as a silent system and shows where the area of activation is on the alarm panel which is also monitored by an alarm receiving centre 'Custodian'. The decision was taken to configure the alarm as silent following a number of false 'call outs' where the alarms had likely been activated maliciously as recommended by the Fire Risk Assessments this also allows the fire service to only carry out a simultaneous evacuation when necessary.

The 'Assure 24' team are the CCTV team with warden patrol who can attend day or night in an actual fire to aid the fire service where required, along with the duty manager covering night shifts if after hours.

The strategy will be reviewed/updated with any significant changes or following near miss or actual building safety incident.

There is a dedicated muster point for this block which is in the car park area outside of the taxi rank which is displayed on the notice board on the evacuation notice within the communal area.

8. Current Plans of the Building

Within **Appendix A** there are fire strategy plans of the Ground Floor, a typical upper floor and roof area which show the different layouts and key equipment. There are also architectural drawings showing the spandrel and balcony panel replacement following remedial works and plans showing Fire equipment and the incoming mains and isolation points, refer to table below:

Ground Floor plan – Fire strategy drawing.	Ref: BE-C_2200201_01
Fourth Floor plan- Fire strategy drawing.	Ref: BE-C_2200201_05
Loft/ Roof plan- Fire Strategy Drawing.	Ref: BE-C_2200201_13
EWI and window replacement elevations	Ref: HUB097, BEC,PS,06
EWI detailing	Ref: CAD-09/07 - 01
Ground Floor -Incoming mains and isolation points.	Ref: 24051M02
Alarm installation plan Ground Floor	None see App A
Alarm installation plan Intermediate floor	None See App A
Sprinkler Installation plan Ground Floor	As labelled
Sprinkler Installation plan Intermediate floor	As labelled

9. Resident Profiling

As there is no legal requirement for PEEPs in general needs flats, each resident has instead been asked within the annual fire safety information to self-identify where they would require assistance in the event of a fire and the lifts being inoperable. There is a QR code that can also be used for people to self-identify within the communal area and within the building safety booklet which has been sent to all residents with other methods of contact (refer to **Appendix D** rear page). Where this is the case, the neighbourhood officers update the Housing Management system 'Orchard' which produces an evacuation report which is e-mailed to managers monthly.

The Building Safety Officer will consult the report and update any new information within the Secure Information Box as **Personal Rescue Evacuation Plan (PREP)** as recommended by the fire risk assessors. New 'Gerda' boxes have been fitted to all communal areas in HRB's for which the Fire service hold a skeleton key, and shows any apartment where the resident requires assistance and an overview of that requirement. The PREP's in the SIB will be reviewed for updating, removal if temporary and expired or for new incoming tenants.

Where there is a new tenancy, they will be asked if they can self-evacuate at the time of let and the system and SIB's will be updated accordingly. The information shared with residents is in line with the WCHG resident Involvement Strategy V2 October 2023. (**Refer to Appendix D**)

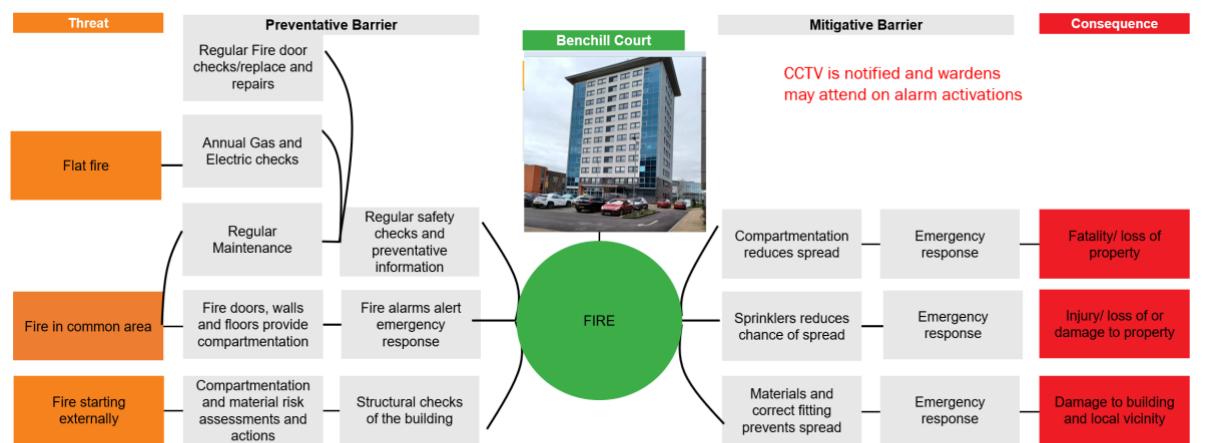
10. Building Safety Information for Residents

A Building Safety Information booklet has been disseminated to all residents who live in a block of flats and a separate fire door letter is handed to the resident following the fitting of a

new fire door. The Building Safety booklet provides information on the block, has photographs and numbers for the neighbourhood officer, Building Safety Manager and Building Safety Officer and general contact details. The booklet also advises the residents of their own responsibilities and how, WCHG as a landlord can help with those. Information is provided on how to evacuate/ communal area housekeeping and which teams are responsible for what areas of the block for building safety.

Building Safety information is displayed in the common area within a locked cabinet with a copy of the evacuation information, along with a 'Safety Case on a Page' as can be viewed below. All communications methods from WCHG as mentioned have initially been reviewed by residents of the 'High Rise Forum' for any feedback and suggested changes prior to being placed in communal areas.

Safety Case on a Page below.



You can obtain further information on line [@Greater Manchester Fire Rescue Service](#) via the Q&A section which addresses questions and concerns residents have from all over Greater Manchester.

The regular Fire Risk Assessments and resulting work along with alarms and sprinklers keeps your block safe.



I am your Building Safety Manager Vic Finn, and this is your Building Safety Officer, Tom Porter. The diagram shows some key points of how your building is managed for safety. Please contact me on 07525905048 or Tom on 07525905042 or send to building.safety@wchg.org.uk to report any concerns with the safety of your block. Alternatively you can use an online anonymous form on the website under the contact section in 'High Rise' or use 0800 633 5500 which is free to use from a landline.



Charging of scooters is managed via the fire management policy and mobility Scooters Procedure and Benchill court has a scooter room facility and any scooters seen in common areas will be brought to the attention of the owner immediately to remove into the scooter room.

11. Past Work and Ongoing work /Building Improvement

See below for a table of refurbishment which is a substantial change or alteration to the original build undertaken by WCHG.

Refurbishment activity	Year undertaken	Planning permission	Undertaken by	Information
Balcony enclosures/ entrance foyer	2006	2005	unknown	Application from Willow Park Housing Trust- no further information available.
Biomass installation	2015	2015		
EWI and window installation/ re-roofing	2017	2015	Wates	Registration of applicant Willow Park Housing Trust.
Fire alarms	2018	2017	Fieldway Group	Full O&M's available
Sprinklers/ tank	2020	2018	Argus Fire	Full O&M's available

EWI- Enveloping work

The external wall insulation was installed in 2017 along with windows and new roof covering following the Biomass installation in order to reduce omissions and make the block more energy efficient. The system when tested to BSEN 13501 – reaction to fire achieves a classification A2-s1, d0 and the insulation slab achieves A1

The system used is 'Rockwool' where a mineral wool insulation board was attached to the external masonry façade to which a basecoat of mortar was applied to take a glass fibre mesh onto which the rockwool primer is applied. The top coat is a Rockwool silicone render.

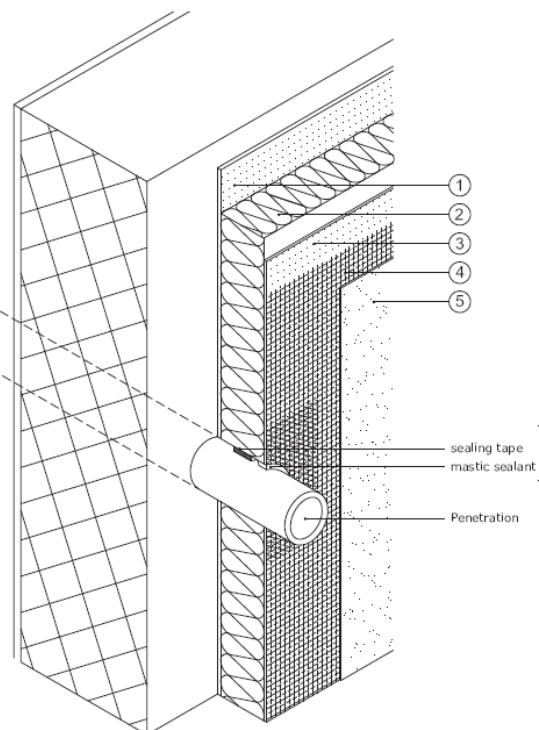
The windows were renewed at the same time as the external wall insulation to A rated PVCu windows.

The roof was also re-covered with a warm roof system of tapered S-VAP 5000E SA as a vapour control layer over the concrete deck with 'Decotherm PIR Insulation, then a further membrane with a Sika Liquid applied embedment coat finished with a Sika liquid applied top coat to the full Sika liquid plastics specification. **Appendix B**

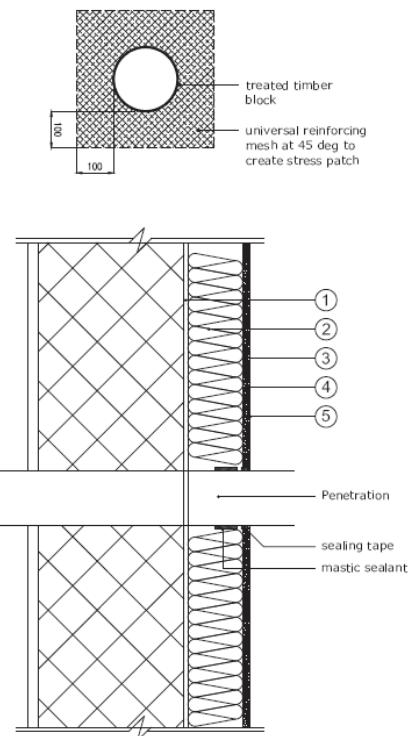
Below shows the system build-up of EWI

Key:

1. Board Adhesive
2. Insulation
3. Basecoat
4. Universal Reinforcing Mesh
5. ROCKWOOL® Decorative Finish as specified



Elevation Detail



Below shows a photo of the work being undertaken



Below photograph of the completed roofing work



Fire Alarms

A heat / sounder detection has been provided within the flats entrance area and the sounders would be wired on the fire alarm loops and not in a radial layout.

Detection is in the store cupboards, electrical risers, bin chutes, plant rooms, and lift motor rooms & all areas leading onto escape routes. Refer to **Appendix A** for installation plans. All flats were previously surveyed to confirm the system design and condition.

Fire System - BS5839-6 System Overview:

There has been installed, a Protec 6500 4 Loop digital LCD Display addressable fire alarm system and a Protec 6500 4 Loop 100 zone digital addressable fire alarm control panel installed in the entrance lobby, open Protocol.

Optical smoke detection / some with integral sounder complete with internal isolators are installed in

the communal areas.

All fire alarm wiring uses 2 core fire rated enhanced soft bodied cables (FP200), signal path cables will be secured with metal D clips within the trunking and/or metal cable ties.

The systems provides' coverage for the following areas.

Entrance lobby – Protec 6500 4 -Loop 100 zone Fire Alarm Panel

Communal Areas – Protec 6000PLUS Optical Smoke Detectors, some with Integral Sounder (OPHT/S) and Manual call points

- Individual Flat Entrances – Heat Detector with Integral Sounder (HT/S)

The contractor was engaged via a specialist fire engineer procurement framework with a Construction Design Management Coordinator in place and a clerk of works during the contract. A full set of photographic evidence of compartmentation work from 'Flamehold' was provided on completion. BAFE certificate of compliance and the installation certificate can be found in **Appendix B**

Sprinklers

in 2020, Argus Fire supplied, installed, tested and commissioned a fire protection sprinkler system to Benchill Court in accordance with the BSI Standard Publication: BS9251: Fire Sprinkler Systems for domestic & residential occupancies – Code of practice.;2014

Sprinkler protection has been provided (throughout the building, with the exception of the communal corridors) and has been designed to suit the potential risk and environment of the specific area. The level of 'fire risk' for a specific area determines that areas 'hazard classification' which therefore determines the density of water and the number, type and spacing of the sprinkler heads used. Refer to **Appendix A** for installation plans.

Pump Supply: The installation operation of one or more sprinkler heads and the resultant flow of water from the supply pipework will in turn reduce the water pressure in the system so there is a pressure sensing switch connected to the starter switch of the pump. The reduction in pressure will initially activate the pressure switch which will initiation the jockey pump function of the pump initially. (The Jockey pump function is designed to maintain the system pressure by replacing any small losses of water). This function will switch off automatically when the system pressure is regained.

The system is connected to the main fire panel and will show when there has been an activation or drop in pressure.

There is sprinkler protection in the pump room, caretaker's area, stores, Electric room and within each room in the flats with the exception of the bathrooms. The Plans can be found in **Appendix B**.

12. Fire Preventative and protective measures

The building is constructed to support a 'Stay put' policy and is fully compartmented to separate apartments from common areas. Annual type 3 Fire Risk Assessments are carried out and any recommendations are then actioned to support that policy. The recommendations are managed as set out in the Live 'Building Safety Management System'.

Emergency lighting is installed throughout the common areas and inspected annually and the fire alarm and connected smoke detectors are tested monthly. Smoke and heat detectors as well as sprinklers are also installed into individual flats and tested as part of the annual health and safety/ Gas check.

A compartmentation survey was undertaken in March 2023 by Knightsbridge to check for cable breaches, the report can be found in **Appendix B**) following which, rectification work was undertaken as per recommendations.

All essential fire-fighting equipment, namely, communal fire doors, fire alarms, lifts, door release mechanisms and dry risers are inspected monthly. The communal doors are inspected either by an external company 'Team Brand' or WCHG colleagues, both of who have received the appropriate fire door inspection training with HQN or BRE accredited courses. The remaining equipment is checked by competent contractors listed under 'Maintenance and Equipment responsibility' in section 5 of this report.

Fire Strategies

A Fire strategy and strategy drawings have been undertaken on 7th January 2023, by 'Firntec' A Building Compliance consultant engaged from a Fire Risk and Mitigation framework and accredited to FPA/ IFSM and IFE, to the block which includes the means of escape, passive protection, means of warning, fire spread, suppression systems and fire management. The strategy drawings (**Appendix A**) also indicate the position and location of firefighting equipment for viewing by colleagues and the Fire Service and are placed within the secure premise information boxes within each communal area. The strategy report provides a table of recommendations as can be viewed below.

Table of Recommendations from Fire Strategy Report below:

Design item	Recommendations	Report reference
Structural fire resistance	Consideration should be given to carrying out an investigation to confirm that elements of structure achieve the minimum fire resistance requirements.	
Roof coverings	Consideration should be given to confirm that the roof coverings comply with the relevant requirements	
Fire safety management	Update existing Fire Risk Assessment to consider existing fire safety arrangements within the property such as fire alarm provision, fire stopping etc – this also includes the review of the occupancy of the building and subsequent management procedures to ensure a safe evacuation of all residents. Fire Risk Assessment should take into consideration the contents of this report.	

Taking each point of the recommendations in table B.1 of the report, it should be noted that:

- **A structural survey** was carried out on 9th November 2023 by 'Michael Dyson Associates' which advised the main structure is likely to be reinforced concrete with insitu concrete floors of 180mm thick. The external insulated render is mineral wool and rendered or brick slip system by 'Wetherby' which was undertaken in 2017
- **Roof coverings**-The roof covering was renewed in 2017 by Wates, using a 'Sika' system in full compliance of the regulations.
- **Fire Safety Management**- Fire Risk Assessments (FRA) are carried out annually to this block and a Further FRA has been carried out within its annual timescale since this report was completed, considering, all the points mentioned and having had sight of the fire risk strategy report.

[Fire Safety Policy](#)

The Fire and Building Safety Management Policy takes into consideration the Regulatory Reform Order 2005 and fire Safety Act 2022 as well as the Fire Safety England regulations. The policy has a separate relating procedure to set out roles and responsibilities in line with the Building Safety management system. The policy was finalised and reviewed by the customer experience committee and Group Leadership Team in May 2023 and due for review in May 2025.

13. Structural Survey reports and ongoing structural safety

A survey was undertaken in **September 2017** via qualified and competent structural engineers 'WML Consulting' to survey the building in respect of the possibility of being a 'Large panel system'. It was noted that the building is not LPS and is an in-situ concrete frame with masonry/lightweight cladding to all floors.

A recent non-invasive structural survey carried out by Michael Dyson Associates on 9th November 2023 saw access to all communal areas, rooftop and three flats. Michael Dyson Associates were engaged via a Housing Procurement body from the structural 'arm' of the process to ensure competency and insurances are already in place.

The report didn't note anything of immediate concern and the summary advises that there are some cracking and defects and past or current water penetration.

The recommendations are to carry out further investigations to defect areas/ damp penetration and durability of testing reinforced concrete and investigations into the cracks, and some structural elements. These 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.

The building has a single staircase which could cause a 'Bottleneck' effect on evacuation and therefore the alarm system has been configured to allow the fire service to evacuate on the floor the fire is on as well as one above and one below but also to carry out a simultaneous evacuation should the need arise.

To vent the stairs in case of smoke, the vent on the stairs leads into a metal ducting which in turn vents direct to the outside, passing through the refuse chute room on its way as the photographs below:



In order to get assurances that this method of venting is sufficient, a Fire consultant was engaged to carry out a survey. International Fire Consultants (IFC) carried out the survey in November 2017, the outcome of which advised:

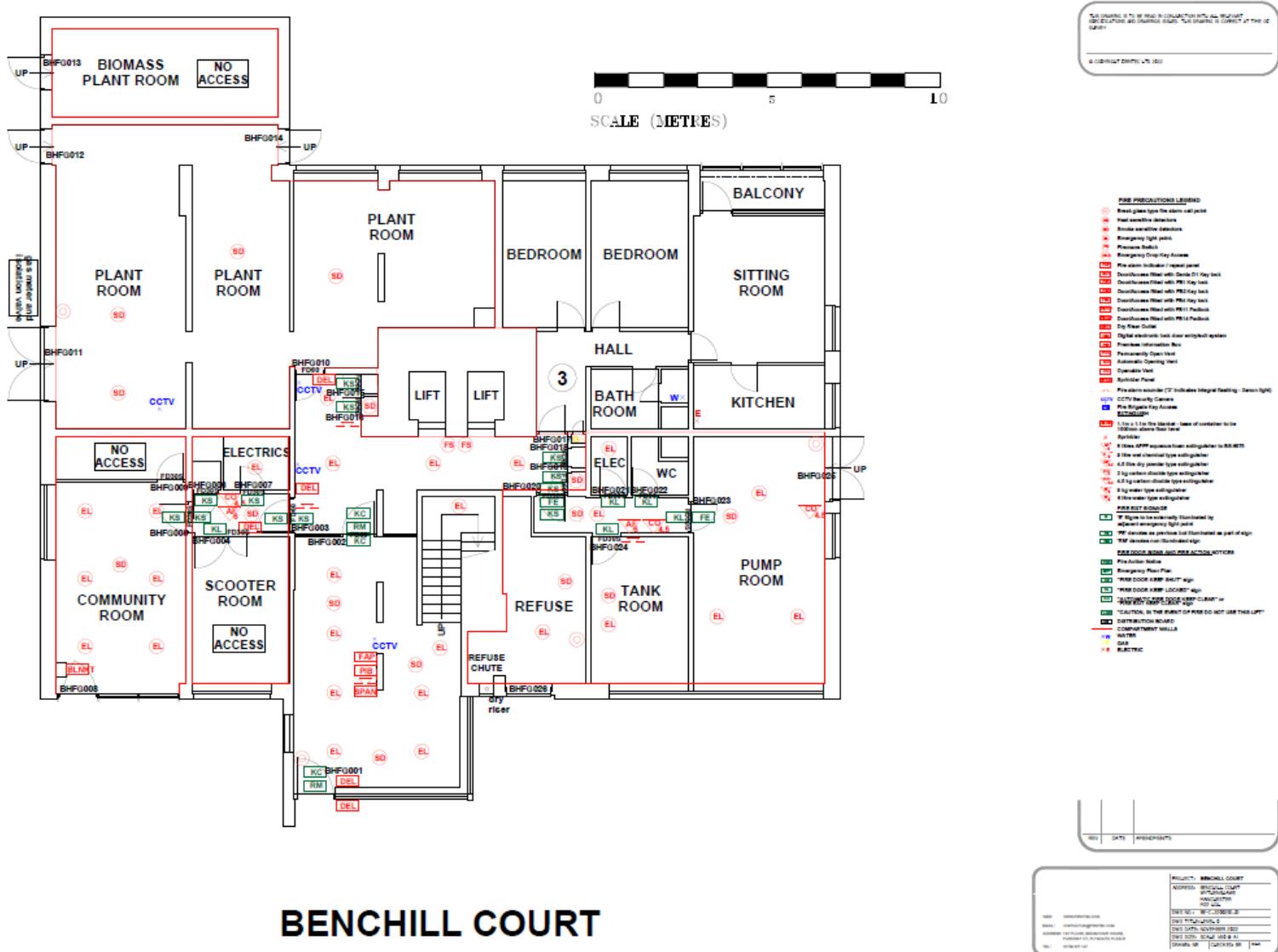
The performance of the Wythenshawe stair design in respect to the venting of smoke, as assessed using basic fluid dynamics and spreadsheet based, desktop calculations, indicates that it would perform better than a BS9991 stair design when the stair exit door is either closed or open only a small amount. As the ground floor stair doors (to the outside) are progressively opened, the BS9991 design improves, and beyond a certain opening size its performance exceeds the Wythenshawe stair design.

A key item is to note is that the door at ground floor would only be expected to be opened fully and continuously when the fire service commences fire service operations. Also the current layout of the buildings are better than a BS9991 code compliant on the basis that there is a lift lobby and stair lobby (i.e. a single lobby would be required under BS9991).

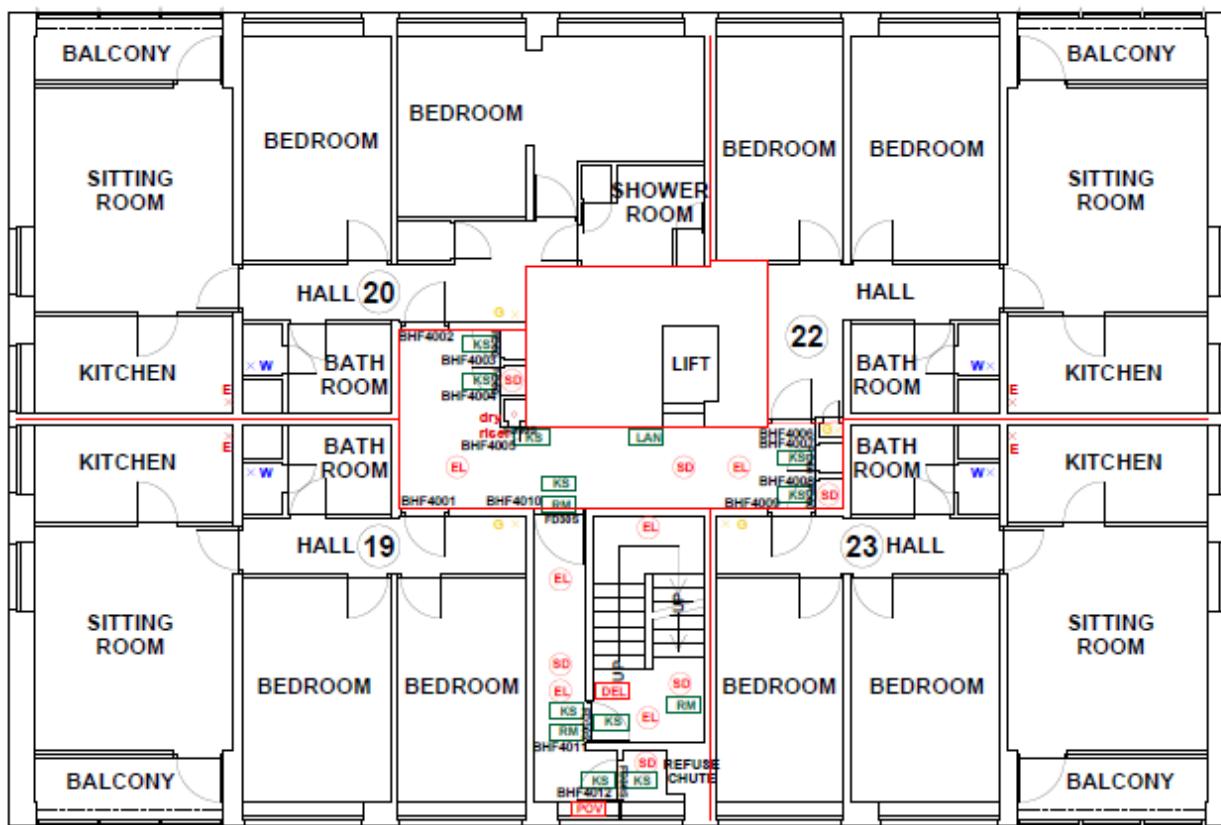
On balance, the Wythenshawe stair design is therefore judged to be comparable in terms of smoke ventilation to an BS9991 compliant one.

14. Appendix A –Floor plans

Ground Floor layout/ fire strategy plan



Fourth Floor layout (Typical floor) Fire Strategy Plan

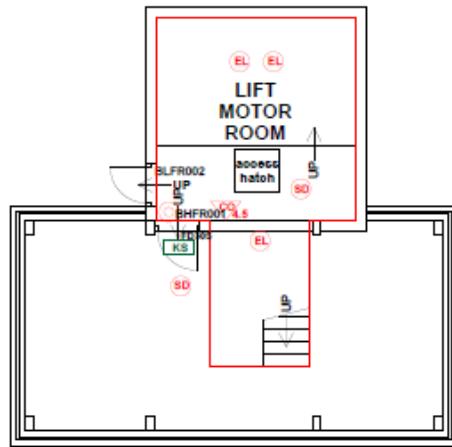


BENCHILL COURT FOURTH FLOOR

Page | 30



Roof Strategy Plan



Fire Precautions Legend

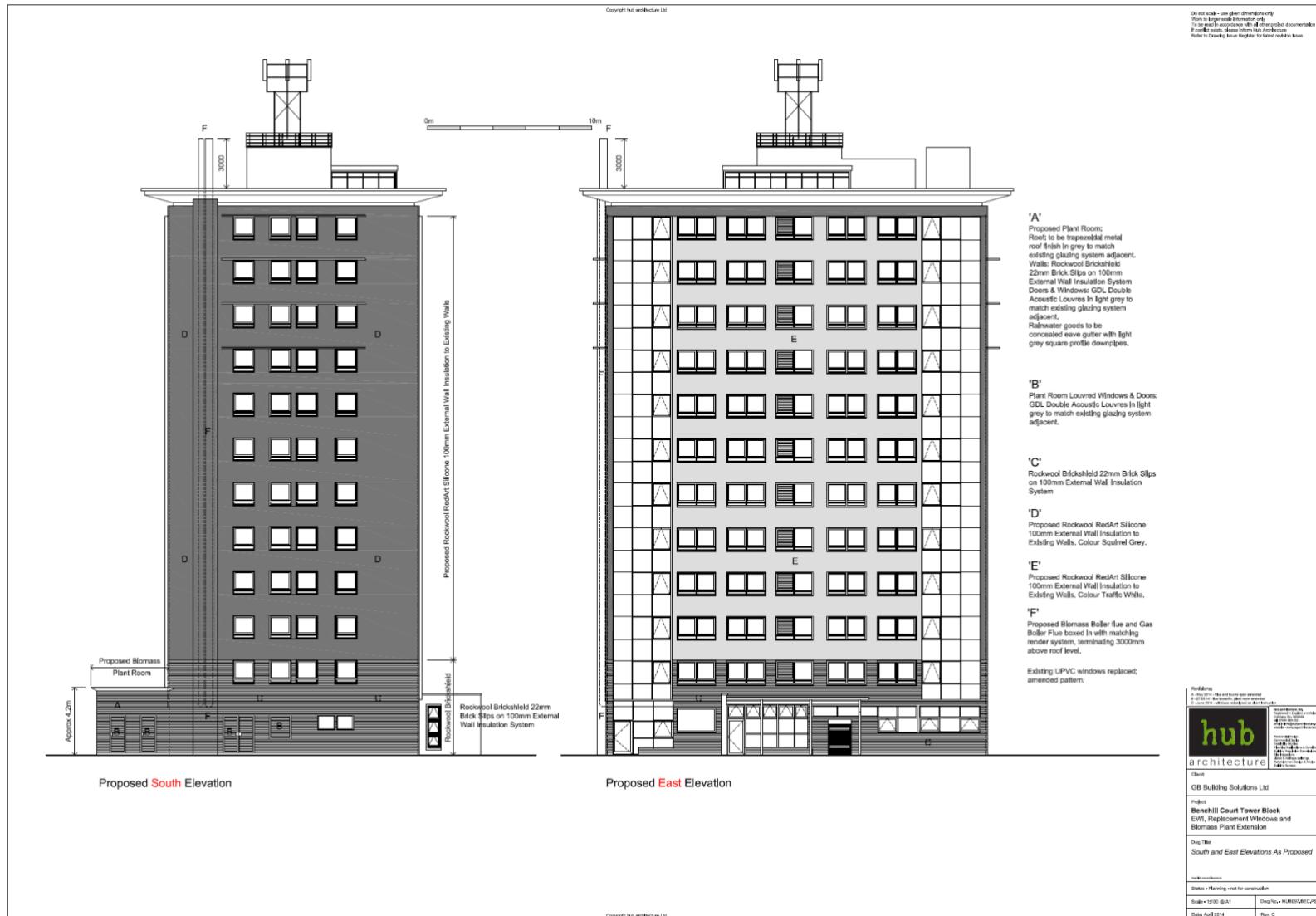
- Heat alarm type fire alarm call point
- Heat sensitive detectors
- Smoke sensitive detectors
- Emergency light point
- Pressure switch
- Emergency Drop Key Access
- Fire alarm indicator (2) indicates Integral Bezel + Seven light
- CCTV Security Camera
- Fire Service Key Access
- 1.5m x 1.1m for the lateral base of container to be 1000mm above floor level
- 800mm APRF distance from extinguisher to RR-RET
- 800mm clockwise type extinguisher
- 4.5kg dry powder type extinguisher
- 2kg carbon dioxide type extinguisher
- 4.5kg carbon dioxide type extinguisher
- 2kg water type extinguisher
- 4.5kg water type extinguisher
- 800mm clockwise distance from extinguisher to adjacent emergency light point
- TFM devices as previous but illustrated as part of sign
- TFM devices non illuminated sign
- PRE DOOR SIGN AND PRE ACTION NOTICES**
- Pre Action Notice
- Emergency Power Plan
- PRE DOOR KEEP SHUT sign
- PRE DOOR KEEP LOCKED sign
- PRE DOOR KEEP OPEN sign
- CAUTION IN THE EVENT OF FIRE DO NOT USE THIS LIFT
- DISTRIBUTION BOARD**
- WATER
- GAS
- ELECTRIC

BENCHILL COURT ROOF SPACE

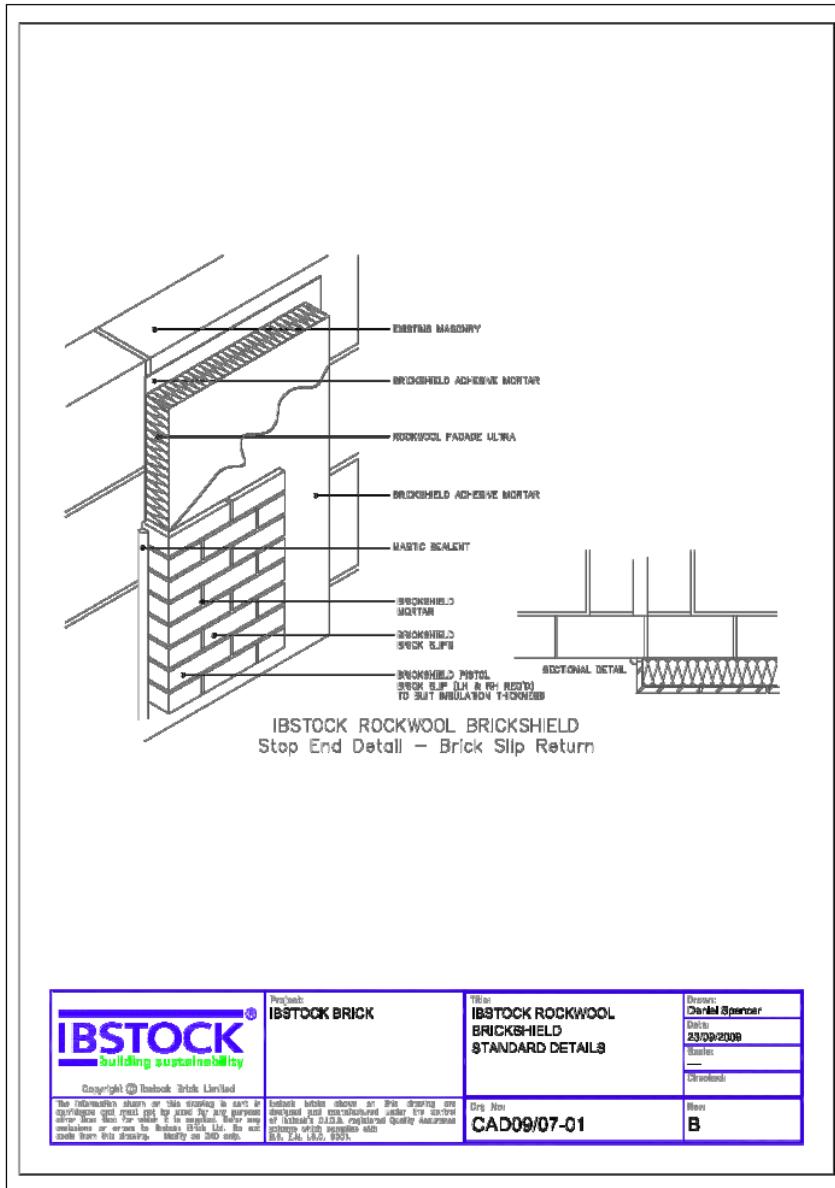


PROJECT: BENCHILL COURT	
ADDRESS: BENCHILL COURT	
MANCHESTER	
M60 1LG - 0161-2596000	
DRAFT NUMBER: 0002	
DRAFT DATE: NOVEMBER 2022	
DRAFT SDS: 00000000000000000000000000000000	
REV:	DATE:
AMENDMENTS:	

Elevations drawings – As installed balustrade and spandrel panels



Render Detailing



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building sustainability

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BRICK

IBSTOCK

BRICK

IBSTOCK

BRICK

IBSTOCK ROCKWOOL
BRICKSHIELD
STANDARD DETAILS

Project:

David Spencer

Date:

23/09/2009

Role:

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Character:

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Drawn:

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Approved:

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Checked:

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Checked:

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Drawn:

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Approved:

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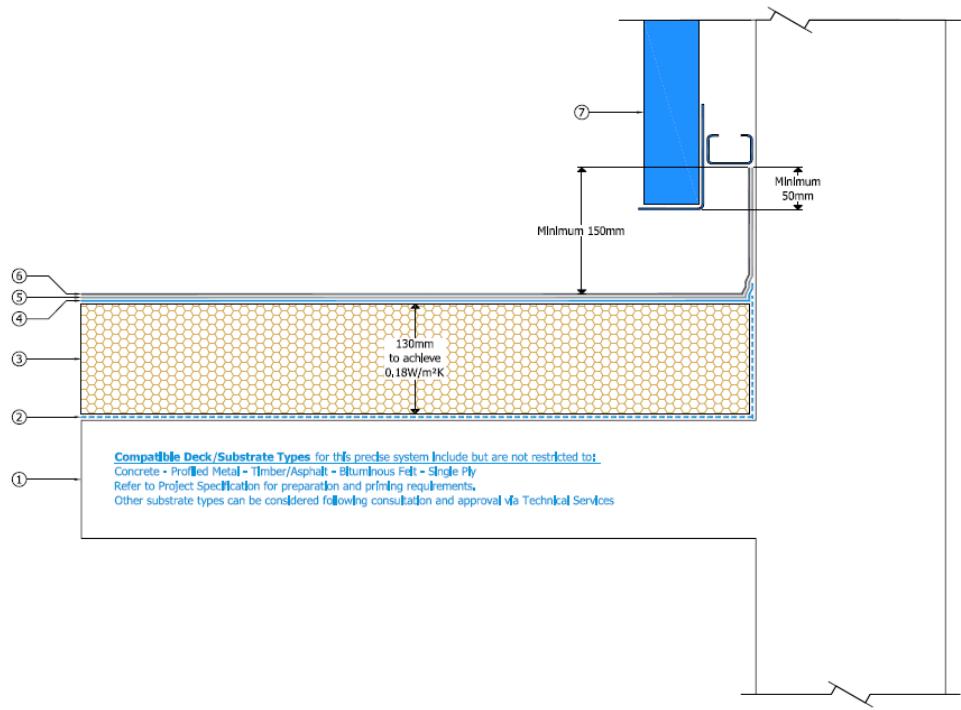
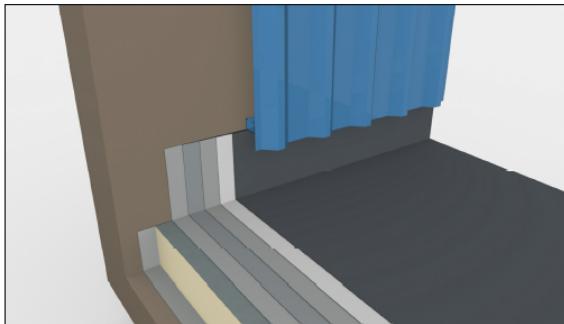
Checked:

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Roofing Build up

Key

- ① Existing deck/substrate prepared in strict accordance with Sika Liquid Plastics Project Specification
- ②  **S-Vap 5000E SA** [as Vapour Control Layer (where required) or suitable alternative **by others**] applied in strict accordance with Sika Liquid Plastics Project Specification
- ③  **Decotherm PIR Insulation** [or suitable alternative **by others**] bonded in strict accordance with Sika Liquid Plastics Project Specification
- ④  **S-Vap 5000E SA** [as Carrier Membrane or suitable alternative **by others**] applied in strict accordance with Sika Liquid Plastics Project Specification
- ⑤  **Sika Liquid Applied EMBEDMENT COAT** fully reinforced with **Sika Reemat Premium** glass fibre matting in strict accordance with Sika Liquid Plastics Project Specification
- ⑥  **Sika Liquid Applied TOP COAT** applied in strict accordance with Sika Liquid Plastics Project Specification
- ⑦ **EXISTING CLADDING**: Release existing cladding to allow access to the upstand during waterproofing application and reinstate to provide minimum 50mm weathering lap
NOTE: Exercise caution during exposed periods to prevent water ingress
NEW CLADDING: Installed in accordance with manufacturers instructions to provide a minimum 50mm weathering lap to the exposed edge of the Sika Liquid Applied Membrane



Drawing Status		CONSTRUCTION
Project N°		
DWG N°	002-2017-003	Rev 00
Project:	E	
Benchill Court	Benchill Court	
Benchill Court	Benchill Court	Built Up Warm Roof Application
		Upstand with Existing/New vertical cladding
Scale:	1:5 @ A3	Drawn: GRW
Date:	January 2016	
This drawing is the property of Sika and must not be reproduced in whole or in part without the written consent of Sika. Any unauthorized copying or disclosure is illegal. Version B is only intended to illustrate the system and is not to be used for construction. It is the responsibility of the designer to verify the system in accordance with the appropriate standard and current issue of relevant codes and regulations. The dimensions and anchor thermal design are shown individually and should not be used for any aspect of project design without consulting the relevant authorities.		
		

Incoming mains and Isolation points.



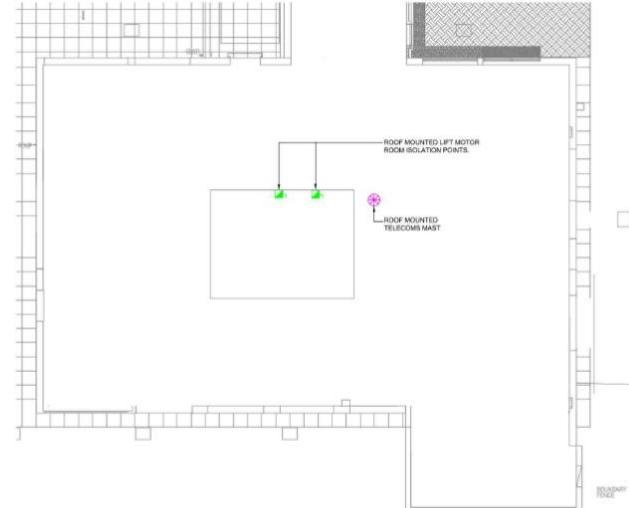
COLD WATER ISOLATION POINT.



MAINS ISOLATOR.



GAS EXTERNAL METER POSITION
(WITHIN GRP ENCLOSURE)
C/W EXTERNAL ISOLATION POINT

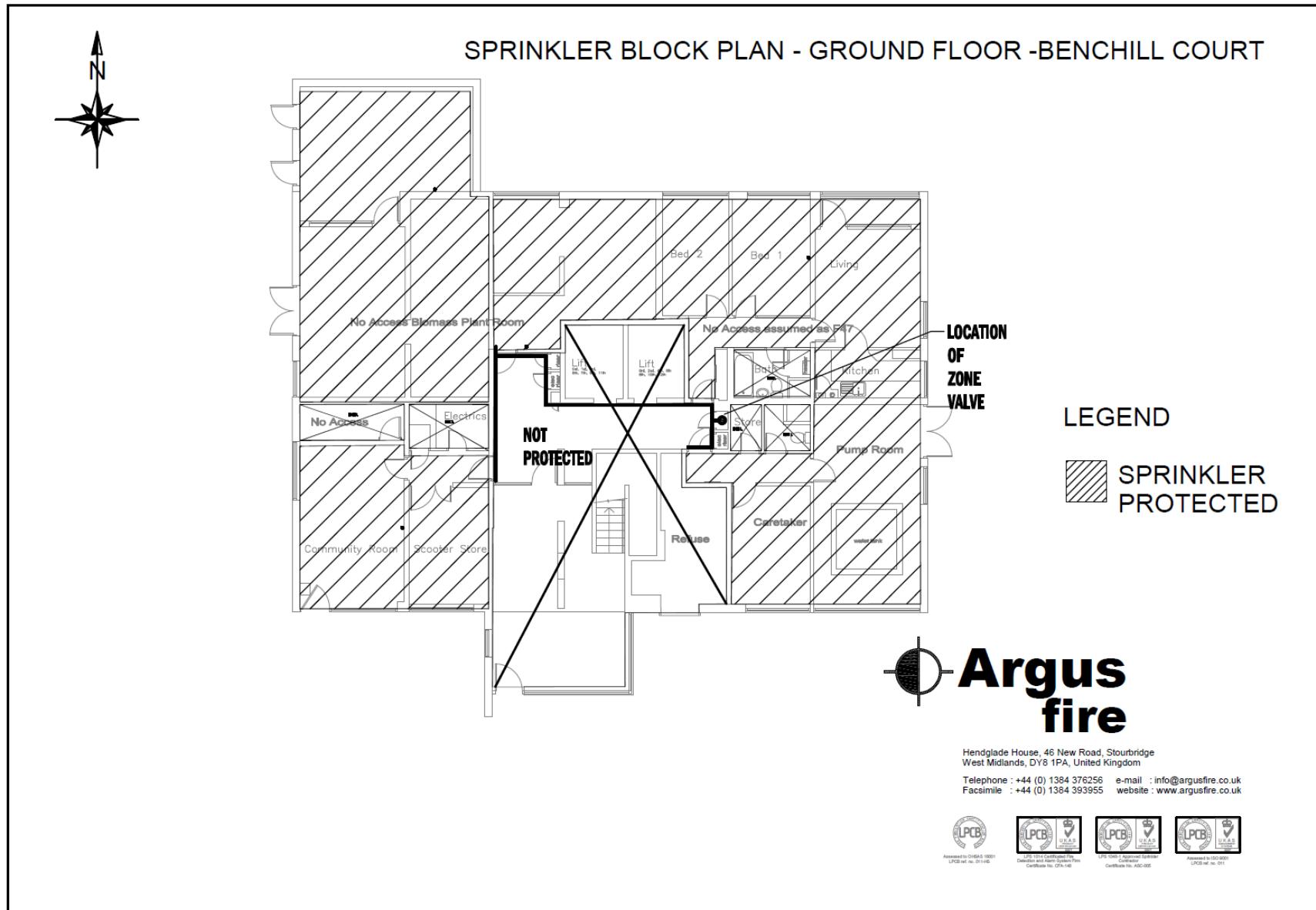


BENCHILL COURT

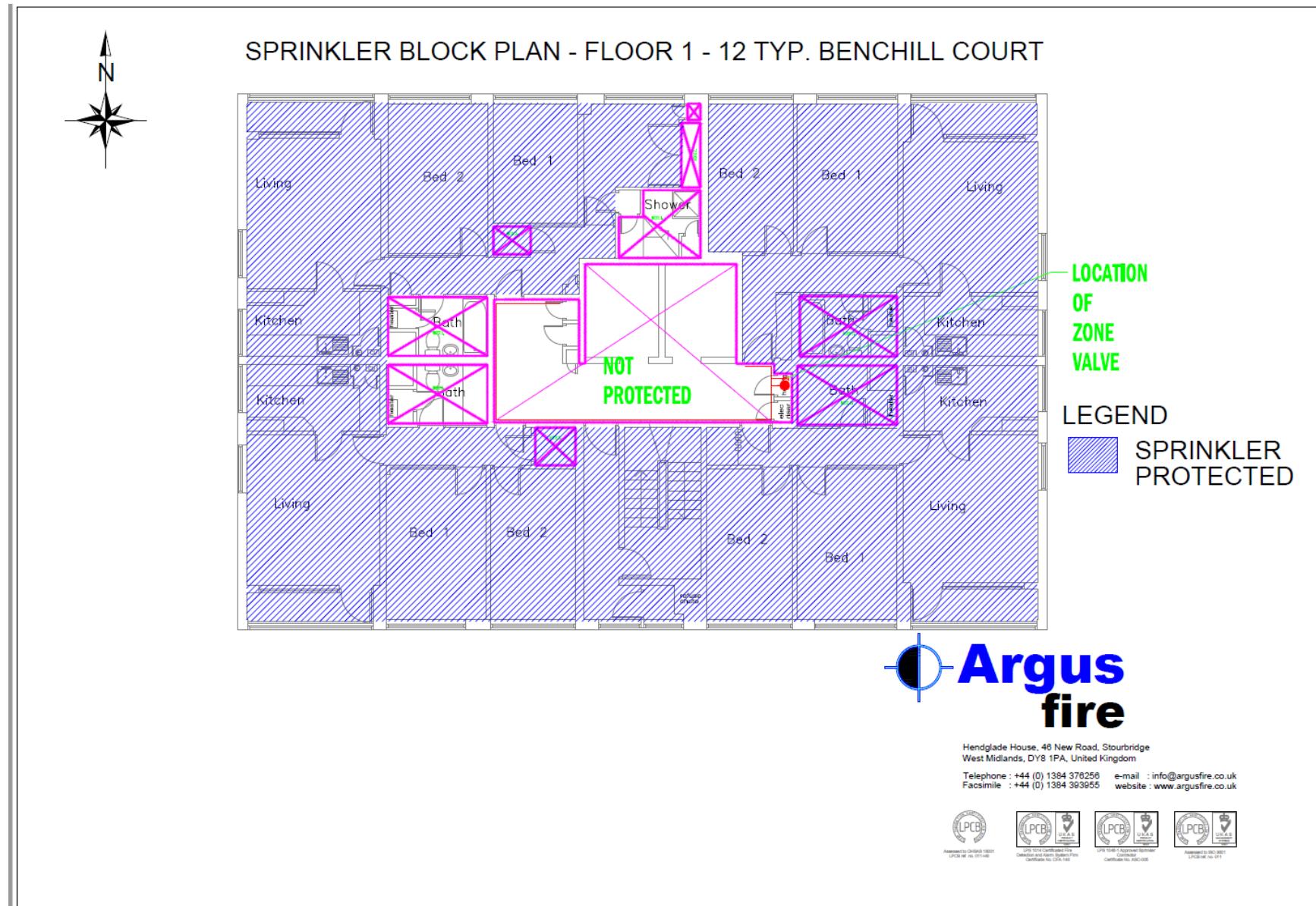
CAD original - not to be modified by hand

INFORMATION ISSUE:	P.T. Aug 2021		
Rev:	008		
INFORMATION			
 eCS CONSULTANTS Building Services Consulting Engineers 100 Cheshire Street, Cheshire, SK8 2DT Tel: 01606 840 900 Fax: 01606 840 905 Web Site: www.ecs-uk.co.uk Email: enq@ecs-uk.co.uk			
JOB NO:	DRAWING NO:	COMPLIANCE FILE:	REVISION:
24/051	24/051/M/02	24_051_M_02	11
DATE:	WEEK:	MONTH:	CHANGED:
Aug. 21	1:50	D.L.	P.T.
JOB TITLE:		CIA ISO 9001	
Benchill Court Wythenshaw			
DRAWING TITLE:		ABC	
Ground Floor Mechanical Services			

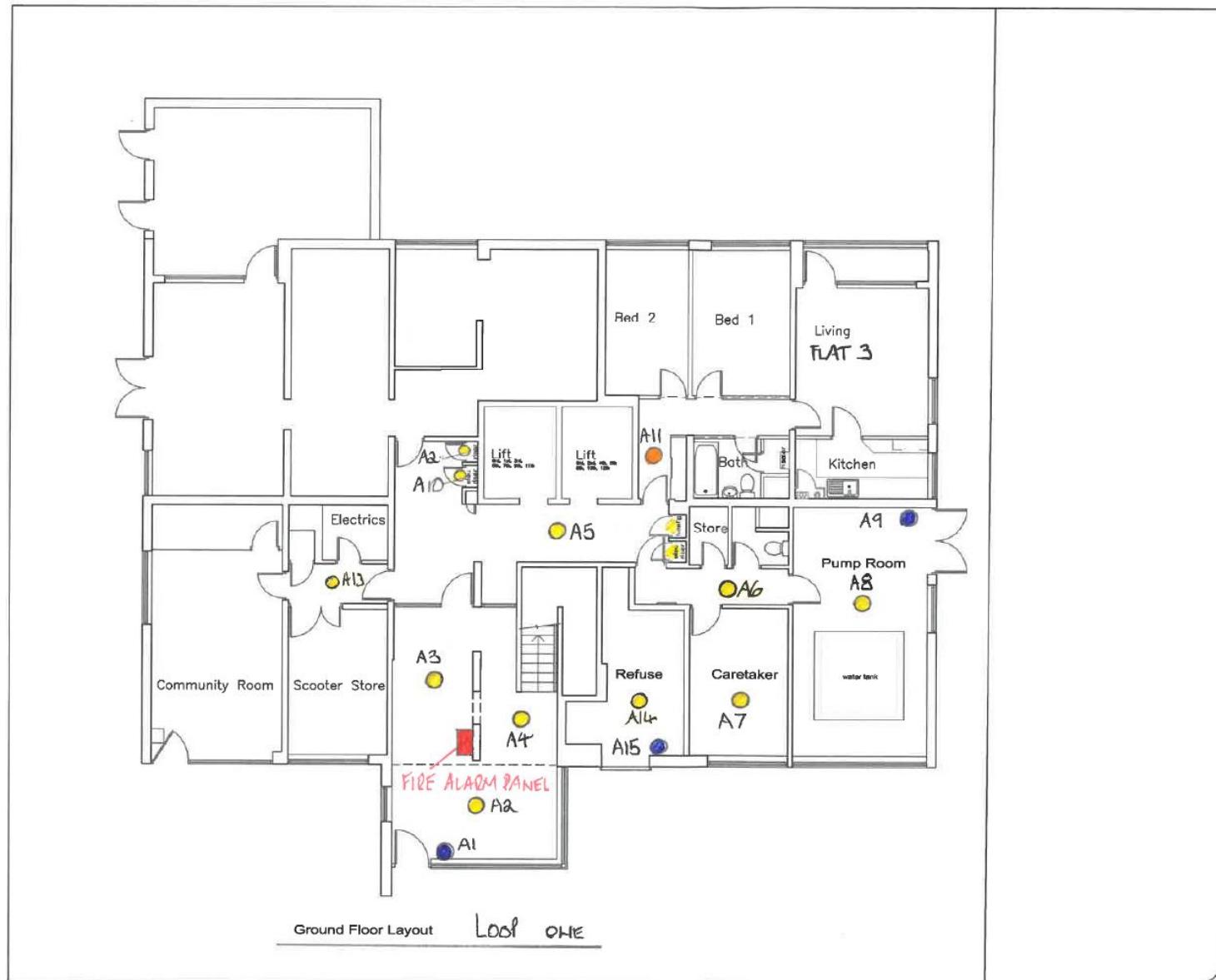
Sprinkler installation Ground Floor



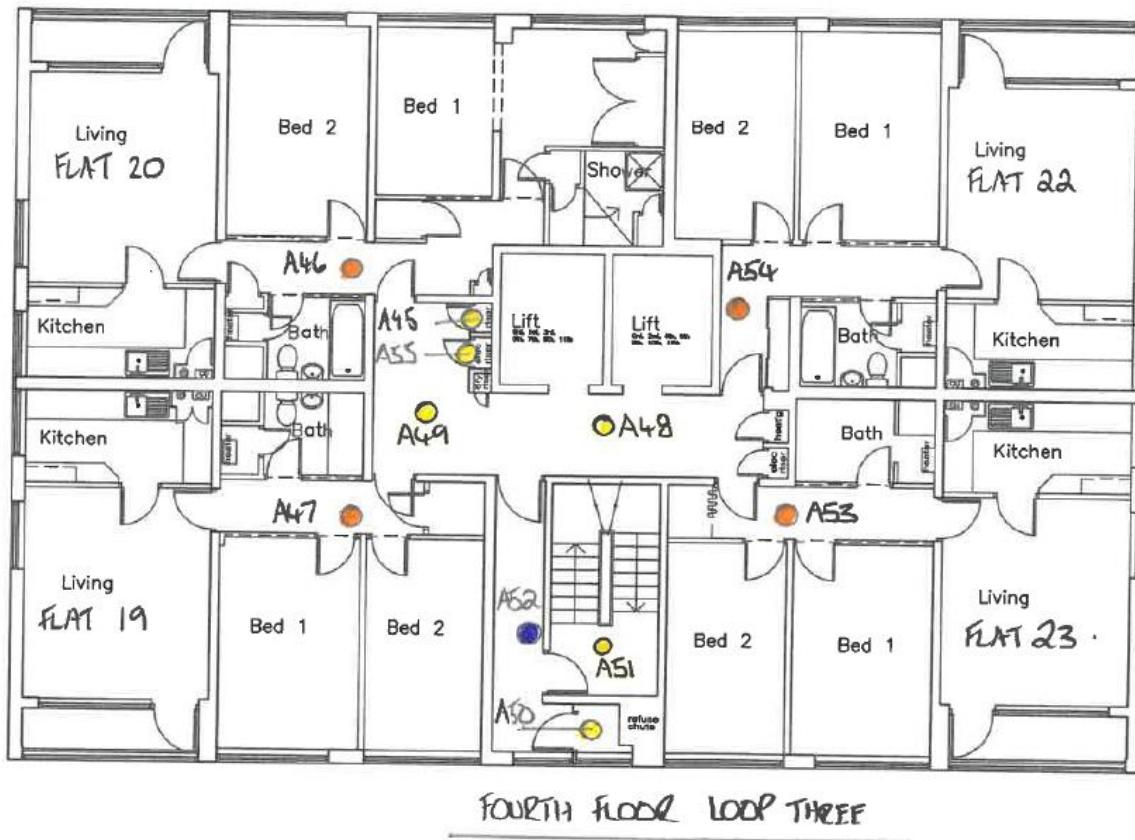
Sprinkler installation typical mid floor.



Fire Alarm installation – Ground Floor



Fire alarm installation Typical intermediate floor.



15. Appendix B – Surveys and Reports



MANCHESTER
CITY COUNCIL

Building Control

PO Box 532, Town Hall
Manchester M60 2LA

Building Regulations Certificate of Completion

The Building Act 1984 (as amended)
The Building Regulations 2010 (as amended)

Reference Number: DALFP/17/00104

Applicant:

Mr Ian Stansfield
Wates Construction Ltd
4th Floor The Royals
353 Altrincham Road
Manchester

Description of Work:

EWI installation to 3No 12 storey tower blocks

Location of Building:

Benchill Court Only
Manchester, M22 4GW

Deposit of Particulars:

A Full plans application was deposited on 2nd February 2017 under the Building Regulations Section 1(3) of the Building Act 1984.

Work Completed on: 24th November 2017

Compliance with the Building Regulations as stated in Regulation 17:

The above mentioned work has been inspected by the Building Control Section of Manchester City Council and as far as can be ascertained the work has been carried out so that the relevant provisions of the Building Regulations have been complied with.

Limitations of the Certificate:

This document does not convey approval under any other legislation other than the Building Regulations and associated legislation. A 'Certificate of Completion' is evidence (but not conclusive evidence) that the requirements specified in the certificate have been complied with. A 'Certificate of Completion' is not an approval of the quality of the work carried out.

Authority:

This Completion Certificate is authorised by Julie Roscoe, Head of Planning, Building Control & Licensing.

Signature:

Date: 24th November 2017



www.manchester.gov.uk

Knightsbridge Compartmentation Surveys



Knightsbridge O&M Manual

Section 1

Client	Wythenshawe Community Housing Group
Site Address	Benchill Court, Wythenshawe, M22 4QL
Date/Time	28/03/23

FRA Actions

Section 1

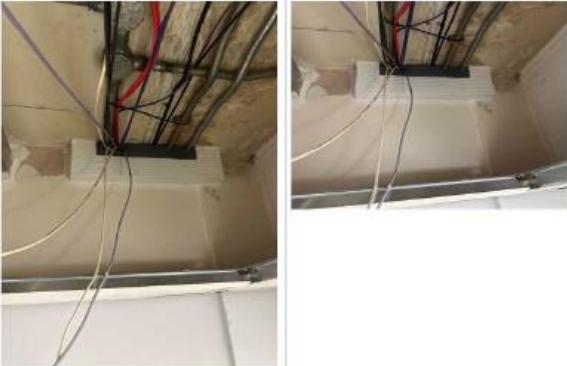
Action	Electric Cupboard Near Flat 18
Description of Defect	Existing Fire Stopping Damaged
After	
Description of Rectification	Install new fire batt and mastic around edges
Action	Electric Cupboard Near Flat 8
Description of Defect	Existing Fire Stopping Damaged
After	
Description of Rectification	Install new fire batt and mastic around edges

Knightsbridge O&M Manual

Action	Ground floor Ceiling near flat 3		
Description of Defect	Above false ceiling (ground floor) Pipes breach above flat 3		
Before	  		
After			
Description of Rectification	Install new fire batt		
Action	Ground floor from lift lobby into community room corridor		
Description of Defect	Above falseceiling (ground floor)- Cable breach from lift lobby into community room corridor.		
After			
			



Knightsbridge O&M Manual

Description of Rectification	Install new fire batt, Fire Mastic around cables
Action	Ground Floor Loby to community room
Description of Defect	Exiting Fire Stopping Damaged
After	
Description of Rectification	Install new fire batt
Submitted By	K Singh

Certificate of Compliance for Fire Alarm installation

BAFE Certificate of Compliance



BF 1001231

CERTIFICATE OF COMPLIANCE IN RESPECT OF FIRE SYSTEMS MODULE(S)

The Certificate is issued by the firm named in Part One of the Schedule in respect of the Fire Protection System provided for the person(s) or organisation named in Part Two of the Schedule of the premises identified in Part Three of the Schedule, being a Fire Protection System of the Type described in Part Four of the Schedule. The Certificate of Compliance should be read in conjunction with the agreed list of Variations.

SCHEDULE				
Part 1	Name of Issuing Firm Fieldway Group			
Part 2	Name of Customer WYTHENSHAWE COMMUNITY HOUSING GROUP			
Part 3	Address of Protected Premises Line 1 BENCHILL COURT Line 2 BENCHILL ROAD Town WYTHENSHAWE County Greater Manchester Postcode M22 4QP			
Part 4	4.1 Type of System & Standard /B Code of Practice Applicable	4.4 Existing System	No	
	4.2 Type of Signalling J	4.5 List Variations	N/A	
	4.3 Type of Premises E			
Part 5	BAFE Registration Details 5.1 Design Company FIELDWAY SUPPLIES LTD 5.4 Handover Company FIELDWAY SUPPLIES LTD 5.2 Installation Company FIELDWAY SUPPLIES LTD 5.5 Verifying Company FIELDWAY SUPPLIES LTD 5.3 Commissioning Company FIELDWAY SUPPLIES LTD			
Part 6	Date of Installation	Jun 29, 2018	Brigade Authority Code	1600

We, being currently an SSAIB 'Approved Firm' in respect of Fire System installations of the type(s) we have identified in Part Four of the above Schedule, Certify that the installation in the above Schedule complied with the Standard or Code of Practice identified in the above Schedule with all other requirements as currently laid down under the SSAIB Scheme in respect of such an installation. Terms and conditions of issue are stated online as ssai.org.

Date of Issue

Signed (for and on behalf of the issuing firm) _____ Job Title _____

SSAIB, 7-11 Earsdon Road, West Monkseaton, Whitley Bay, NE25 9SX
BAFE, Bridges 2, The Fire Service College, London Road, Moreton-in-Marsh, Gloucestershire, GL56 0RH



BRITISH APPROVALS FOR FIRE EQUIPMENT

This is to certify that

Fieldway Supplies Ltd T/A Fieldway Group

12 Paramount Business Park, Wilson Road, Huyton, Liverpool, L36 6AW

having satisfactorily complied with the requirements of the BAFE adopted scheme

SP203-1

**for the Design, Installation, Commissioning/Handover and
Maintenance of Fire detection and alarm systems.**

**has been added to the list of BAFE Registered Companies and is authorised to use
the BAFE mark**

signed on behalf of BAFE by:

A handwritten signature in black ink, appearing to read 'Doug Bell'.

Chairman

BAFE certificate No:	102104
Date of issue:	19/06/2017
Expiry date:	18/06/2020
SSAIB certificate No:	MERS077



This certificate remains the property of BAFE
British Approvals for Fire Equipment (BAFE), The Fire Service College, London Road, Moreton-in-Marsh,
Gloucestershire GL56 0RH

Certificate of Installation for Fire Alarm

Installation Certificate

Certificate of Installation for the Fire Detection and Fire Alarm System at:

Address: Benchill Court, Benchill rd., M22 4QL

I being the person responsible (as indicated by my signatures below) for the installation of the fire alarm system, particulars of which are set out below, CERTIFY that the said installation for which I have been responsible complies to the best of my knowledge and belief with the specification described below and with the recommendations of Section 4 of BS 5839-1:2017, except for the variations, if any, stated in this certificate.

Names (in block letters): ADAM TYRELL

Position: INSTALLER



Signature:..... Date: 29/06/2018

For and on behalf of: Fieldway Supplies Ltd / Trading as Fieldway Group Ltd

Address: 12 Paramount Business Park, Wilson Road, Huyton, Liverpool

Postcode: L36 6AW

The extent of liability of the signatory is limited to the system described below.

Extent of installation work covered by this certificate:

COMMUNAL AREAS, STORES, BIN SHUTE. LIFT MOTOR RM, STAIRWELL, FLAT ENTRANCES, LAUNDRY, BOILER RM, MAINS RM,

.....

Specification against which system was installed: BS 5839-6

.....

...S. MURPHY

.....

Variations from the specification and/or Section 4 of BS 5839-1 (see BS 5839-1:2017, Clause 7):

.....

MCPS TO HAVE PLASTIC COVERS

.....

Wiring has been tested in accordance with the recommendations of Clause 38 of BS 5839-1:2017. Test results have been recorded and are provided on the appended BS 7671 Electrical Installation Certificate:

.....

Supplied to the person responsible or
Commissioning the system

Supplied by others

This certificate may be required by an authority responsible for enforcement of fire safety legislation, such as the building control authority or housing authority. The recipient of this certificate might rely on the certificate as evidence of compliance with legislation. Liability could arise on the part of any organisation or person that issues a certificate without due care in ensuring its validity.

Certificate of Fire Protection Works



No. 280.2019

Argus Fire Protection Company Ltd
Hendglade House
46 New Road
Stourbridge
DY8 1PA

Priory Fields
Kettleby, Brigg
Lincolnshire
Tel: 01652 413110

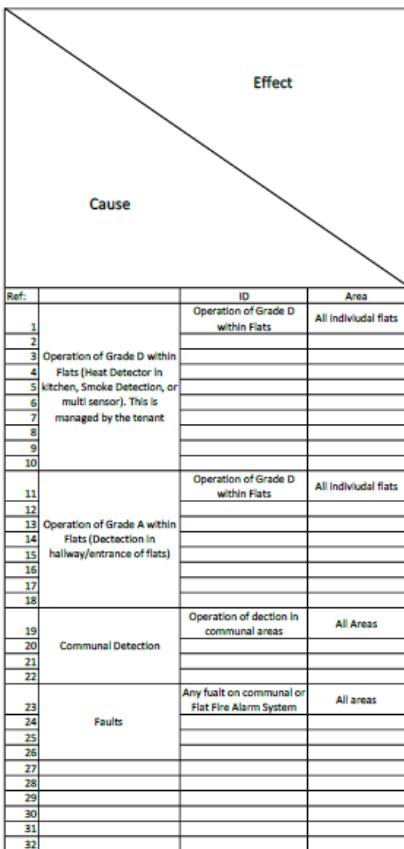
Property Address: Benchill Court Benchill Court Road Wythenshawe Manchester M22 4QL		Tel: 07785 426299 Email: k.winstanley@argusfire.co.uk
Areas of application: Pipe and cable breaches related to installation of new sprinkler		
Products applied: Ablative coated batt, H E intumescent sealant, H E graphite sealant and intumescent coated fireproof sponge.		
Specifics: Fire stopping products have been applied to orange pipe and red cable breaches in communal areas of the building made due to installation of new sprinkler system.		
Installers Details		
Name: Phil Asquith	Address: Priory Fields Kettleby Brigg Lincolnshire. DN20 9HN	Tel: 01652 413110 Email: phil@flamehold.co.uk
Company Name: Flame Hold Ltd	Qualification: Registered Surveyor & FPA Fire Risk Assessor, FIRAS Accreditation – Certificate No. FD5102; FIRAS ID – S69545	
I/We hereby certify that the Passive Fire Protection products/systems, supplied for the above project have been supplied & fitted by Flame Hold Ltd. To the best of my knowledge and belief – based on the information supplied – to be the appropriate products/systems for the project to provide Passive Fire Protection to achieve 30-minute fire ratings.		
Signature of Installer: 	Date: 18.09.19	

All Fire Prevention Measures should be checked annually and preventative maintenance carried out. Failure to do so may impair the performance.

16. Appendix C

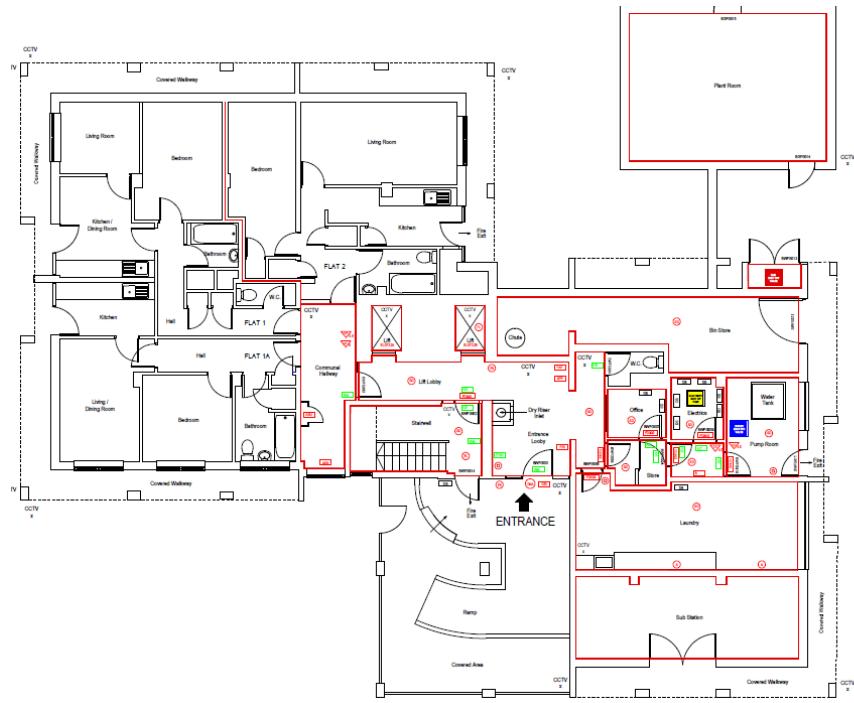
Alarm Cause and Effect Matrix

Benchill Court - Cause and Effect Matrix





Building Safety Management System working document



Author	Vic Finn
Date Produced	19th April 2023
Review and feedback by senior management	April 2023
Date of review by Consultant	9th June 2023
Version	Final- live document
Date of issue	12 th October 2023

17. Appendix D- Resident Engagement

Resident Involvement Strategy



Resident Involvement Strategy 2024 – 2026

Date of approval	27 November 2023
Sponsor	Paul Seymour, Executive Director of Customers & Communities
Owner	Sarah Klueter, Assistant Director of Customer Experience
Strategy monitoring body	Customer Experience Committee
Resident input into strategy	Resident workshop: 29 September 2023 Resident survey: September - October 2023 Customer Experience Committee: July 2023 & November 2023
Date for strategy review	November 2026
Linked strategies/policies	<ul style="list-style-type: none">Our Plan 2023-2026With Everyone StrategyValue for Money StrategyBrand and Communication StrategyComplaints, Compliments and Comments PolicyInvolvement Expenses GuidanceCommunity & Neighbourhood Development Strategy
Statutory and Legal Framework	<ul style="list-style-type: none">Tenant Involvement and Empowerment Standard and draft Transparency, Influence and Accountability StandardCharter for Social Housing Residents: Social Housing White PaperTogether with TenantsSocial Housing (Regulation) Act 2023Building Safety Act 2022Preparing a resident engagement strategy guidance from the Health & Safety Executive, updated 21 September 2023Housing Ombudsman's Complaint Handling Code
Version/date	V.2 October 2023





Why? The purpose of this strategy is **to drive organisational improvement** to better meet diverse needs of our tenants and leaseholders.

How? By providing customers with a wide range of meaningful opportunities to **make decisions, influence** and **scrutinise** our strategies, policies and services.

1. Introduction

- 1.1 Wythenshawe Community Housing Group (WCHG) is the largest Manchester-based housing association. We are responsible for 13,700 properties providing a home to almost 30,000 people – some 37% of the Wythenshawe community.
- 1.2 Our purpose is to provide good quality homes and services to our tenants and leaseholders and to play a leading role in creating safer, healthier communities.

Regulatory context

- 1.3 As a registered provider of social housing, our Board co-regulates in partnership with the Regulator of Social Housing to ensure WCHG meets the [Regulatory Standards](#), including the emerging Consumer Standards and fully complies with the [Social Housing \(Regulation\) Bill 2023](#).
- 1.4 The four emerging Consumer Standards and Code of Practice, alongside the [Charter for Social Housing Residents: Social Housing White Paper](#) and the National Housing



Federation's (NHF) [Together with Tenants](#) set out the case for landlords to further strengthen the relationship between residents and landlords.

- 1.5 The [Building Safety Act 2022](#) gives residents more rights, powers and protections so that homes across the country are safer. We note that in September 2022, the Health & Safety Executive provided [specific guidance](#) on what landlords need to include in their resident engagement strategy.
- 1.6 This strategy aims to position WCHG to be able to meet the evolving requirements of the regulatory environment.

Strategic context

- 1.7 The strategy supports the delivery of the following Corporate Plan measures:
 - Metric: TSM (TP01) – how satisfied or dissatisfied are you with the services provided by WCHG
 - Metric: TSM (TP05) – listens to views and acts upon them

Review approach

- 1.8 We would like to thank the involved customers who have worked on the development of this strategy. This has included a workshop with 37 of our involved customers in September 2023, as well as consultation with our Resident Panels and Customer Experience Committee.
- 1.9 Thanks also go to our non-involved customers who took the time to make comments - both as part of the Tenant Satisfaction Measures Survey in Summer 2023 and the Resident Involvement Survey in Autumn 2023.
- 1.10 We commissioned England's leading tenant engagement specialists, [Tpas](#), to conduct a review our approach to customer engagement. The findings of the report, alongside engagement with involved tenants and non-involved customers, form the basis of this strategy.



BUILDING SAFETY AT BENCHILL COURT



BUILDING SAFETY AND STAYING SAFE AT BENCHILL COURT

KEEPING SAFE AT HOME

Keeping safe in our homes is important to all of us. This leaflet is for everyone over the age of 16 who lives in your building, and outlines:

- What Wythenshawe Community Housing Group (WCHG) is doing to keep you safe
- What you can do to keep yourself and your neighbours safe
- How you can be involved in building safety decisions
- How to keep your household safety information up to date
- How to let us know when something's not right

Whether you've already let our Neighbourhoods Team know that you may need help in case of a fire, have joined us on one of our regular 'Walkabouts' or already make sure you keep fire exits clear, we'd like to thank you for helping to keep homes safe.

Please keep this booklet safe so you know what to do in an emergency and who to contact when you need advice, support, or to report an issue.



Karen Heslop
Neighbourhood Officer for Benchill Court



Robert MacDougall
Head of Assets and Building Safety

Do you need this guide translated or in a more accessible format? Ask your Neighbourhood Officer or email inclusionanddiversity@wchg.org.uk.

ABOUT BENCHILL COURT

Benchill Court is a high-rise, purpose-built block of apartments that was built in 1962. It has 12 floors connected to one staircase.

The main staircase, and doors leading to it from the walkway, are made from materials that are able to resist fire. It is important to keep the staircase, walkways and all communal areas clear of obstacles so that residents and the Fire Service can use them easily and safely.

The walls and doors that divide the apartments from the common areas are constructed from fire retardant materials that will prevent flames and smoke from spreading in either direction. It is important your apartment front door and the common doors throughout the building are regularly inspected and never propped open.

The apartments are fitted with fire and smoke detectors and a sprinkler system which is monitored via a panel in the foyer area and is linked to a remote alarm monitoring centre.

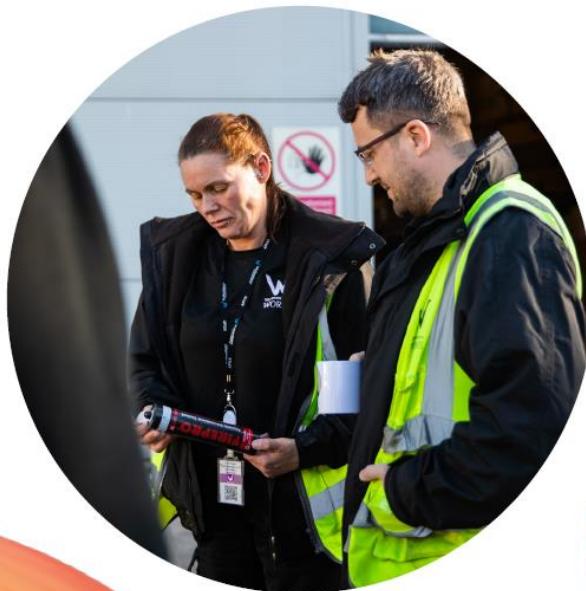
All these features mean your building is designed to contain a fire in the area where it starts (e.g. in an apartment or common area) and stop it spreading to surrounding areas (e.g. common area or an apartment). Benchill Court is designed as a 'Stay Put' block. This means if there is a fire elsewhere in the building, you should be able to stay safe in your apartment unless you are asked to evacuate by the Fire Service.



EVERYONE HAS A RESPONSIBILITY TO KEEP THEMSELVES AND EACH OTHER SAFE

TO KEEP YOU SAFE, WE WILL ENSURE:

- Your home and block are safe for you to live in and meet correct regulations, including a smoke alarm in every property
- Fire doors are properly maintained to meet legal standards
- You have well lit escape routes at all times
- Systems and processes are in place to ensure anyone working in your block is competent to do so
- We communicate with other organisations such as the Fire Service to keep you safe



YOU CAN HELP BY MAKING SURE YOU:

- Keep an eye on your cooking at all times
- Check your smoke alarms are working once a week by pressing the button to ensure it sounds
- Are available for the annual check of heating and smoke alarms
- Use the fixed heating system fitted in your home. If this isn't possible, only use a convector heater in your hallway
- Ensure chargers and cables are the model meant for the device, and from reputable sources i.e. CE marked
- Switch off and unplug all electrical appliances overnight (apart from those that should be left on, like a fridge)
- Keep exits from your home clear so that people can escape if there is a fire
- Keep door and window keys accessible. If you need keys to unlock your front door keep them in the same safe place so you can grab them easily in an emergency
- Always close doors at night, particularly the kitchen and lounge
- Keep lighters and matches out of sight and reach of children



IT'S REALLY IMPORTANT YOU:

- **DO NOT** tamper with any entry door or wedge them open, this includes the internal doors in your home
- **DO NOT** block bin chutes or use them to dispose of lighted materials
- **NEVER** leave a lit cigarette unattended and ensure they are fully extinguished
- **NEVER** light BBQs on balconies, communal areas or landings
- **DO NOT** smoke in any communal area in your building including internal stairwells and corridors
- **DO NOT** use a radiant heater, especially one with a flame (gas or paraffin) or a radiant element (electric bar) as these are prohibited in your building
- **DO NOT** use a chip pan - WCHG will provide an electric deep fat fryer in exchange free of charge
- **DO NOT** overload electrics - one plug for one socket
- **DO NOT** use damaged or frayed electrical cords
- **DO NOT** leave burning candles unattended and ensure they are extinguished when you leave the room

Please report any issues or concerns to Wythenshawe Community Housing Group, particularly around fire safety.

IF WE ALL PLAY OUR PART, TOGETHER WE WILL KEEP YOUR HOME AND EACH OTHER SAFE



Benchill Court has been built in such a way to protect the people in it from fire. It is important to remember if a fire starts in your home that you have a plan to evacuate and stay safe.

IF A FIRE BREAKS OUT IN YOUR FLAT:

- Leave the flat as quickly as possible
- **DO NOT** try to remove any possessions or personal items from your flat
- Close your flat door securely behind you
- Tell your immediate neighbours
- Raise the alarm and call 999 as soon as you can
- Evacuate the building using the **stairs** and **NOT** the lift
- Go to the fire assembly point outside the building:
CAR PARK AREA NEXT TO MILLENNIUM DIAL A CAR



IF A FIRE BREAKS OUT ELSEWHERE IN THE BUILDING:

- If you consider it safe to do so you can stay in your flat
- Keep your flat door closed securely
- Close all internal doors and remain in a room with a window
- Gather towels and sheets for use if smoke enters your flat door. If it does, dampen the towels/sheets and place them around the bottom of the door to prevent smoke entering
- The fire alarm will only sound if the Fire Service wish to evacuate the block. When this occurs, alarms will activate throughout the block, and you should immediately exit the building via the stairs
- If you think it is unsafe to stay in your flat, your flat is threatened by fire and smoke, or you are told to leave your flat by the Fire Service, evacuate the building using the **stairs** and **NOT** the lift
- **DO NOT** return to your flat until you have been told it is safe to do so

WHAT IF I CAN'T MANAGE THE STAIRS?

If a fire is in your flat and you can't use the stairs, you should alert your neighbours immediately. Go to another flat and close the door until the Fire Service advises you otherwise.

If you're unable to do this, make your way to the nearest staircase and await advice from the Fire Service. If you have a mobile phone, inform the Fire Service or WCHG of your location. You can inform WCHG via the concierge service or by calling Assure24 on 0161 946 9501.



CALLING THE FIRE SERVICE

The Fire Service must be called to all fires, and you must do this as soon as possible.

1. Dial 999 from any telephone
2. Ask for the Fire Service and if requested give the telephone number you are calling from
3. When connected to the Fire Service, tell them clearly where the fire is. You are at:



BENCHILL COURT, BENCHILL COURT ROAD, WYTHENSHAWE, M22 4GJ.

Do not hang up until the Fire Service has correctly repeated the address back to you. The Fire Service cannot help if they do not have the correct details.

KEEPING YOU SAFE

The walls, doors and floors of this building are designed to resist fire and stop the spread of smoke.

Fire doors must be closed when they are not in use.

Outside of the building, the area has been designed so emergency vehicles can get as near as possible to the building. These areas must be clear at all times.



PLANNING

Take time to think about how you would exit the building and where the doors to the stairways are.

It's important escape routes are kept clear at all times.

Think about the corridors you use and what they would be like filled with smoke. Even external corridors can become filled with black smoke.

If you would not be able to use the stairs during an evacuation, e.g. mobility problem or visual impairment, please get in touch with our Neighbourhoods Team on 0800 633 5500.



COMMUNAL AREAS, LANDINGS, LOBBIES AND STORAGE AREAS

To keep safe, all communal areas, landings, lobbies and storage areas must be free of obstructions, including door mats, furniture, rubbish bins, books, pushchairs and bicycles. Items found in communal areas will be removed immediately and stored for three weeks after which they will be disposed of if they are unclaimed.

Combustible items cannot be stored in communal areas within the building. If combustible items are found in communal areas, they will be removed without warning and disposed of immediately.

If you see something that is not working as it should, please report this by contacting your Building Safety Officer or call us on 0800 633 5500.



CHUTES AND RUBBISH

Please ensure your rubbish bags do not block the chutes and that smoking materials are fully extinguished.



ELECTRICAL APPLIANCES

Take extra care when using electrical items in your home, such as hair straighteners, mobile heaters and electric blankets.

Extension leads should be fully unwound and plugged directly into a socket. Do not overload sockets as this can be dangerous.

All electrical and white goods such as fridge freezers, washing machines and dryers need to be safe for use.

The Government issues information on products that have been recalled by the manufacturer because they could cause a fire. We share this information on our website under ["Our Services > High Rise Safety"](#).



SCOOTERS

Please let us know if you have a scooter, e-scooter or mobility scooter.

All scooters should be stored in the designated area and never in communal areas or landings.

The scooters should be charged between 8am and 8pm and never overnight.

Scooters must not be taken into lifts.

Scooters should have an annual service and adequate insurance.

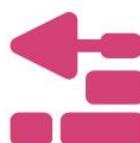


ALTERATIONS TO YOUR FLAT

Permission from WCHG is required before making alterations to your flat or any doors or door furniture.

The flats are designed with fire protection features and these should NOT be tampered with or removed.

If you wish to discuss alterations to your flat, you can contact us on 0800 633 5500 or email customerenquiries@wchg.org.uk.



CHECK AND MAINTENANCE SCHEDULE

Tom Porter, Building Safety Officer, checks your building each week.

All essential fire fighting equipment, including communal fire doors, door release mechanisms, fire alarms, sprinklers in service areas, fire fighting lifts and riser mains, are checked monthly.

Our Heating and Electrical Team inspect the front entrance fire doors annually.



WALKABOUTS

Each month your Neighbourhood Officer will visit your building to check for any building safety issues in communal areas, and to listen to any concerns or issues you may have.

Join your Neighbourhood Officer on the:

Fourth Tuesday of the month at 10am.

Please meet in the building lobby.



Karen Heslop
Neighbourhood Officer for
Benchill Court



WHO IS RESPONSIBLE FOR THE SAFETY OF YOUR BLOCK?

BUILDING SAFETY TEAM

The Building Safety Team are here to ensure activities that take place in your building are carried out in such a way as to not compromise it and your safety. They are also here to ensure your voice is heard for anything related to fire safety in your building.



COMPLIANCE

Deliver regular and statutory servicing and maintenance of key facilities in the building such as lifts, electrics, fire safety equipment, hot water and other systems.



REPAIRS

Maintain your home to a good condition. When repairs are reported they will arrange for them to be completed by the correct technician.



INVESTMENT

Deliver major improvement schemes such as lift upgrades, rewires, kitchen and bathroom replacements, sprinkler installs, fire door renewals, cladding renewals, etc.



NEIGHBOURHOODS

Manage all aspects of tenancy and estate management issues, anti-social behaviour, allocations and mutual exchanges.



CLEANING

Ensure the building is maintained to a good standard, keeping communal areas clear and clean.



ASSURE24

Monitor CCTV, door entry, fire, sprinkler and lift alarms so that there is always 24 hour support in the event of an emergency situation. Contact Assure24 by calling 0161 946 9501.



CUSTOMER FEEDBACK TEAM

If you are not happy with the service from one of the above teams you can contact the Customer Feedback team who will look into what has happened.

CALL US ON 0800 633 5500 OR 0300 111 0000.

MAKING A DIFFERENCE

ANNUAL HEALTH AND SAFETY HOME VISIT

We will visit you to discuss fire safety in your home and assist you with questions you may have about your block. We will check you feel safe in your home by asking how you feel about living in your block.



PERSONAL RESCUE EMERGENCY PLAN (PREP)

If you would need help to evacuate in the event of a fire, you must tell us. This could be because of a disability or if you have reduced mobility. We will arrange a visit for you to have a Person-Centred Fire Risk Assessment (PCFRA). Following this, a Personal Rescue Emergency Plan (PREP) may be created for you.



NOTICEBOARDS

There is a Building Safety notice board in the lobby area with important information you should familiarise yourself with. Any important fire safety information will be updated here along with any notices from the Fire Service.



ANONYMOUS REPORTING

You can report fire safety issues anonymously by completing the form at the bottom of the ["Our Services > High Rise Safety"](#) page on our website. Alternatively you can phone the numbers provided in this leaflet and ask to remain anonymous.



ANNUAL FIRE RISK ASSESSMENT

We work closely with our Fire Risk Assessors who undertake annual risk assessments and recommend remedial action to keep the blocks in a safe condition.



GREATER MANCHESTER FIRE AND RESCUE SERVICE

We are actively working with Greater Manchester Fire Service to reduce incidents in your block. We will share information about this on notice boards.



HIGH RISE LIVING FORUM

The High Rise Living Forum is made up of tenants like you who meet every three months to discuss building safety and other subjects affecting residents. The Forum is part of our commitment to ensuring you have an opportunity to influence building safety decisions. You are very welcome to join the group, please call 0800 633 5500 to find out more.



LISTENING TO OUR CUSTOMERS

Feedback from residents helps us to understand your concerns and gives us a chance to make things right. Below are some examples of feedback we've heard from customers in the last year and the changes we've made to put things right. If there's something you'd like to discuss, we want to hear from you. Email us at complaints&praise@wchg.org.uk.

YOU SAID



We weren't answering calls quickly enough during some very cold weather.



You've been waiting longer than usual for your calls to be answered by our Customer Hub.



Sometimes you had little or no information about lift maintenance or during breakdowns.



You don't always get the information you need, when you need it and operational communication can sometimes be poor.

WE DID



We have set up a group to look at our plans during extreme weather.



A call back service is now available to help reduce your waiting time after an increase in calls.



We can now send text messages to your mobile about any scheduled maintenance or lift breakdowns.



We're producing a new communication strategy and will give regular progress updates on its delivery to our CXC. They will make sure we deliver real improvements.

YOU SAID



Some residents at several high-rise blocks said that repairs did not always resolve a leak long term.



Residents raised concerns about the poor condition of walkway surfaces to deck access walk up flats.



Residents at some blocks complained of leaks and water staining to their ceilings.



Lifts only providing access to alternate floors is inconvenient, especially when one lift is broken or undergoing maintenance.

WE DID



Roof renewal works have been brought forward from 2028 and are currently in progress.



The renewal of walkway surfaces were added to a separate planned programme of fire safety upgrades and completed this year.



We identified some internal waste pipes are degrading and at the end of their life. We brought forward our planned programme of renewals from 2025 to 2023.



We agreed with customers to enhance specification and work to invest more and improve so both lifts service all floors.



GET INVOLVED

HIGH RISE LIVING FORUM

Join our High Rise Living Forum. Residents meet with officers once every three months and we'd be delighted if you wanted to find out more. Just call us on 0800 633 5500.

IN THE FUTURE

Please let us know if you have any suggestions for changes to this guidebook. Is there more information you would like? Can we make it easier for you to get involved in building safety decisions?

We review this guidance every year and we'd like to hear your views.

In addition to inviting your general feedback, there will also be times when we'll ask for your opinions about decisions we need to make that impact you. To do this we may send you a letter, email or survey to complete, or invite you to a meeting. You will usually have 3 weeks to respond to the consultation, sometimes longer.

We will always feedback the outcomes of these consultations to you, usually on our website and noticeboards in your building - keep a look out.

You can find a full copy of our Resident Involvement Strategy on our website on the ["About Us > Our Policies and Strategies" page](#).



CONTACT THE BUILDING SAFETY TEAM

Contact details for your Building Safety Manager and Building Safety Officer can be found in the lobby area of your building for reporting fire safety issues.



Building Safety Manager
Victoria Finn
07525 905 048



Building Safety Officer
Tom Porter
07525 905 042



Neighbourhood Officer
Karen Heslop
07410 944 272



KEEPING EVERYONE SAFE

Would you or anyone in your household need help to evacuate your building in an emergency?

For example if you have any mobility issues or a visual impairment? Please let us know by calling 0800 633 5500. It may be necessary for an Officer to visit you in your home, and for a further visit from Greater Manchester Fire & Rescue Service.

EXIT

Is your information up to date?

It is important we have up-to-date information for who lives in our buildings in case of an emergency. This means you need to update your resident information if someone moves in or out, or if you have any medical conditions.

Please scan the QR code or contact us on 0800 633 5500 to update your information now.



You may need to download a free QR Scanner using your App Store on older phones/tablets.

First Edition: Winter 2023

Wythenshawe Community Housing Group

Wythenshawe House, 8 Poundswick Lane, Wythenshawe, M22 9TA

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