

Brookway Court

30 Bideford Dr, Wythenshawe, Manchester M23 0GL

Compartmentation Surveys

Compartmentation is provided by way of a single protected staircase leading from the protected lobby area. There is a lift lobby area to each floor that leads to a further lobby area at each end of which there are generally 3 flats on each (6 in total) intermediate floor with the ground floor having a slightly different layout.

Each flat can be accessed via a newly fitted front entrance door installed in 2022 and all walls which form each flat are also compartmented.

Each riser cupboard located on the lift lobby is 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.

The riser ducts running the full height of the building are protected at floor level and via fire rated riser doors and where these have been accessed for work such as Fire alarm and Sprinkler work, any breaches through floor slabs have also been 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.

The riser doors along with the Communal pedestrian 30min fire doors off the common areas are checked quarterly for any issues and checked within the annual FRA.

The bin in use is located adjacent to a lid that has a fusible link and closes should a fire occur within the bin to prevent fire spread up the chute. In the refuse chute rooms, metal chutes are provided which are self-closing.

The fusible link is checked annually by an appointed contractor.

Any compartmentation breaches picked up on the Fire Risk Assessments are sent to a competent contractor for remediation work.