

Moorcot Court

Bideford Drive, Wythenshawe, Manchester M23 0QW

Compartmentation Surveys

Compartmentation is provided by way of a single protected staircase leading from the protected lobby area. The lobby area leads to external balconies from which each flat can be accessed and has newly fitted front entrance doors in 2023 and all walls which form each flat are also compartmented.

Each riser cupboard located on the walkway and lift shaft 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 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 monthly for any issues and checked within the annual FRA.

The bin is located adjacent to a lid that has a fusible link which enables the lid to self-close over the bin should a fire occur. This is to prevent the fire, smoke and toxic gases spreading up the chute. The fusible link is checked annually by an appointed contractor and labelled with the date.

The bin chute hoppers at each level are metal, self-closing and are fitted with rubber seals and cleaned regularly.

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