

Building Safety Summary – Bagnall Court

Introduction

Purpose of this document. This summary helps residents understand building safety measures and management.

Who prepared it: Vic Finn, Building Safety Manager (Wythenshawe Community Housing Group) (WCHG)

About Your Building

Building name and address: Bagnall Court, 1-62 Greenway, Wythenshawe, M22 4LS

Number of floors and flats: 13 floors, 62 flats

Main use: Residential

Year built and major refurbishment, year build 1964, major refurbishments, GRP Generator housing for fire-fighting lift 2018, Lift refurbishment 2018, Fire alarms 2017, Sprinklers/ tank 2018, Enveloping works 2023

Key Safety Risks

Fire Safety risks: Combustible materials managed, single stairway, enclosed balconies

Structural Integrity checks: Structural frame integrity, unknown foundation type, ongoing damp checks

Other risks: Gas removed from flats, negligible flood risk

Safety Measures in Place

BS5839-1 fire alarm system, BS5839-6 Grade D LD1 alarms in flats

Structural integrity checks: Annual structural surveys, compartmentation surveys

Emergency lighting and signage: Installed throughout escape routes

Resident safety guidance: Stay Put policy, evacuation info on noticeboards

How We Manage Safety

Regular Fire Risk Assessments: Annual Type 3 FRA by Total Fire Group, tracked via Aurora portal

Maintenance schedule: Monthly checks for firefighting equipment, annual door inspections

Resident engagement: Building Safety booklet, High Rise Forum feedback, QR code for PEEPs

Building Safety Officer block visits

Emergency Procedures

Evacuation Strategy: Stay Put (Defend in Place)

Muster Point: Outside bungalows on West View Road (displayed on notice board)

Contact numbers for emergencies: 999 or 0300 111 0000

How to Get More Information

Contact details: Victoria Finn, Building Safety Manager tel:07525 905 048

email vic.finn@wchg.org.uk

Resident portal or noticeboard link: Building Safety notice board - QR codes for virtual tour & safety measures for your block

How to request the full Safety Case Report: Contact Building Safety Officer Tom Porter phone 07525 905 042 or email Tom.porter@wchg.org.uk

Update

Last FRA 25TH March 2026

Next FRA March 2027