

Building Safety Summary – Bagnall Court

Why This Summary Exists

This summary provides residents and stakeholders with essential safety information for Bagnall Court, ensuring compliance with the Building Safety Act and UK Fire Safety regulations.

About Your Building

Name: Bagnall Court

Address: 1–62 Greenway, Wythenshawe, M22 4LS

Registration Ref: HRB03298Z3Q5

Height: 32.5m

Floors: 13

Flats: 62 (37 one-bedroom, 25 two-bedroom)

Construction: Concrete frame with brick/concrete outer walls, curtain wall glazing, mineral wool insulation

Roof: Flat roof with rolled bitumen felt and insulation

Access: Single staircase, 2 lifts (1 passenger, 1 fire-fighting)

Energy: Gas/electric mains; gas removed from flats, HIUs installed

Safety Measures

BS5839-1 fire alarm system in common areas (silent Emergency Alert System)

BS5839-6 Grade D LD1 alarms in flats

Sprinkler system throughout flats and high-risk areas

Smoke & heat detectors in flats and communal spaces

Emergency lighting throughout escape routes

Dry risers on each floor adjacent to lift lobby

Fire doors: 62 flat entrance doors (FD30), 38 communal doors

Secure Gerda Information Box with plans and emergency details

Compartmentation confirmed and maintained

CCTV monitored by Assure 24 team

Lightning protection system

Management

Principal Accountable Person: Wythenshawe Community Housing Group (WCHG)

Building Safety Manager: Victoria Finn

Email: victoria.finn@wchg.org.uk

Tel: 07525 905048

Emergency Procedures

Evacuation Strategy: Stay Put (Defend in Place)

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

Fire alarm configured for Fire Service use as Emergency Alert System (EAS)

Contact Information

Building Safety Manager: Victoria Finn

Email: victoria.finn@wchg.org.uk

Mobile: 07525 905048

Secure Information Box in lobby for Fire Service

Fire Risk Assessment Information

Annual Type 3 FRA by Total Fire Group (BAFE & FIA accredited)

Latest FRA: 4 March 2025 (1 substantial risk resolved, 6 moderate risks tracked)

Actions tracked via Aurora portal and monitored through Power BI dashboards

Resident Strategy Information

Building Safety booklet distributed

Evacuation notices and Safety Case on a Page displayed in communal areas

QR codes for PREPs (Personal Rescue Evacuation Plans)

Resident engagement via High-Rise Forum and feedback sessions