

# 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](mailto: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](mailto: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