

Building Safety Summary – Benchill Court

Introduction

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

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

About Your Building

Building name and address: Benchill Court, Benchill Court Road, Wythenshawe, M22 4GJ

Number of floors and flats, 12 floors, 45 two-bedroom flats

Main use: Residential

Year built and major refurbishments: Year built -1962, major improvements Balcony enclosures/ entrance foyer 2006, Biomass installation 2015, EWI and window installation/ re-roofing 2017, Fire alarms 2018, Sprinklers/ tank 2020

Safety Measures in Place

Fire safety systems: BS5839-1 fire alarm system, BS5839-6 LD1 alarms in flats, sprinklers installed

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 plan: Stay Put strategy unless instructed otherwise by Fire Service

Assembly point location: car park area outside of the taxi rank

Emergency Contacts: 999 or 0300 111 000

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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

Updates

Latest FRA – 1 March 2026

Next review: March 2027