

Building Safety Summary – Benchill Court

Why This Summary Exists

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

About Your Building

Name: Benchill Court

Address: Benchill Court Road, Wythenshawe, M22 4GJ

Registration Ref: HRB03357P9W8

Height: 30.5m

Floors: 12

Flats: 45 (all two-bedroom)

Construction: Concrete frame with masonry infill panels, mineral wool external wall insulation with render system, curtain wall glazing

Roof: Flat roof with rolled bitumen felt and insulation

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

Energy: Biomass boiler for heating; gas removed from flats

Safety Measures

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

Separate BS5839-1 fire alarm system in biomass boiler room

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: 45 flat entrance doors (FD30s), 40 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: Car park area outside taxi rank (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 June 2025 (moderate/tolerable risks)
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