

Building Safety Summary – Birch Tree Court

Why This Summary Exists

This summary makes building safety information clear and accessible for residents. It simplifies technical details, promotes awareness, supports emergency readiness, and meets legal requirements under the Building Safety Act.

About Your Building

Name: Birch Tree Court

Address: Rowlandsway, Wythenshawe, M22 5RY

Height: High-rise block over 18m

Floors: 11 (including ground)

Flats: 85 one-bedroom flats

Construction: Reinforced concrete with curtain wall glazing

Year Built: 1967

Safety Measures

Fire Alarms: BS5839-6 Grade D in flats; BS5839-1 in common areas (silent Emergency Alert System)

Sprinklers: Installed in all flats and high-risk communal areas

Structural Checks: Latest survey Nov 2023; ongoing monitoring

Emergency Lighting: Throughout communal spaces, inspected annually

Management

FRA: Annual Type 3 (latest March 2025), tracked via Aurora portal

Maintenance: Fire alarms weekly; sprinklers monthly; dry risers monthly; emergency lighting annually; fire doors quarterly/annually

Resident Engagement: Safety booklet, QR codes for evacuation needs, High-Rise Forum consultation

Emergency Procedures

Evacuation Strategy: Stay Put (Defend in Place)

Assembly Point: Outside Edwards Court opposite Birch Tree Court

Emergency Contacts: Fire Service access via Gerda SIB; monitored by Assure 24 team

Contact Information

Building Safety Manager: Victoria Finn

Email: victoria.finn@wchg.org.uk

Tel: 07525 905048

Resident Portal: <https://www.wchgauditsafe.com/check-live-status>

Fire Risk Assessment Information

Annual Type 3 FRA by accredited assessors; latest completed 5th March 2025

Actions tracked via Aurora and monitored through Power BI dashboards

Resident Strategy Information

Residents informed via communal notices and Building Safety booklet

QR codes for evacuation assistance; info updated in Secure Information Box for Fire Service

Communication reviewed by High-Rise Forum