

Brookway Court – Building Safety Case

Summary

Principal Accountable Person (PAP):

Wythenshawe Community Housing Group (WCHG), 8 Poundswick Lane, Manchester M22 9TA

Lead Contact: Victoria Finn, Building Safety Manager | Tel: 07525905048

Executive Summary

Brookway Court is confirmed safe for occupation. This claim is supported by detailed risk management, structural assessments, and compliance with UK Building Safety and Fire Safety regulations. Evidence includes FRA reports, compartmentation surveys, and certificates available on request.

Key Building Facts

- Address: Brookway Court, Bideford Drive, Wythenshawe, M23 0GL
- Registration Ref: HRB01997D9FS
- Height: 47m | Floors: 17 (incl. roof space)
- Flats: 95 (33 x 1-bed, 62 x 2-bed) | Tenure: All tenants
- Evacuation Strategy: Stay Put (Defend in Place)

Construction & Layout

- Built circa 1971; reinforced concrete frame with cavity wall masonry cladding.
- Single protected staircase; two lifts (one fire-fighting).
- Sprinkler system throughout flats and high-risk areas; BS5839 fire alarm system configured as silent EAS.
- Communal heating via external boiler house; HIUs in flats.

Fire Safety Measures

- Annual Type 3 FRA by Total Fire Group (latest: May 2025 – moderate risk).
- Compartmentation confirmed; risers sealed and inspected.
- Fire doors: 95 flat entrance doors (bi-directional tested); 63 communal doors (30 min).
- Fire-fighting equipment: dry risers, AOVs, sprinklers, emergency lighting, Gerda SIB with plans and PREPs.

Structural Safety

- Surveys (2017, 2023, 2025) confirm RC frame; no LPS; foundations assumed piled, no movement detected.
- External wall remediation completed (A2-rated spandrel panels, Rockwool insulation).
- Roof renewed with bituminous coating; lightning protection upgraded.

Resident Engagement

- Building Safety booklet distributed; info displayed in communal areas and online.
- PREPs recorded in Gerda SIB; current: 4 residents requiring assistance.

Major Works Completed

- Fire alarms (2018), Lift refurbishment + standby generator (2018), Sprinklers (2020),
- External wall & roof renewal (2022–23), Flat entrance fire doors (2024).

Ongoing Improvements

- Structural follow-on works from 2025 survey.
- DSEAR inspection actions in progress.
- Continuous review of Building Safety Management System and FRA recommendations.