

Building Safety Summary – Brookway 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: Brookway Court, Bideford Drive, Wythenshawe, M23 0QW

Number of floors and flats: 17 Floors, 95 flats

Main use: Residential

Year built and major refurbishments - year built 1971 major refurbishments - Fire alarms (2018), Lift refurbishment + standby generator (2018), Sprinklers (2020),
- External wall & roof renewal (2022–23), Flat entrance fire doors (2024).

Key Safety Risks

Fire safety risks: Combustible materials managed, single stairway, enclosed balconies

Structural safety risks: Concrete frame integrity, unknown foundation type, ongoing damp checks

Other risks: Gas removed from flats, negligible flood risk

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: Front of Moorcot Court

Contact numbers for emergencies: 999 or 0300 111 0000

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 – 18 May 2026

Next review: May 2027