

Building Safety Summary –Edwards 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: Birch Tree Court, Rowlandsway, Wythenshawe, M22 5RY

Number of floors and flats: 8 floors: 87 flats

Main use: residential

Year Built and major refurbishments, built 1967 major refurbishments Walkway Balustrade panel renewal 2007, Fire Alarm installation 2019, sprinkler installation 2020, re-roofing 2021, roof access works 2023

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

Emergency Procedures

Evacuation Strategy: Stay Put (Defend in Place)

Assembly Point: Outside Edwards Court opposite Birch Tree Court

Emergency Contacts: 999 or 0300 111 000

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 – 31 March 2026

Next review: March 2027