

# Building Safety Summary – Edwards Court

## Why This Summary Exists

This summary provides residents and stakeholders with key safety information for Edwards Court, ensuring compliance with the Building Safety Act and promoting transparency.

## About Your Building

Name: Edwards Court

Floors: 8

Flats: 87 self-contained flats

Height: Approx. 22.5m

Construction: Hybrid large panel concrete with masonry panels and cantilevered balconies

Access: Single staircase, two lifts, open deck balconies

## Safety Measures

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

Emergency lighting throughout escape routes and communal spaces

Sprinkler system in flats and high-risk common areas (laundry, refuse room, electric room)

Fire door inspection and remediation programme

Compartmentation surveys and sealing of penetrations

Automatic Opening Vent (AOV) smoke control to stair/lobby

Secure Information Box for Fire Service

CCTV coverage of entrances/lobbies

Electrical and gas safety checks

Evacuation support (refuge signage, evacuation chairs)

## Management

Principal Accountable Person: Wythenshawe Community Housing Group (WCHG)

Building Safety Manager: Victoria Finn

## Emergency Procedures

Evacuation Strategy: Stay Put unless directed by Fire Service

Muster Point: Outside Birch Tree Court (as per notice board)

## Contact Information

Building Safety Manager: Victoria Finn

Mobile: 07525 905048

Email: [victoria.finn@wchg.org.uk](mailto:victoria.finn@wchg.org.uk)

Secure Information Box in lobby for Fire Service

## Fire Risk Assessment Information

Latest Building Safety Case: September 2024

Annual Fire Risk Assessment: 5 March 2025

## Resident Strategy Information

Stay Put policy

Resident engagement: quarterly meetings, newsletters, notice boards

Dedicated email: [safety@wchg.org.uk](mailto:safety@wchg.org.uk)

Phone line for queries