

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
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
Phone line for queries