

Building Safety Summary – Moorcot Court

Why This Summary Exists

This summary provides residents and stakeholders with essential safety information for Moorcot Court, ensuring compliance with the Building Safety Act and UK Fire Safety regulations.

About Your Building

Name: Moorcot Court

Type: High-rise, general needs residential block

Year Built: 1969

Flats: 70 self-contained flats

Construction: Concrete frame, brick/concrete outer walls, concrete floors

Layout: Single stairway serving all floors; lift lobby on each upper floor; open deck areas; refuse chute rooms; service riser cupboards; ground floor includes laundry room, caretaker's office, rear exit, gas meter cupboard, tank and bin room

Recent Works: Balcony panel renewals and roof insulation (2023)

Safety Measures

LD1 fire alarm system linked to flats

Sprinkler system in flats and high-risk areas

Dry riser system

Smoke & heat detectors

Emergency lighting throughout communal spaces

Secure Gerda Information Box with plans and emergency details

Management

Principal Accountable Person: Wythenshawe Community Housing Group (WCHG)

Building Safety Manager: Victoria Finn

Email: victoria.finn@wchg.org.uk

Tel: 07525 905048

Emergency Procedures

Evacuation Strategy: Stay Put policy

Silent alarm system configured for Fire and Rescue Service use as Emergency Alert System (EAS)

Muster point: Outside Brookway Court

Contact Information

Building Safety Manager: Victoria Finn

Email: victoria.finn@wchg.org.uk

Mobile: 07525 905048

Gerda secure box stores evacuation plans

Fire Risk Assessment Information

Annual Type 3 FRA by Total Fire Group (BAFE & FIA accredited)

Latest FRA: 19 May 2025 (1 substantial risk resolved, 6 moderate risks tracked)

Actions tracked via Aurora portal and monitored through Power BI dashboards

Resident Strategy Information

Building Safety Information leaflet distributed

Communal notice boards display evacuation strategy and Safety Case on a Page

PREPs managed via QR code and Gerda box