

Building Safety Summary – Village 135

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: Village 135 – Block B (Cedars), 3 Hollyhedge Court Road, Manchester M22 4ZPV

Number of floors and flats, Floors 8, 50 flats

Main Use: Residential

Year Built and major improvements: year built 2017, major improvements, ACM Removal 2017, Cladding & Fire Break Renewal 2021–2024, Sprinkler Installation 2020, Roof Access Safety Upgrade 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, quarterly communal door inspections, annual front 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: front car park area

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 – 12 January 2026

Next review: January 2027