

Building Safety Summary – Village 135

Principal Accountable Person

Organisation: Wythenshawe Community Housing Group (WCHG)

Address: 8 Poundswick Lane, Wythenshawe, Manchester M22 9TA

Lead Contact: Victoria Finn, Building Safety Manager

Email: victoria.finn@wchg.org.uk | Tel: 07525905048

Building Details

Name: Village 135 – Block B (Cedars)

Address: 3 Hollyhedge Court Road, Manchester M22 4ZPV

Registration Ref: HRB03485M0F3

Height: 22.5m | Floors: 8 | Units: 50 x 2-bedroom apartments

Year Built: 2017 | Primary Use: Residential

Evacuation Strategy: Currently Stay Put (previously temporary simultaneous evacuation)

Construction & Materials

Structure: Steel frame with concrete floors and stair landings

Roof: Flat, 115mm Celotex TA4000 insulation, Sika Trocal covering

External Walls: Masonry (53%), Glass (34%), Metal composite (8%), Rock panel (5%)

Insulation: 100% Mineral wool

Cladding: ACM removed (2017), replaced with A1-rated aluminium panels and Rockwool Duo slab

Fire Barriers: Installed and verified post-Grenfell remediation

Foundations: Pad and strip footings on sandstone strata

Fire Safety Systems

Detection: BS5839-1 L1 system with smoke/heat detectors in flats and communal areas

Suppression: Sprinklers in all flats and high-risk areas (laundry, plant rooms, bin store)

Fire Doors: Flat entrance: 50 x 30min | Communal: 55 x 30min

Other Equipment: Dry risers, AOVs, manual call points, fire extinguishers

Lifts: 1 passenger, 1 firefighter lift

Secure Information Box: Gerda SIB with plans, PEEPs, asbestos register

Risk Management

Latest FRA: Type 3 by Total Fire Group (Jan 2025) – Risk Rating: Moderate

Key Actions: Door adjustments completed, signage review pending

Compartmentation: Verified through Fieldview audits and Tenos inspections

Maintenance Contractors:

- - Fire alarms: Complete Fire (weekly)
- - Sprinklers: Argus (monthly)
- - AOVs: DH Environmental (annually)
- - Communal doors: Team Brand (quarterly)
- - Biomass monitoring: Aarhus (annually)

Energy & Utilities

Supplies: Mains electricity & gas

Onsite Generation: Biomass boiler (separate block)

Resident Engagement

Resident Involvement Strategy: V2 October 2023

PEEPs: QR code system for self-identification

Information: Safety booklet, fire door letters, communal noticeboards

Major Works & Improvements

ACM Removal: 2017

Cladding & Fire Break Renewal: 2021–2024

Sprinkler Installation: 2020

Roof Access Safety Upgrade: 2023