

# Building Safety Summary – West View Court

## Why This Summary Exists

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

## About Your Building

Building Name: West View Court

Address: West View Court, Bideford Drive, Wythenshawe, M23 0QW

Height: 22.5m

Floors: 9

Residential Units: 73 flats

Construction: Concrete frame with masonry infill panels, flat roof with bitumen felt

Cladding & Insulation: A2 panels (Proteus SP), Rockwool insulation

Registration Reference: HRB03348D0F4

## 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

Fire doors: flat entrance doors (30 min), communal doors inspected quarterly

Gas removed from flats; Heat Interchange Units (HIUs) installed

Biomass plant room for heating system

Managed risks: fire in flats/common areas, smoke spread, electrical faults, bin chute fires, structural failure

## Management

Principal Accountable Person: Wythenshawe Community Housing Group (WCHG)

Building Safety Manager: Victoria Finn

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

Tel: 07525 905048

## Emergency Procedures

Evacuation Strategy: Stay Put (Defend in Place) policy

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

## Contact Information

Building Safety Manager: Victoria Finn

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

Latest FRA 4<sup>th</sup> March 2025 reported moderate risks only

Risks tracked via Aurora portal and monitored through Power BI dashboards

## Resident Strategy Information

Engagement through Building Safety Information leaflets, communal notice boards, High Rise Forum

QR codes for PREPs

Communications reviewed for accessibility and compliance