

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

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

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 4th 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