



Building Safety Case Report

Moorcot Court



Revision Date September 2023- Draft.

Principal Accountable Person	Wythenshawe Community Housing Group	8 Poundswick Lane, Wythenshawe, Manchester M22 9TA
Point of Contact	Building Safety Manager- Vic Finn	07525905048
Updating this Report	By: Vic Finn	When improvement work is carried out or following a major event.

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1. About Wythenshawe Community Housing Group as the Principal Accountable Person.

Wythenshawe Community Housing Group (WCHG) is a registered social housing provider with in excess of 13,700 domestic properties, many of these are within blocks of various types including walk ups, cottage flats, sheltered and High Rise. Within the portfolio are 10 blocks that come within the scope of the Building Safety Regulations being over 18m high. WCHG is the 'Responsible Person' for Moorcot court.

2. Preparation of Report.

The report has been formulated in line with HSE government guidance (Preparing a safety case report - GOV.UK (www.gov.uk) as best practice guidance and sets out how WCHG manage the Risk of Fire spread, the buildings structural safety and how WCHG are preventing fire spread and structural failure and limiting risk to this building to ensure the building is safe to occupy.

This report was prepared by Victoria Finn, Building Safety Manager Msc, MCIOB who has worked in the housing sector for over 34 years predominantly in a surveying and project Management capacity. Qualifications include, a Master of Science in 'Regeneration and Urban Renewal' and Bachelor of Science in 'Construction Project Management' and also a member of the Chartered Institute of Building. The latest qualifications are and LMS Level 6 Fire Safety diploma and Level 6 Building Safety Management diploma for the latest role of Building Safety Manager.

Table: Contact Details

ADDRESS: Moorcot Court, Bideford Drive, Wythenshawe, M23 0QW	
Registration Ref: HRB03343W1Z1	
Height of building (m) to floor or highest storey	19.5
Number of floors including ground	9
Number of residential units/flats in the building	70
Name of the building	Moorcot Court
Building Street address	1-70 Bideford Drive
Building Postcode	M22 0QW
Name of Principal Accountable Person (PAP)	Wythenshawe Community Housing Group, 8 Poundswick Lane, Manchester, M22 9TA
Name and Role of lead contact for PAP organisation	Victoria Finn, Building Safety Manager
email address and Contract telephone number - PAP	victoria.finn@wchg.org.uk 07525905048

3. Building Description

Moorcot Court was acquired in 2006 following a stock transfer from Manchester City Council and is a high-rise, general needs, residential block. The block was constructed in 1969 so likely fell under the 1965 Building Regulations in the UK came into force so it is likely that the construction of this block pre-dated the building regulations and instead was led by byelaws and guidance.

There was little information passed on with the block on transfer however after reviewing old planning approvals and drawings and with the new information obtained, we are able to understand the construction, environment and usage of the block to keep people safe.

Moorcot Court contains a total of 70 self-contained flats and constructed in a concrete frame with brick and concrete outer walls, concrete floors and single stairway which serves all floors. There has been recent renewals of balcony panels and under window infill panels along with a roof insulation and covering in 2023.

The block is a general needs residential block which is rectangular in shape and each upper floor is the same layout. This layout consists of a lift lobby incorporating the single staircase adjoining all floors. A door from each lift lobby opens onto the open deck area serving flats, adjoining which are 2 flats to one side of the open deck and 6 flats to the other. A refuse chute room is accessible via a door on each open deck as is a service riser cupboard adjacent to the refuse room.

Additional service riser cupboards are located next to flats, adjoining the open decks. On the Ground floor the layout is slightly different, with a laundry room and old caretakers office adjoining the lift lobby. A rear exit from the building provides access to some ground floor flats, in addition to the mains gas meter cupboard, a tank and bin room.

There is a common fire alarm system of LD1 standard which links to each flat and also a sprinkler system also serving the non-domestic areas excluding circulation spaces.

The roof level is accessible from the lift motor room door which provides permanent ventilation into the room and there is also permanently open vents at the head of the stairs which serves as smoke ventilation

Table – Key Building Information quick reference

Description	
ADDRESS: MOORCOT COURT, 1-7 Bideford Drive, M23 0QW	
Key Building Information	
Evacuation strategy	

What is the evacuation strategy in place (simultaneous, phased, stay put)	Stay put (Defend in place)
passive and reactive control	
What equipment is in residential units (heat/smoke/sprinklers)	smoke and heat detection/ sprinkler system
What equipment is in parts shared by all residents	smoke detectors/Fire alarm/ fire dampers/dry riser
Where are the alarm sounders connected to detectors	rooftop/shared space with equipment
Where are the dry risers (bin store/common corridor/lobby etc)	Lift lobby/ Roof
Where are the smoke detectors (lobby, Meter room, laundry etc)	Laundry room/cleaners cupboard/ Tank room
Types of lift	1 Passenger / 1 modified for Fire Fighters use
number of residential unit front doors with fire resistance identified	70
number of fire doors In common parts residents can walk through (30/60 min)	17 x30min
Energy and storage	
Types of Energy Storage	none
Types of onsite energy generation	none
Type of energy Supplies (district/mains elec/mains gas etc)	gas/electric mains
Structure and Materials	
Structure Type (composite steel/large concrete panel/masonry etc)	Concrete/ other
Type of Roof (flat/pitched/mix)	flat
Does roof structure have layer of insulation (top of roof/below roof)	yes on top
what material covers the largest surface area (rolled bitumen felt,rubber etc)	Rolled bitumen felt
Total number of staircases	1
what materials are visible on the outside walls (ACM, other composite etc)	
Aluminium Composite material (ACM) certification	No ACM
percentage of each material on the outside (from mentioned above)	A2 panels 40%/ render 30%/ Brick 5%/ Glass 25%
what type of insulation is used in the outside walls (EPX, PUR, Mineral wool)	Mineral wool 70%
Features/ machinery for heat, ventilation or energy generation	Roof Area- boiler room/ and BSM room
Which materials are used most in the machinery in a room on the roof	Masonry and steel
Primary use for the court (office/residential/shop etc)	Residential- no secondary use
Number of flats below ground level	none

Flat layouts

The layout of each flat consists of the entrance door opening into a protected entrance hallway, off which is a kitchen, a store cupboard and a living room. A lobby adjoining the living room provides access to an internal bedroom and a bathroom. There is an enclosed balcony area from the living room. Each flat has a Grade D fire alarm to BS5839-6 of LD1 standard coverage which is monitored via an alarm receiving centre through the common fire panel in the lift lobby. **(See Appendix A Fire Strategy Plans Showing Floor layouts)**

Fire Exits

Each flat entrance door provides a 30min fire- resistance and have been renewed in 2023 with bi-directional test certificates. The escape route is via an open-air balcony that connects to a corridor which leads to a protected stairwell.

In common areas fire doors are provided in common corridors and from the protected stairwell and also to ancillary areas. Final exits from the building for the residents are provided from the base of the single staircase and from the lift lobby at ground level.

Surrounding Area



The block is one of two High-rise in the vicinity, the other of which is Brookway Court. As can be seen in the aerial shot above, Moorcot Court is bounded 3 storey residential blocks, Houses and some commercial units. Access to the estate is via the main A560 Altrincham Road which leads off the M56.

Moorcot Court is situated approximately 5.69m away from the nearest residential building and 19.6m away from Brookway court.

The OS map below shows where the measure of distance from the block to the nearest property is taken.



Stability of Cladding systems.

The cladding system now installed to this block is safe and compliant under the current Building Regulation Part B requirements.

Following a previous recommendation by the Fire Risk Assessors, a curtain wall and fenestration system survey was carried out by an external CHAS and FIA accredited fire engineering company 'Tenos' to assess the curtain wall glazed windows and infill panels within the PVC frames under current standards. The report concluded that the spandrel panels and balcony panels did not meet the requirements of the new external wall assessments. The replacement of the open deck panels and window spandrel panels has now been replaced (2022/23) with the following materials now in place: Window spandrels - Replaced with 'Proteus SP' material produced by 'Proteus Facades'. This is a polyester powder coated steel/ceramic powder coated aluminium/glass faced spandrel panel with Rockwool insulated core structurally bonded to a lightweight metal rear skin to be used within a curtain wall system. Warrington Fire Testing and Certification Limited have classified the material in relation to their reaction to fire behaviour as A2, S1, d0. Balcony panel - These have been replaced with '3mm aluminium panels coated both sides'. This work is further referred to in 'Enveloping work' under section 11.

Building Foundations

A structural survey carried out in October 2023 by Michael Dyson Associates hasn't shown anything concerning or likely to be attributable to foundation failure. The foundation type is unknown due to the lack of records from the original build following a transfer of ownership.

Incoming mains and isolation points

Located on the ground floor are the Gas, electric and water incoming mains and isolation points. The gas meter and isolation point is located to the rear of the building behind the lift area, and accessible externally via a door. The cold-water isolation point is located within the pump room accessible through externally through double doors and the mains electric is to the far-left, rear (looking onto the building from roadside) accessible externally

There is also a lift isolation point located mains electric room. The drawing showing all isolation points can be found in **Appendix A**

4. Fire Risk Assessments.

The 'in-scope' buildings have Type 3 surveys undertaken unless a more intrusive one is recommended such as behind cladding or within loft spaces for instance, when further surveys will be requested. The Fire Risk Surveys are carried out by 'Total Fire Group' who are BAFE and FIA accredited and have been procured from the Procurement Framework 'Procure Plus Holdings' via a Fire Risk and Mitigation works framework.

A separate compartmentation survey was also undertaken in 2022 and will be re-done on a 3-year interval in addition to the FRA

The Fire Risk Assessments pick up any compartmentation breaches which are tracked through on the FRA portal 'Aurora' to completion and sign off by the relevant directors for those managers.

The latest FRA carried out on the 8th June 2023 advised of only moderate risks. The risks have been entered onto the Fire Risk tracking portal, allocated to individual managers and will be tracked through by on the Aurora system and signed off once evidence is provided by the directors.

The fire Risk Rating Matrix used to assess the fire risk can be seen below:

LIKELY CONSEQUENCES OF FIRE				
LIKELIHOOD OF FIRE OUTBREAK	Subjective Fire Risk Rating	Slight Harm	Moderate Harm	Serious Harm
	Highly Unlikely	Negligible Risk	Tolerable Risk	Moderate Risk
	Unlikely	Tolerable Risk	Moderate Risk	Substantial Risk
	Likely	Moderate Risk	Substantial Risk	Intolerable Risk

5. Managing the Risks

The Senior Contracts Manager for Facilities and Building Safety Manager has an overview of the Fire Risk portal and the actions assigned to colleagues. The risks are based on both Life Risk Actions and Property Risk Actions.

The Fire Risk portal is populated by the Fire Risk Assessors with their recommendations. The actions are assigned by a Facilities colleague to the relevant manager for each action within the system and an excel list of the actions are downloaded from the system weekly and e-mailed to all those overseeing these actions to serve as a reminder to review them.

When the actions are complete, the assigned manager will sign them off in the system, upload their evidence and this then goes to their director for complete sign off. The FRA's are monitored for their progress and outstanding actions via a 'Power Bi' portal as can be seen in the screenshot below:

BUILDING SAFETY COMPLIANCE	Bagnall Court	Benchill Court	Birch Tree Court	Brookway Court	Brownley Court	Edwards Court	Hollyhedge Court	Moorcot Court	West View Court	200 Hollyhedge (V135)	3 Hollyhedge Court Road (V135)
GAS											
GAS (DOMESTIC)	○	○	✓	○	○	✓	○	○	○	○	○
HSS (DOMESTIC)	✓	✓	○	✓	○	○	✓	○	○	○	○
BIOMASS (COMMUNAL)	○	✓	○	○	✓	○	○	○	○	○	○
ELECTRICAL											
ECR (DOMESTIC)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ECR (COMMUNAL)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ASBESTOS											
ASBESTOS	✓	✓	✓	✓	✓	✓	○	✓	✓	○	○
FIRE SAFETY											
FIRE SAFETY SYSTEMS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
FIRE DOORS (QTRLY)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ENTRANCE DOORS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
FIRE RISK ASSESSMENTS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LIFTS											
LIFTS (COMMERCIAL)	○	○	○	○	○	○	○	○	○	○	○
LIFTS (DOMESTIC)	○	○	○	○	○	○	○	○	○	○	○
WATER											
WATER	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

White Circles are N/A.
i.e. the Block does not contain this type of asset!

Compartmentation

Compartmentation is provided by way of a single protected staircase leading from the protected lobby area. The lobby area leads to external balconies from which each flat can be accessed and has newly fitted front entrance doors in 2023 and all walls which form each flat are also compartmented. Each riser cupboard located on the walkway and lift shaft is also compartmented as well as the lift shafts and service areas. This compartmentation is shown on the Fire strategy drawings marked in red lines which has also been shared with colleagues to ensure they are aware of where compartmentation is, as can be seen on the fire strategy drawings in Appendix A.

The riser ducts running the full height of the building are protected at floor level and via fire rated riser doors and where these have been accessed for Fire alarm and Sprinkler work, any breaches through floor slabs have also been sealed and signed off by a third-party inspector 'Flamehold' who are a member of the Fire Protection Association and FIRAS accredited, this also applies to the wires or pipework entering each flat. The riser doors along with the Communal pedestrian 30min fire doors off the common areas are checked monthly for any issues and checked within the annual FRA.

The bin is located adjacent to a lid that has a fusible link which enables the lid to self-close over the bin should a fire occur. This is to prevent the fire, smoke and toxic gases spreading up the chute. The fusible link is checked annually by an appointed contractor and labelled with the date. The bin chute hoppers at each level are metal, self-closing and are fitted with rubber seals and cleaned regularly.

Any compartmentation breaches picked up on the Fire Risk Assessments are sent to a competent contractor for remediation work. an example of the remediation work sent to contractors from the 2022 survey can be seen in **Appendix B**.

Energy Suppliers maintenance

EDF	Electric supplier	Work via Monarch
Gazprom	Gas supplier	Work via Monarch
Monarch	Manages energy companies	Tamzyn.Elliott-Pullen@monarchpartnership.co.uk

Maintenance of equipment and responsibility.

The Facilities department manage maintenance contracts for the high-rise blocks and listed below are the key maintenance contractors who manage building safety and test/inspection frequencies

Contractor	Measure	Frequency
Fire		
Fieldway	Fire alarms/door release	weekly

Argus	sprinklers	monthly
Dyer (DH Environmental)	AOVs	Annually
AARHUS	Biomass fire alarm monitoring and biomass room emergency lighting	Annually
PFI solutions signs	exit signage	Annual FRA/ BSO inspections
Chute Fire Cert	bin chute checks	Six monthly
Premier Technical Services Group	Lightning protection	Annual
Allied Central Power Services	Lift checks Generator inspections	Weekly with fire alarms /monthly inspections
Complete Fire	Dry Risers	monthly
Complete Fire	Emergency lighting	Annually
Asbestos		
Scope iT	Asbestos testing/analyst	Annual / reactive
Countrywide	asbestos removal	Reactive
legionella		
Mitie	legionella testing	Monthly
xylem	Water testing	Six monthly

Flat Entrance Fire door inspections

The flat entrance doors leading onto common parts are inspected annually in line with the Fire Safety (England) Regulations 2022, by in house inspectors (trained by 'Ventro Fire Compliance') utilising a hand-held system which then feeds into the Power Bi dashboard for monitoring. These inspectors are also Gas and Electric compliance inspectors who undertake the annual checks. The doors are inspected against key TRADA questions that are pre-set into the system to ensure the correct questions are asked. The annual inspections are tracked on a performance dashboard as can be seen below:

Current Stock: Entrance Door Checks

Search

property_group	REQUIRED DOOR CHECK	HAS DOOR CHECK	% DOORS CHECKED
ENSUITE ROOM	13	13	100.0%
FLAT - COTTAGE	210	210	100.0%
FLAT - MULTISTOREY	923	923	100.0%
FLAT - OTHER	14	14	100.0%
FLAT - SHELTERED	54	54	100.0%
FLAT - SUPPORTED	4	4	100.0%
FLAT - WALKUP	973	973	100.0%
HOUSE	57	57	100.0%
Total	2248	2248	100.0%

FLAT ENTRANCE DOOR CHECKS 

PROPERTYKEY	ADDRESS	ENERGY USAGE	PROPERTY TYPE	prtyp_dsc	CATEGORY	CURRENT LGRS SERVICE	REQUIRES ENTRANCE DOOR CHECK	HAS DOOR CHECK ON CURRENT 1ST TOUCH RECORD	1st TOUCH RECORD DATE
16350	23 HUNGERFORD WALK	GAS	CFUF1B	1 BED 1ST FL COTTAGE FLAT	GENERAL	31/08/2022	1	1	16/08/2021
1068	48 HOLLYHEDGE COURT	H&S	MSUF2B	2 BED UPPER FLOOR MULTI STOREY	GENERAL	14/09/2022	1	1	18/08/2021
15418	FLAT 26 BROOKWAY COURT	H&S	MSUF1B	1 BED UPPER FLOOR MULTI STOREY	GENERAL	21/07/2023	1	1	27/08/2021
16694	65 MOSSDALE ROAD	GAS	WU1F2B	2 BED 1ST FLOOR WALKUP FLAT	GENERAL	12/09/2022	1	1	06/09/2021
17228	59 WARMLEY ROAD	GAS	WU1F2B	2 BED 1ST FLOOR WALKUP FLAT	GENERAL	15/09/2022	1	1	06/09/2021
748	29 BROOKCROFT ROAD	GAS	CFUF1B	1 BED 1ST FL COTTAGE FLAT	GENERAL	13/10/2022	1	1	06/09/2021
2080	64 RIPPLETON ROAD	GAS	CFUF1B	1 BED 1ST FL COTTAGE FLAT	GENERAL	28/10/2022	1	1	07/10/2021
957	43 BENCHILL COURT	H&S	MSUF2B	2 BED UPPER FLOOR MULTI STOREY	GENERAL	08/09/2022	1	1	29/10/2021
15589	FLAT 5 MOORCOT COURT	H&S	MSGF1B	1 BED GRD FLOOR MULTI STOREY	GENERAL	28/11/2022	1	1	16/12/2021
15358	2 BAXTER GARDENS	GAS	CFUF1B	1 BED 1ST FL COTTAGE FLAT	GENERAL	31/01/2023	1	1	30/12/2021
1928	65 EDWARDS COURT	GAS	MSUF1B	1 BED UPPER FLOOR MULTI STOREY	GENERAL	16/12/2022	1	1	12/01/2022
15483	FLAT 86 BROOKWAY COURT	H&S	MSUF1B	1 BED UPPER FLOOR MULTI STOREY	GENERAL	10/02/2023	1	1	21/02/2022
16658	39 MOORCROFT ROAD	GAS	WU1F1B	1 BED 1ST FLOOR WALKUP FLAT	GENERAL	03/03/2023	1	1	03/03/2022
1074	58 HOLLYHEDGE COURT	H&S	MSUF2B	2 BED UPPER FLOOR MULTI STOREY	GENERAL	27/03/2023	1	1	27/04/2022
17023	34 SHRIVENHAM WALK	GAS	WUGF1B	1 BED GRD FLOOR WALKUP FLAT	GENERAL	08/11/2022	1	1	12/05/2022
17373	FLAT 41 WEST VIEW COURT	H&S	MSUF1B	1 BED UPPER FLOOR MULTI STOREY	GENERAL	10/05/2023	1	1	12/05/2022
15313	15 BAGNALL WALK	GAS	WU1F1B	1 BED 1ST FLOOR WALKUP FLAT	GENERAL	23/06/2023	1	1	13/05/2022
9104	48 PAINSWICK ROAD	GAS	WU2F3B	3 BED 2ND FLOOR WALKUP FLAT	GENERAL	12/05/2023	1	1	18/05/2022
1632	26 BIRCH TREE COURT	GAS	MSUF1B	1 BED UPPER FLOOR MULTI STOREY	GENERAL	18/01/2023	1	1	19/05/2022
17547	323 WYTHENSHAW ROAD	GAS	WU1F2B	2 BED 1ST FLOOR WALKUP FLAT	GENERAL	25/05/2023	1	1	23/05/2022
Total							2248	2248	

The inspection information for the fire doors is collected on a hand-held device which feeds in to the Orchard Housing Management system, any resultant repairs required are taken off the system and raised. The inspections feed through to the Power BI dashboard as shown below.

property_group	REQUIRED DOOR CHECK	HAS DOOR CHECK	% DOORS CHECKED
ENSUITE ROOM	13	13	100.0%
FLAT - COTTAGE	210	210	100.0%
FLAT - MULTISTOREY	937	937	100.0%
FLAT - OTHER	14	14	100.0%
FLAT - SHELTERED	54	54	100.0%
FLAT - SUPPORTED	4	4	100.0%
FLAT - WALKUP	973	973	100.0%
HOUSE	57	57	100.0%
Total	2262	2262	100.0%

FLAT ENTRANCE DOOR CHECKS 

PROPERTYKEY	ADDRESS	ENERGY USAGE	PROPERTY TYPE	prtyp_dsc	CATEGORY	CURRENT LGRS SERVICE	REQUIRES ENTRANCE DOOR CHECK	HAS DOOR CHECK ON CURRENT 1ST TOUCH RECORD	1st TOUCH RECORD DATE
15589	FLAT 5 MOORCOT COURT	H&S	MSGF1B	1 BED GRD FLOOR MULTI STOREY	GENERAL	28/11/2022	1	1	16/12/2021
15483	FLAT 86 BROOKWAY COURT	H&S	MSUF1B	1 BED UPPER FLOOR MULTI STOREY	GENERAL	10/02/2023	1	1	21/02/2022
16658	39 MOORCROFT ROAD	GAS	WU1F1B	1 BED 1ST FLOOR WALKUP FLAT	GENERAL	03/03/2023	1	1	03/03/2022
1076	58 HOLLYHEDGE COURT	H&S	MSUF2B	2 BED UPPER FLOOR MULTI STOREY	GENERAL	27/03/2023	1	1	27/04/2022
17373	FLAT 41 WEST VIEW COURT	H&S	MSUF1B	1 BED UPPER FLOOR MULTI STOREY	GENERAL	10/05/2023	1	1	12/05/2022
15313	15 BAGNALL WALK	GAS	WU1F1B	1 BED 1ST FLOOR WALKUP FLAT	GENERAL	23/06/2023	1	1	13/05/2022
1632	26 BIRCH TREE COURT	GAS	MSUF1B	1 BED UPPER FLOOR MULTI STOREY	GENERAL	18/01/2023	1	1	19/05/2022
17547	323 WYTHENSHAW ROAD	GAS	WU1F2B	2 BED 1ST FLOOR WALKUP FLAT	GENERAL	25/05/2023	1	1	23/05/2022
17521	371 WYTHENSHAW ROAD	GAS	WU1F2B	2 BED 1ST FLOOR WALKUP FLAT	GENERAL	18/05/2023	1	1	26/05/2022
8967	24 MAISMORE ROAD	GAS	WU2F2B	2 BED 2ND FLOOR WALKUP FLAT	GENERAL	27/05/2023	1	1	27/05/2022
16317	18 HOCKLEY ROAD	GAS	WU2F3B	3 BED 2ND FLOOR WALKUP FLAT	GENERAL	26/05/2023	1	1	28/05/2022
17534	295 WYTHENSHAW ROAD	GAS	WUGF2B	2 BED GRD FLOOR WALKUP FLAT	GENERAL	17/04/2023	1	1	31/05/2022
2354	8 KENNETH COLLIS COURT	GAS	FS0F2B	2 BED GRD FLR FLT - SHELTERED	GENERAL	03/06/2023	1	1	31/05/2022
766	11A CALVE CROFT ROAD	GAS	WUUF1B	1 BED 1ST FL WALK UP DECK ACC	GENERAL	09/06/2023	1	1	07/06/2022
17135	21 SWANAGE AVENUE	GAS	WU2F2B	2 BED 2ND FLOOR WALKUP FLAT	GENERAL	25/07/2023	1	1	13/07/2022
15912	16 FARDEN DRIVE	GAS	WU1F2B	2 BED 1ST FLOOR WALKUP FLAT	GENERAL	19/07/2023	1	1	28/07/2022
15425	FLAT 32 BROOKWAY COURT	H&S	MSUF1B	1 BED UPPER FLOOR MULTI STOREY	GENERAL	14/09/2023	1	1	24/08/2022
16034	11 FOSCARN DRIVE	GAS	WU2F3B	3 BED 2ND FLOOR WALKUP FLAT	GENERAL	22/08/2023	1	1	26/08/2022
1072	53 HOLLYHEDGE COURT	H&S	MSUF2B	2 BED UPPER FLOOR MULTI STOREY	GENERAL	11/04/2023	1	1	12/09/2022
653	16 BENCHILL ROAD	GAS	CFUF1B	1 BED 1ST FL COTTAGE FLAT	GENERAL	29/08/2023	1	1	12/09/2022
Total							2262	2262	

Communal Fire Door inspections

Communal fire doors are inspected quarterly by contractor 'Team Brand' who's inspector has had BRE Academy door inspection training and who has asset tagged and recorded the doors on our cloud- based website 'wchguaditsafe.com'.



Each door within the block for each floor is photographed which will show when the QR code is scanned. This will ensure the inspector has the correct door and will also highlight if someone has changed a feature on the door without advising Building Safety. There are key TRADA questions for the inspector to complete in relation to each door as can be seen in the snapshot below.

if any repairs are identified, these are raised in the housing management system and allocated to one of the trained Fire door maintenance technicians or sent to qualified and competent, external contractors.

Further below is a screenshot of the same door when checking on the live status and also showing a door that is under repair. The status is updated when repairs are carried out and signed off.



Moorcot Ground



Change Floor >



MCFG002



Date of survey *

16/02/2024



Fire Door Rating *

Choose



Fire glass fitted *

Choose



Intumescent strip fitted & free from damage *

Choose



Door closes properly *

Choose



MCFG002		Passed	20/10/23
Fire glass fitted	Intumescent strip fitted & no damage	Door closes properly	
Yes	Yes	Yes	
Gaps over 4mm around the door	Fire door keep shut sign installed	Damage to the fire door	
No	Yes Both Sides	No	
MCF3001		Under repair	20/10/23



The building safety officer and the Building Safety Manager have also received fire door inspection training via 'UK Fire Doors' and will also inspect doors when carrying out block visits. A CSV file is able to be exported from the system and uploaded into the Asset Database system 'Promaster' which will also feed into a Power Bi reporting page for compliance monitoring similar to that of the front entrance fire doors.

Fire-Fighting equipment

As shown on the fire strategy drawing, Moorcot court has the following firefighting equipment which has monthly visual inspections:

- 1 x modified lift for firefighters use.
- inlet and outlet for dry riser mains.
- Permanently open vents are located in the stairwell.
- Fire detection and alarm systems also linked to ancillary rooms.
- Automatic door release mechanisms linked to fire alarm systems.
- Sprinklers in high risk areas.
- Fire Alarms and notification panel for the BS5839-1 system, See **Appendix C** for cause and effect matrix



The above provisions will be visually inspected on a monthly basis to compliment the main inspections by suitably qualified contractors as in subsection '*Maintenance and equipment responsibility*' above.

Fire Strategy drawings of the building show where the equipment is located, refer to **Appendix A**.

The building is also provided with a BS5839-1 type fire alarm system which incorporates automatic detection to L2 standard in the common areas. The fire alarm system has been re-configured so that it can function in a similar manner to an Evacuation Alert System (EAS). This system is monitored and is generally silent (except for in plant and service areas). All manual call points in publicly accessible areas have now been removed in accordance with the Fire Risk Assessors recommendations.

Emergency lighting is installed throughout the communal spaces, including plant areas. A dry riser system is installed, as is a sprinkler system which provides coverage in key risk common areas namely the laundry, pump room, electric and cleaners rooms as well as the refuse room

Secure Information box and reviews

There is a 'Gerda' secure information box (SIB) located within the ground floor common area containing:

- plans of the buildings with exit routes
- location of firefighting equipment
- asbestos register
- Personal Rescue Evacuation Plan information
- any previous call out reports
- alarm codes/ procedure

- contact names and details
- test logs.

The information contained within the SIB has been viewed by the Fire Risk Assessor and is in line with the latest government factsheet guidance for Regulation 4 published 24th July 2023. It is reviewed monthly by the Building Safety Officer and updated with any new information provided by way of updated e-mailed reports that feed in from the housing system which is updated by the housing team or sooner for new 'PREPS' information.

Gas Provision

In this block, gas has been removed from individual flats and Heat interchange Units (HIU's) fitted. These are very responsive and provide instant supply on-demand. This measure has been taken in Moorcot court to improve energy efficiency, and reduce CO2 emissions but more importantly to eliminating gas explosions/ leaks either in a fire situation or which could cause a fire situation and it also alleviates any worries about carbon monoxide emissions.



6. Building Safety Management System

The Building Safety Management system has been constructed in line with HSE government guidance and BS9997 as best practice and considers effective planning, Organisation, Control, Monitoring and reviews of all measures in place to manage Building Safety. The system pulls together all information from compliance areas and maintenance activity to provide a more holistic overview and dashboard report via Power Bi to show the effectiveness of the system which is reviewed by the Building Safety Manager and reported on monthly within Corporate Performance Meetings where progress and trends are reviewed.

The system considers resources and governance, ties into related policies and addresses how each teams/ contractors/ suppliers and residents' activity within the blocks are managed, coupled with the fire risk recommendations and actions. The Building Safety Manager will review and update the system with any new information or changes in teams, corporate practice or new legislation as required and review with any team/ person affected and the document will stay 'live' for constant review. (Refer to **Appendix C** which shows the first page of the system which is available on request.)

7. Planning for Emergencies

The building employs a 'Stay Put' evacuation strategy and residents are informed of this via notices in the common area. The common fire detection system is configured for the Fire and Rescue Service to also use as an Emergency Alert System (EAS) such as was recommended in the Grenfell Tower inquiry phase 1 report published in October 2019. The common fire detection system is configured as a silent system and shows where the area of activation is on the alarm panel which is also monitored by an alarm receiving centre 'Custodian'. The decision was taken to configure the alarm as silent following a number of false 'call outs' where the alarms had likely been activated maliciously as recommended by

the Fire Risk Assessments this also allows the fire service to only carry out a simultaneous evacuation when necessary.

The 'Assure 24' team are the CCTV team with warden patrol who can attend day or night in an actual fire to aid the fire service where required, along with the duty manager covering night shifts if after hours.

The strategy will be reviewed/updated with any significant changes or following an actual event.

There is a dedicated muster point for this block which is outside Brookway Court Opposite and is displayed on the notice board in the communal area.

8. Current Plans of the Building

Within Appendix A there are fire strategy plans of the Ground Floor, a typical upper floor and roof area which show the different layouts and key equipment. There are also architectural drawings showing the spandrel and balcony panel replacement following remedial works and plans showing Fire equipment and the incoming mains and isolation points, Refer to table below:

Ground Floor plan – Fire strategy drawing.	Ref: 101/01/23
Fourth Floor plan- Fire strategy drawing.	Ref: 105/01/23
Loft/ Roof plan- Fire Strategy Drawing.	Ref: 110/01/23
Spandrel and balcony replacement drawing front.	Ref: 6136- 04
Spandrel and balcony replacement drawing rear.	Ref: 6136- 06
Gable wall render.	Ref: 6136- 05
Ground Floor -Incoming mains and isolation points.	Ref: 24_051_M_07_i1

9. Resident Profiling

As there is no legal requirement for PEEPs in general needs flats, each resident has instead been asked within the annual fire safety information to self-identify where they would require assistance in the event of a fire and the lifts then being inoperable. There is a QR code that can also be used for people to self-identify within the communal area and within the building safety booklet which has been sent to all residents with other methods of contact. Where this is the case, the neighbourhood officers update the Housing Management system 'Orchard' which produces an evacuation report which is e-mailed to managers monthly. The Building Safety Officer will consult the report and update any new information within the Secure Information Box as **Personal Rescue Evacuation Plan (PREP)** as recommended by the fire risk assessors. New 'Gerda' boxes have been fitted to all communal areas in HRB's for which the Fire service hold a skeleton key, and shows any apartment where the resident requires assistance and an overview of that requirement. The PREP's in the SIB will be reviewed for updating, removal if temporary and expired or for new incoming tenants.

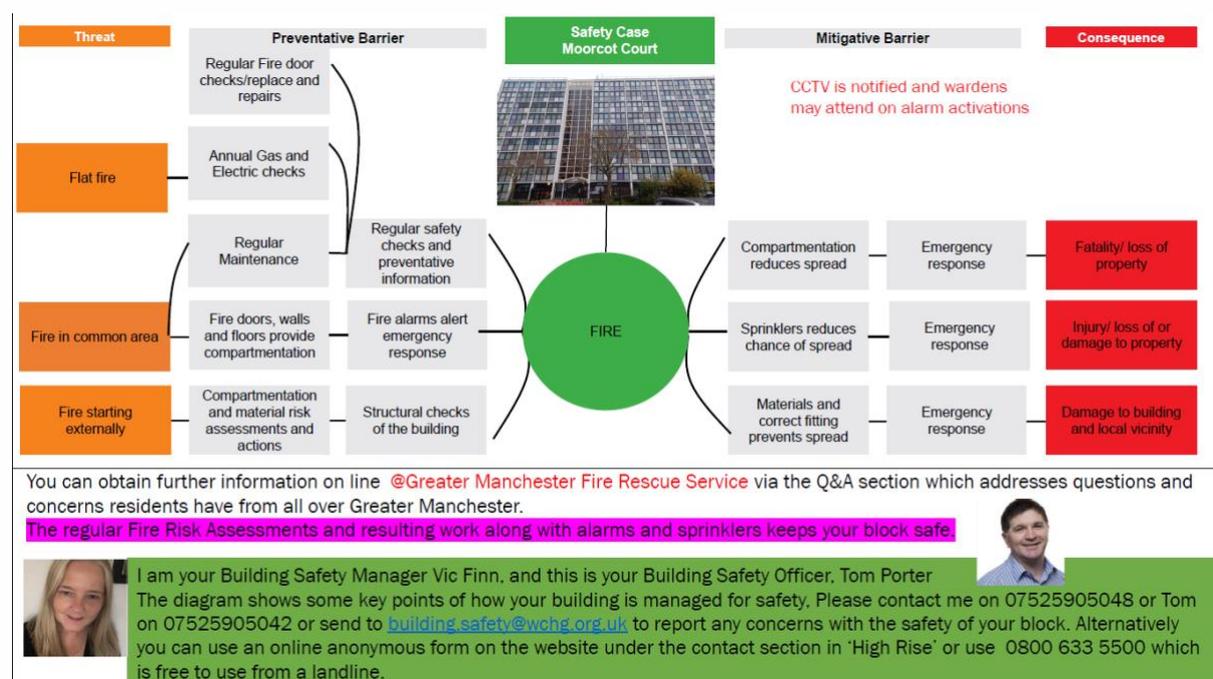
Where there is a new tenancy, they will be asked if they can self-evacuate at the time of let and the system and SIB's will be updated accordingly. The information shared with residents is in line with the WCHG resident engagement strategy November 2023.

10. Building Safety Information for Residents

A Building Safety Information leaflet has been disseminated to all residents who live in a block of flats and a separate fire door letter is handed to the resident following the fitting of a new fire door. The Building Safety leaflet provides information on the block, has photographs and numbers for the neighbourhood officer, Building Safety Manager and Building Safety Officer and general contact details. The leaflet also advises of the resident's responsibilities and how, WCHG as a landlord can help with those. Information is provided on how to evacuate/communal area housekeeping and which teams are responsible for what areas of the block for building safety.

Building Safety information is displayed in the common area within a locked cabinet with a copy of the evacuation information, along with a 'Safety Case on a Page' as can be viewed below. All communications methods from WCHG as mentioned have initially been reviewed by residents of the 'High Rise Forum' for any feedback and suggested changes prior to being placed in communal areas.

Safety Case on a Page below.



Charging of scooters is managed via the fire management policy and mobility Scooters Procedure should residents use scooters and where possible, secure scooter charging pods are installed into car parking areas.

The booklets advise that the information is available in a more accessible format with a contact e-mail address to request this.

11. Past Work and Ongoing work /Building Improvement

See below for a table of refurbishment which is a substantial change or alteration to the original build undertaken by WCHG.

Refurbishment activity	Year undertaken	Planning permission	Undertaken by	Information
Enclosure of private balconies	2001	2001	Manchester City Council	Registration of applicant available
Standby generator for fire-fighting lift	2018	2017	Cartwright and Gross Ltd	powder coated aluminium body generator casing 2300mm long x 1060mm wide on a concrete plinth
Lift refurbishment	2018	2017	Cundalls	Full O&M's available
Fire alarms	2018	2017	Fieldway Group	Full O&M's available
Sprinklers/ tank	2020	2018	Argus Fire	Full O&M's available
Enveloping works	2023	2022	Connolly Ltd	O&M's available



photo-Flickr

The photographs above show a before and after picture of the balcony balustrade that was installed with a red HPL panel in 2001 when under the ownership of Manchester City Council and was later replaced under Wythenshawe Community Housing Group with an A1 metal rated sheeting along with timber boxing in and spandrel panels under windows in 2022 as shown on the front page of this document.

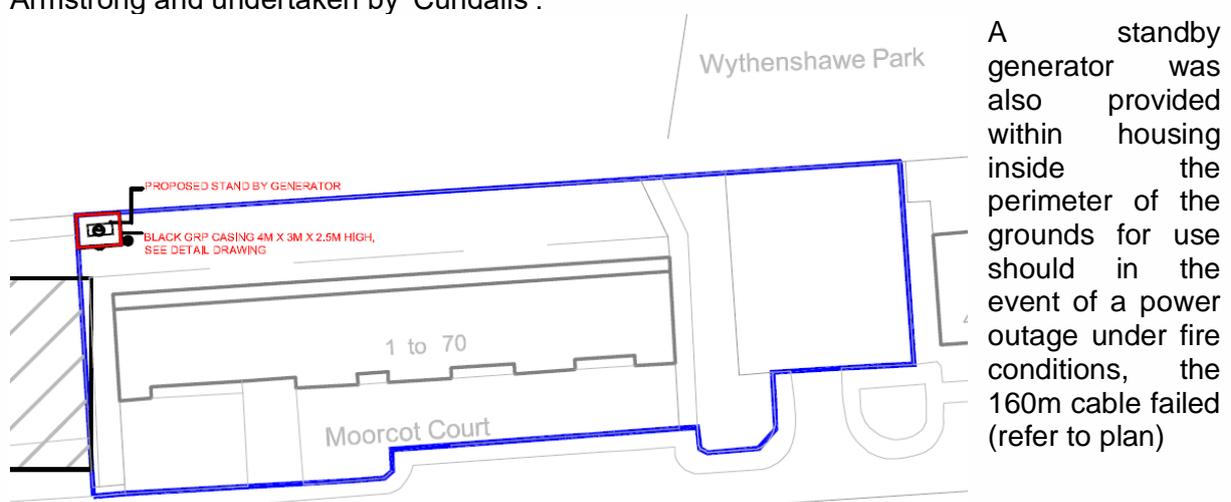
Fire Alarms

In 2018 Each flat was provided with a BS5839-6 Grade D fire alarm system to an LD1 standard of coverage as recommended within the Fire Risk Assessment. A BS5839-1 type heat detector

is installed in each of the flat entrance hallways which is part of the common area fire alarm system which has been reconfigured to be silent and to function as an emergency alert system for use by the Fire and Rescue Service to prevent false activations and complacency as advised by the Fire Risk Assessors. The contractor was engaged via a specialist fire engineer framework with a Construction Design Management Coordinator in place and a clerk of works during the contract. A full set of photographic evidence of compartmentation work was provided on completion.

Lift Refurbishment

In 2018 Lift Refurbishment was carried out to the passenger lifts to update and upgrade them with one lift being upgraded for use by fire fighters. This work was overseen by Thomas Armstrong and undertaken by 'Cundalls'.



Sprinklers

In 2019, a sprinkler system was installed within each flat and in further high-risk areas namely the laundry, caretakers office, pump room, cleaners room and refuse room, designed and installed to BS9251; 2014. There are flow switches to each floor. On operation of a flow switch, a notification will be sent to the alarm panel on the ground floor detailing the level of the operating flow switch. The completion certificate was issued on 5th November 2020. The decision to install sprinklers was a corporate decision to further reduce the risk to life and buildings in all of the traditional high-rise blocks. The work was post inspected for compartmentation breaches, photographed and signed off by a third-party inspector, 'Flamehold Ltd' on 8th October 2020. Both certificates can be found in Appendix B

Enveloping Work

From 2021-23 an enveloping scheme was undertaken to renew all windows, including enclosed balconies along with spandrel panels, with a 'Proteus' aluminium panel with 'Rockwool' core insulation with the overall panel rating as A2-S1 D0. This was following an FRA recommendation to test the materials used as panelling under the windows which shown the material to be combustible and non-compliant resulting in a change of the panels with a

compliant alternative all under the principal contractor 'Connolly Ltd' and overseen by the Principal Designer 'Arcus'.

We also took the opportunity at this time to renew the roof -covering with a 'torch on' bituminous coating. New edge protection was installed to a more robust standard and new lightning protection. Refer to photographs below:



12. Fire Preventative and protective measures

The building is constructed to support a 'Stay put' policy and is fully compartmented to separate apartments from common areas. Annual type 3 Fire Risk Assessments are carried out annually which occasionally make recommendations which are then actioned to support that policy. The recommendations are managed as set out in the Live 'Building Safety Management System'.

Emergency lighting is installed throughout the common areas and inspected annually and the fire alarm and connected smoke detectors are tested monthly. Smoke and heat detectors as well as sprinklers are also installed into individual flats and tested as part of the annual health and safety check.

A full compartmentation survey was undertaken 4/7/2020 by 'Fastfield' (refer to appendix B) following which, rectification work was undertaken as per recommendations from the Fire Risk Assessors and all essential fire-fighting equipment, namely, communal fire doors, fire alarms, lifts, door release mechanisms and dry risers are inspected monthly. The communal doors are inspected either by an external company 'Team Brand' or WCHG colleagues, both of who have received the appropriate fire door inspection training with HQN or BRE accredited courses. The remaining equipment is checked by competent contractors listed under 'Maintenance and Equipment responsibility' under section 5 of this report.

Fire Strategies

A Retrospective Fire strategy (dated 21st January 2023) and strategy drawings have been undertaken by 'Firntec' A Building Compliance consultant engaged from a Fire Risk and Mitigation framework and accredited to FPA/ IFSM and IFE, to the block which includes the means of escape, passive protection, means of warning, fire spread, suppression systems and fire management. The strategy drawings (Appendix A) also indicate the position and location of firefighting equipment for viewing by colleagues and the Fire Service and are placed within the secure premise information boxes within each communal area. The strategy report provides a table of recommendations as can be viewed below.

Table of Recommendations from Fire Strategy Report dated 7th January 2023

Design item	Recommendations	Report reference
Structural fire resistance	Consideration should be given to carrying out an investigation to confirm that elements of structure achieve the minimum fire resistance requirements.	
Roof coverings	Consideration should be given to confirm that the roof coverings comply with the relevant requirements	
Fire safety management	Update existing Fire Risk Assessment to consider existing fire safety arrangements within the property such as fire alarm provision, fire stopping etc – this also includes the review of the occupancy of the building and subsequent management procedures to ensure a safe evacuation of all residents. Fire Risk Assessment should take into consideration the contents of this report.	
External wall system	Consideration should be given to undertaking intrusive surveys of the external wall system to ascertain all construction methods/materials used. An FRAEW (Fire Risk Appraisal of external wall) maybe required in accordance with PAS 9980:2022.	

Taking each point of the recommendations in table B.1 of the report, it should be noted that:

- **A structural fire resistance survey** was carried out on 21st October 2020 to investigate the external fire resistance of elements. The report concluded that the walls included combustible composite infill panels within window openings and high-pressure laminate panels on the balconies and recommendations were to replace these. The work to replace them was undertaken in 2023
- **Roof coverings**-The roof has since been included within the Enveloping work and renewed to current standards.
- **Fire Safety Management**- A Further FRA has been carried out (annually) taking into account all the points mentioned and having had sight of the fire risk strategy report.
- **The external wall system** has since had combustible elements renewed to spandrel panels and balustrades.

Fire Safety Policy

The Fire and Building Safety Management Policy takes into consideration the Regulatory Reform Order 2005 and fire Safety Act 2022 as well as the Fire Safety England regulations. The policy has a separate relating procedure to set out roles and responsibilities in line with the Building Safety management system. The policy was finalised and reviewed by the customer experience committee and Group Leadership Team in May 2023 and due for review in May 2025.

13. Structural Survey reports and ongoing structural safety

A survey was undertaken in September 2017 via qualified and competent structural engineers 'WML Consulting' to survey the building in respect of the possibility of being a 'Large panel system'. It was noted that the building is not LPS and is an in-situ concrete frame with masonry/lightweight cladding to all floors.

A recent non-invasive structural survey carried out by Michael Dyson Associates in October 2023 saw access to all communal areas, rooftop and three flats. The report advised that there was ongoing construction work at the time of survey, this was to re-roof and replace cladding areas. The construction is reinforced concrete columns and floors with a central core stair and masonry panels for the envelope with cantilevered balconies. The area has a very low risk of surface water/ rivers and flooding from reservoirs or groundwater is unlikely in the area. It was noted at time of survey that there are some defects to structural components with cracking and previous/ongoing damp penetration.

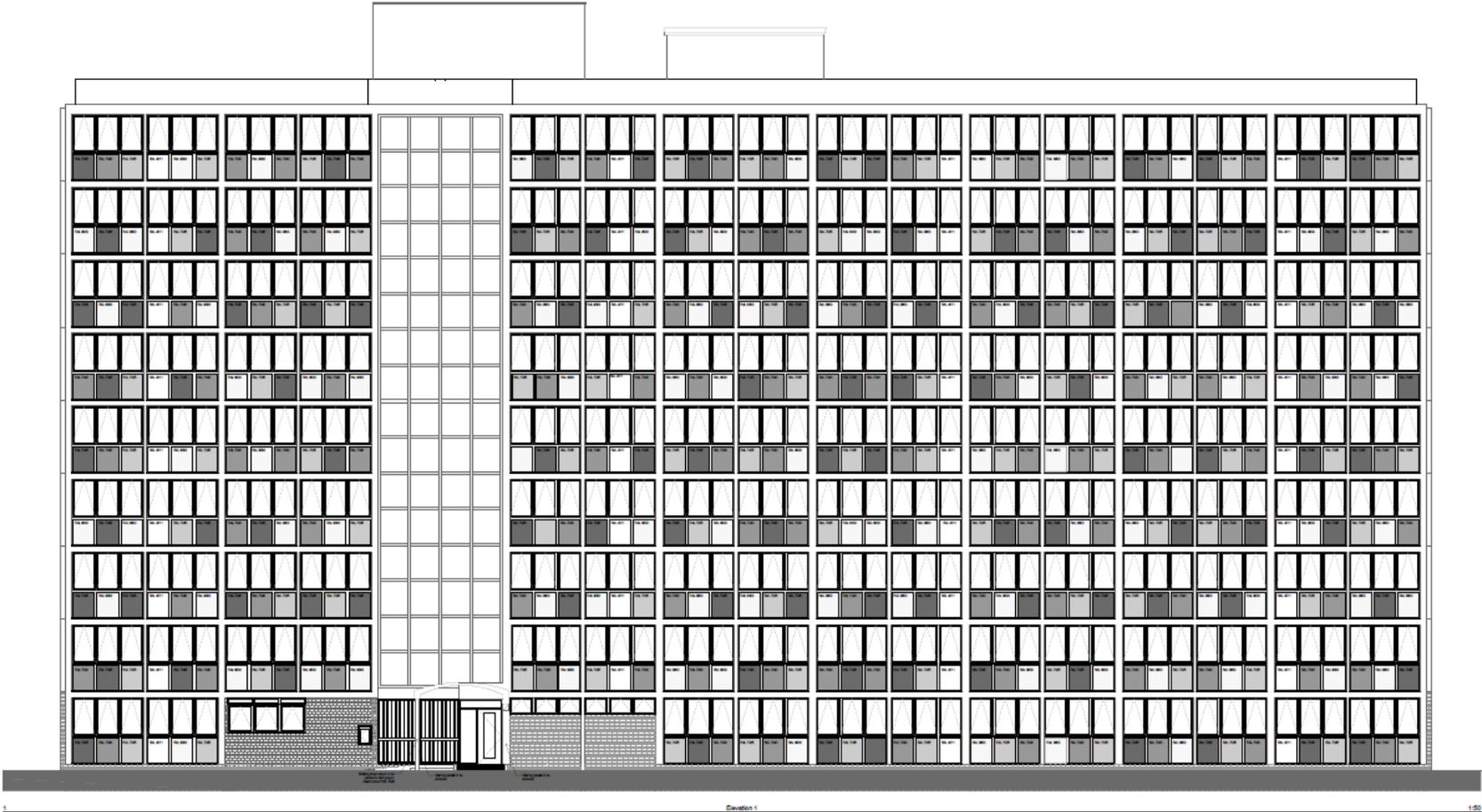
There were no immediate concerns following a review of the reports and meeting with the structural engineer and the recommendations to carry out further investigations to defect areas/ damp penetration and durability of testing reinforced concrete are being considered following collation of all block recommendations and on a risk priority basis. A schedule of work/ actions will be created and assigned to relevant teams to complete overseen by the BSM.

Issues particular to the building

The structural assessment and Fire Risk Assessments don't identify anything particular to this block that hasn't been identified in other similar blocks and further testing recommendations are being considered.

The building has a single staircase which could cause a 'Bottleneck' effect on evacuation and therefore the alarm system has been configured allow the fire service to evacuate on the floor the fire is on as well as one above and one below but also to carry out a simultaneous evacuation should the need arise.

Elevations drawings – As installed balustrade and spandrel panels



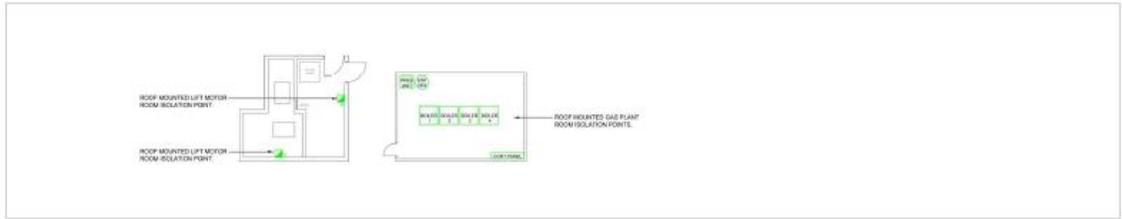
ARCUS
ARCHITECTS
100-1000 100-1000
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Elevation Drawings to the Rear

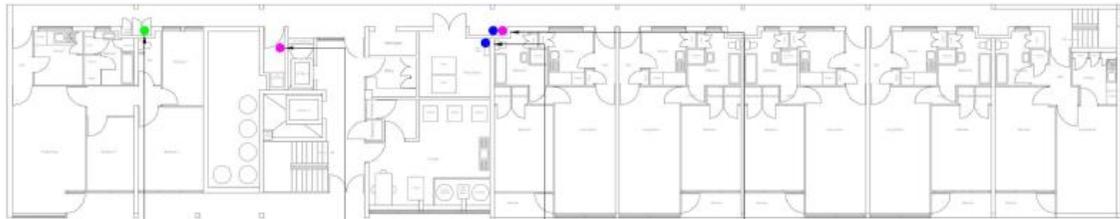


Incoming mains and Isolation points.

A1



TYPICAL UPPER FLOOR LAYOUT



GROUND FLOOR LAYOUT



MAINS & LIFT ISOLATOR.



GAS METERS & ISOLATION POINT.



MAINS COLD WATER ISOLATION POINT.



OLD GAS AND MAINS COLD WATER, ASSUMED REDUNDANT.

# INFORMATION ISSUE		P.T. Aug. 2021	
Rev	Description	Revised By	Date
<p>INFORMATION</p>  <p>ecs CONSULTANTS Building Services Consulting Engineers</p> <p>188 Woodcroft Way Chesham, Bucks HP80 2JN Tel: 01494 688 000 Fax: 01494 688 001 Web: www.ecs.co.uk Email: info@ecs.co.uk</p>			
Job No	Client Ref	Project Ref	Drawings
24051	24051/M07	24_051_M_03	11
Date	Scale	Issue	Drawn
Aug. 21	1:100	D.L.	P.T.
Job Title Woodcot Court Wythenshaw			 
Project Title Ground Floor Mechanical Services			

CAD original - not to be modified by hand

15. Appendix B – Surveys and Reports

Date Submitted: 24/07/20 08:47 AM



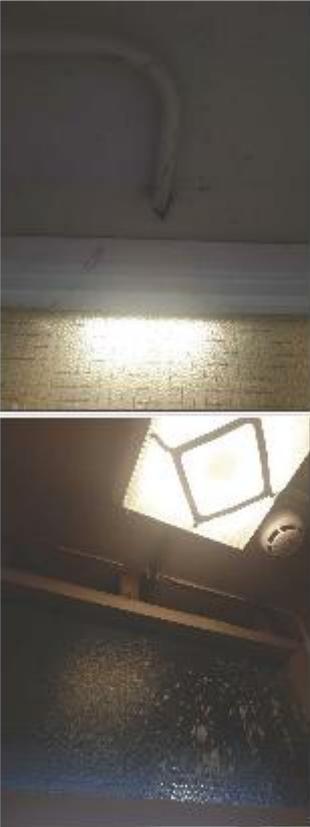
Surveying form

Section 1

Client	Wythenshawe
Site address	Moorcot Court
Date/Time	24/07/20

FRA actions

Section 1

Action	8th floor single riser by flat 64 penetration
Comments	1 x penetration seal mastic 0.5sqm fire rated boarding above door frame
Multi Photo	 The first photograph shows a close-up of a white, textured fire-rated boarding installed above a door frame. A bright light source is visible, illuminating the surface. The second photograph shows a similar view from a different angle, highlighting the penetration seal and the boarding's texture.
Action	8th floor Double riser by flat 64 penetration
Comments	1 x ballt



Knightsbridge O&M Manual

Section 1

Client	Wythenshawe Community Housing Group
Site Address	Moorcot Court, Bideford Drive, Wythenshawe, M23 0QW
Date/Time	25/04/23

FRA Actions

Section 1

Action	Ground Floor Laundry Door
Description of Defect	Metal Door Not Fire Rated
Before	
After	
Description of Rectification	Install new fire rated door set
Action	Ground Floor Laundry Door Head Glass Panel
Description of Defect	Metal Vision Panel not fire rated
After	
Description of Rectification	Install new fire rated vision panel with clear glass
Submitted By	K Singh



BRITISH APPROVALS FOR FIRE EQUIPMENT

This is to certify that

Fieldway Supplies Ltd T/A Fieldway Group

12 Paramount Business Park, Wilson Road, Huyton, Liverpool, L36 6AW

having satisfactorily complied with the requirements of the BAFE adopted scheme

SP203-1

**for the Design, Installation, Commissioning/Handover and
Maintenance of Fire detection and alarm systems.**

**has been added to the list of BAFE Registered Companies and is authorised to use
the BAFE mark**

signed on behalf of BAFE by:

A handwritten signature in black ink, appearing to read "David Bell".

Chairman

BAFE certificate No:	102104
Date of issue:	19/06/2017
Expiry date:	18/06/2020
SSAIB certificate No:	MERS077



This certificate remains the property of BAFE
British Approvals for Fire Equipment (BAFE), The Fire Service College, London Road, Moreton-in-Marsh,
Gloucestershire GL56 0RH

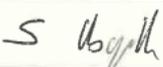
Certificate of Fire Protection Works



No. 689.2020

Argus Fire Protection Company Ltd
Hendglade House
46 New Bridge Road
Stourbridge
DY8 1PA

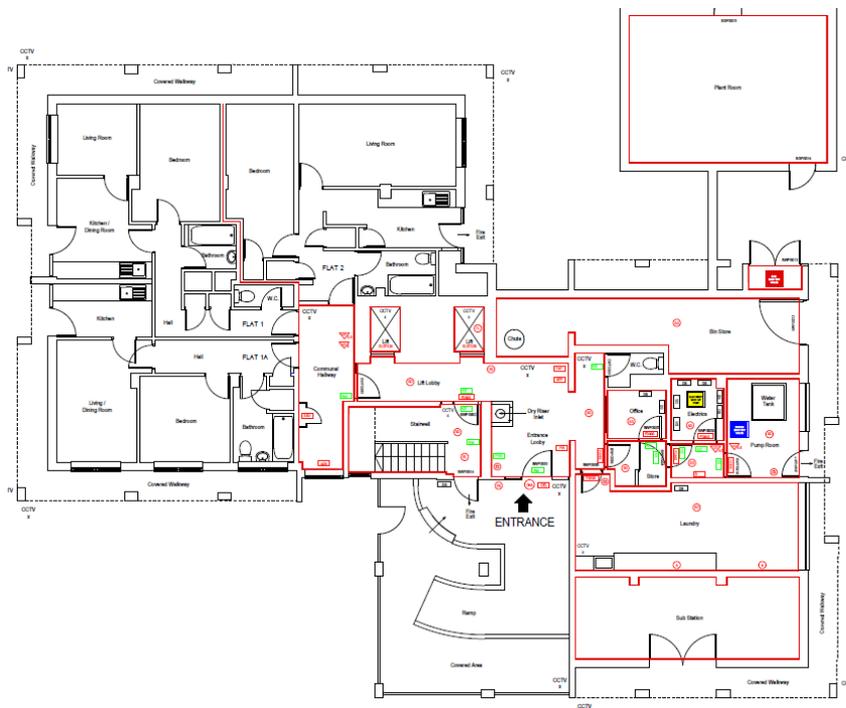
Priory Fields,
Kettleby, Brigg
Lincolnshire
Tel: 01652 413110

Properties: Moorcot Court Bideford Drive Wythenshawe Manchester M23 0QW		Tel: 07785426299
		Email: k.winstanley@argusfire.co.uk
Areas of application:	Pipe breaches related to installation of new sprinkler.	
Products applied:	Firepro H E intumescent sealant.	
Specifics:	Fire stopping products have been applied to orange pipe breaches in communal areas of the building made due to installation of new sprinkler system.	
Installers Details		
Name: Steve Asquith	Address: Priory Fields Kettleby Brigg Lincolnshire DN20 9HN	Tel: 01652 413110
		Email: steve@flamehold.co.uk
Company Name: Flame Hold Ltd		Qualification: FIRAS Accreditation – Certificate No. FD5102; FIRAS ID – S69545
I/We hereby certify that the Passive Fire Protection products/systems, supplied for the above project have been supplied & fitted by Flame Hold Ltd. To the best of my knowledge and belief – based on the information supplied – to be the appropriate products/systems for the project to provide Passive Fire Protection to achieve 30 minute fire ratings.		
Signature of Installer: 		Date: 08.10.2020

All Fire Prevention Measures should be checked annually and preventative maintenance carried out. Failure to do so may impair the performance.



Building Safety Management System working document



Author	Vic Finn
Date Produced	19th April 2023
Review and feedback by senior management	April 2023
Date of review by Consultant	9th June 2023
Version	Final- live document
Date of issue	12th October 2023