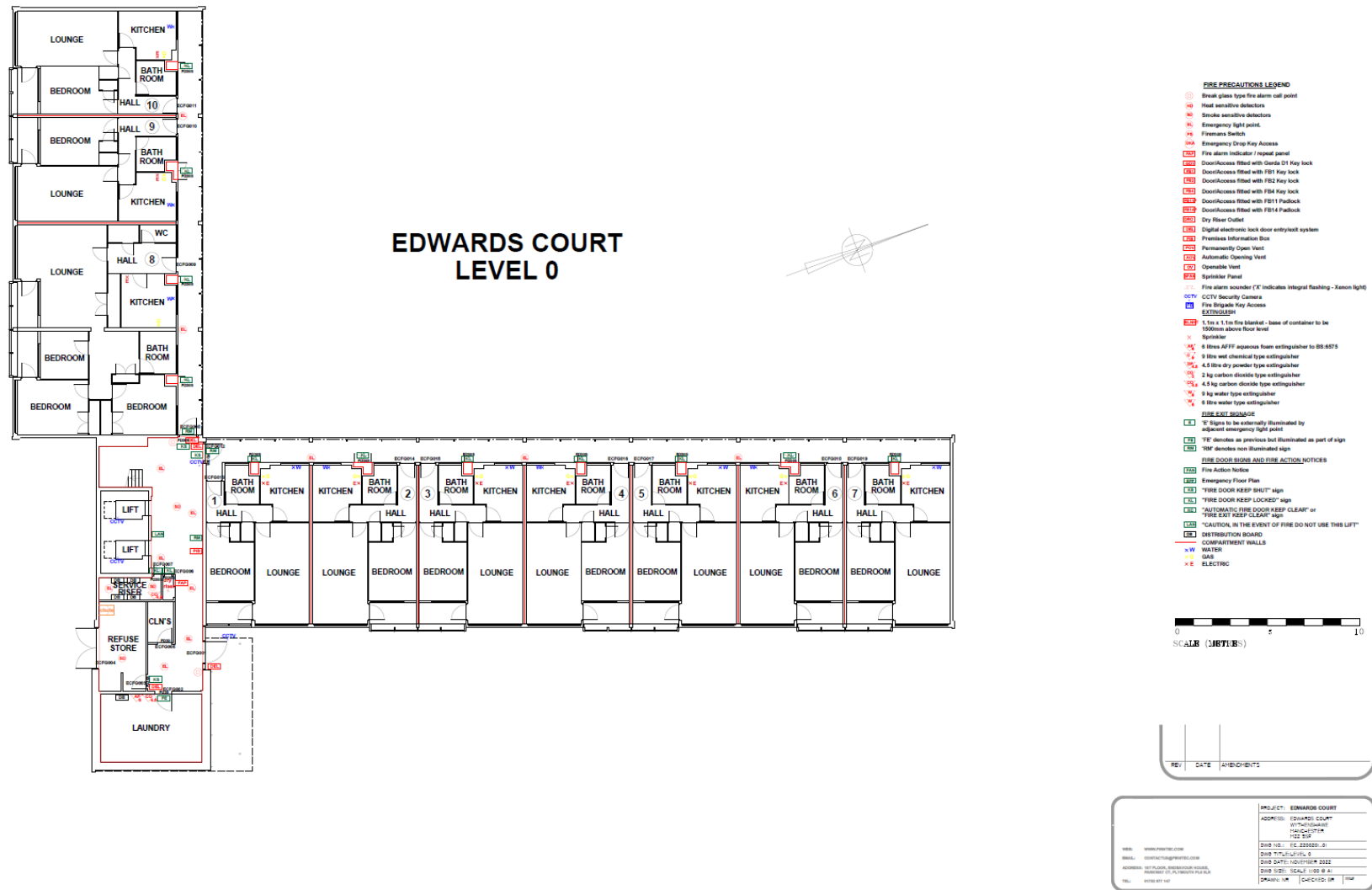
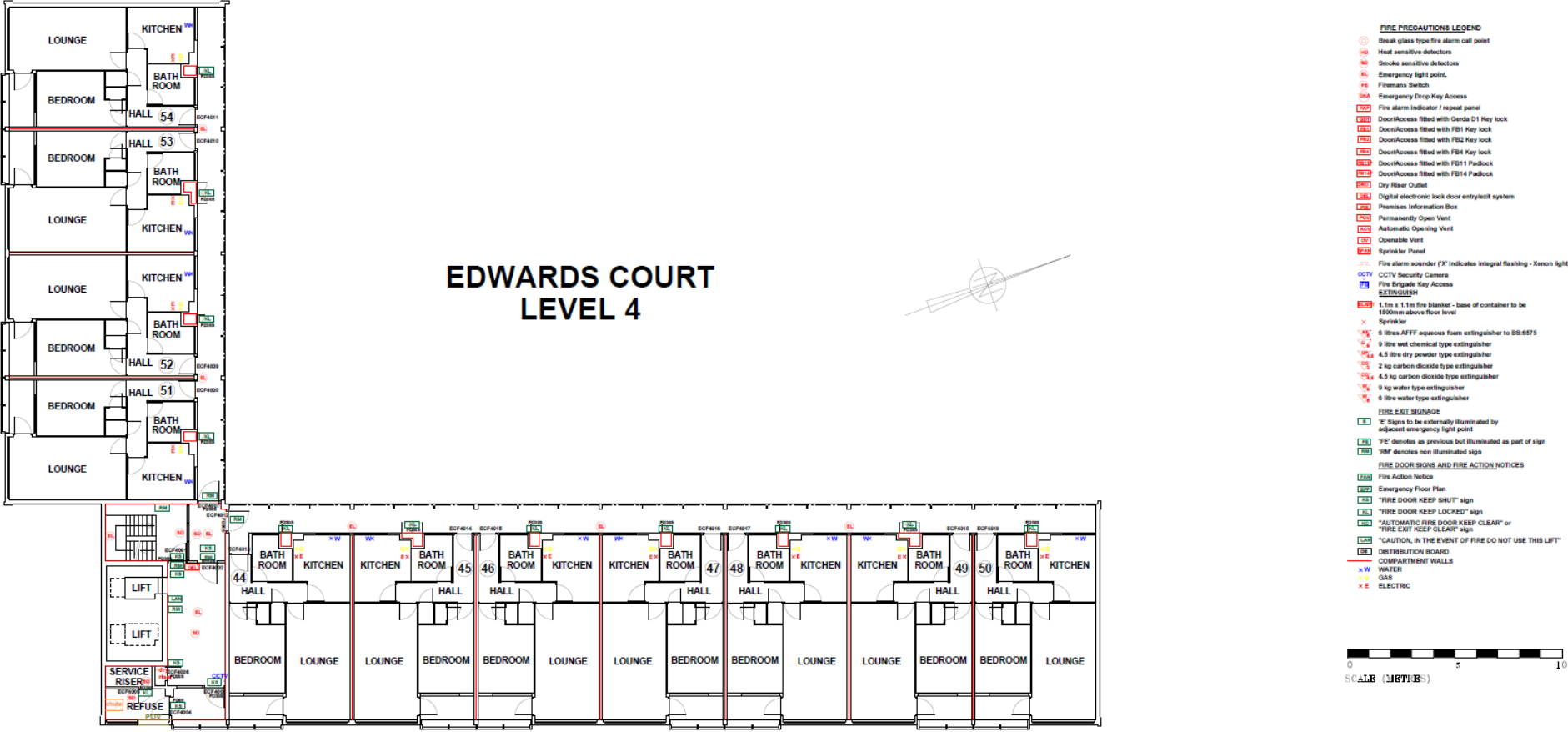


16. Appendix A –Floor plans

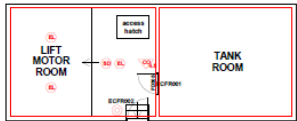
Ground Floor layout/ fire strategy plan



Fourth Floor layout (Typical floor) Fire Strategy Plan



EDWARDS COURT
ROOF LEVEL



- FIRE PRECAUTIONS LEGEND**
- Break glass type fire alarm call point
 - Heat sensitive detectors
 - Smoke sensitive detectors
 - Emergency light point
 - Fire alarm switch
 - Emergency Drop Key Access
 - Fire alarm indicator / repeat panel
 - Door/Access fitted with Gerda D1 Key lock
 - Door/Access fitted with FB1 Key lock
 - Door/Access fitted with FB2 Key lock
 - Door/Access fitted with FB4 Key lock
 - Door/Access fitted with FB11 Padlock
 - Door/Access fitted with FB14 Padlock
 - Dry Riser Outlet
 - Digital electronic lock door entry/exist system
 - Premises Information Box
 - Permanently Open Vent
 - Automatic Opening Vent
 - Operable Vent
 - Sprinkler Panel
 - Fire alarm sounder ('X' indicates integral flashing - Xenon light)
 - CCTV Security Camera
 - Fire Brigade Key Access
 - EXTINGUISH**
 - 1.1m x 1.1m fire blanket - base of container to be 1500mm above floor level
 - Sprinkler
 - 8 litres AFFF aqueous foam extinguisher to BS-5675
 - 8 litre wet chemical type extinguisher
 - 4.5 litre dry powder type extinguisher
 - 2 kg carbon dioxide type extinguisher
 - 4.5 kg carbon dioxide type extinguisher
 - 9 kg water type extinguisher
 - 8 litre water type extinguisher
 - FIRE EXIT SIGNAGE**
 - 'E' Signs to be externally illuminated by adjacent emergency light point
 - 'E' denotes as previous but illuminated as part of sign
 - 'EM' denotes non illuminated sign
 - FIRE DOOR SIGNS AND FIRE ACTION NOTICES**
 - Fire Action Notice
 - Emergency Floor Plan
 - 'FIRE DOOR KEEP SHUT' sign
 - 'FIRE DOOR KEEP LOCKED' sign
 - 'AUTOMATIC FIRE DOOR KEEP CLEAR' or 'FIRE EXIT KEEP CLEAR' sign
 - 'CAUTION, IN THE EVENT OF FIRE DO NOT USE THIS LIFT'
 - DISTRIBUTION BOARD**
 - COMPARTMENT WALLS**
 - WATER
 - GAS
 - ELECTRIC






REV	DATE	REVISIONS

PROJECT: EDWARDS COURT	ADDRESS: EDWARDS COURT WYNDHAM STREET MANCHESTER M2 2LP
DWG NO.: EC-22020-09	DWG TITLE: ROOF
DWG DATE: NOVEMBER 2022	DWG SIZE: SCALE 1:50 @ A1
DRAWN BY: [initials]	CHECKED BY: [initials]






WEB: WWW.PWINTER.COM
EMAIL: info@pwinter.com
ADDRESS: 105 PLAZA, BRISTOL ROAD, MANCHESTER, M1 2JL
TEL: 0161 275 147

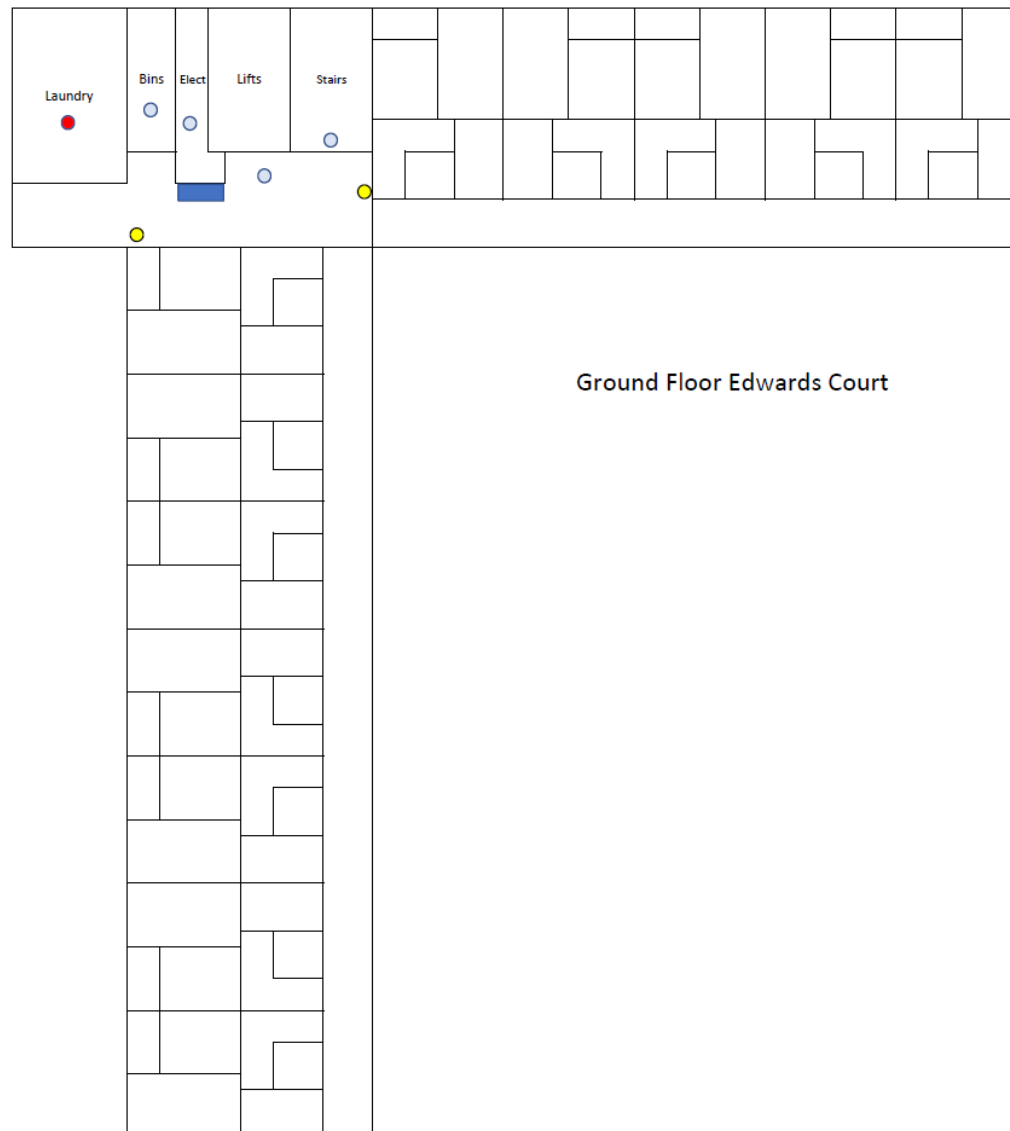
Key to devices

Inside flats

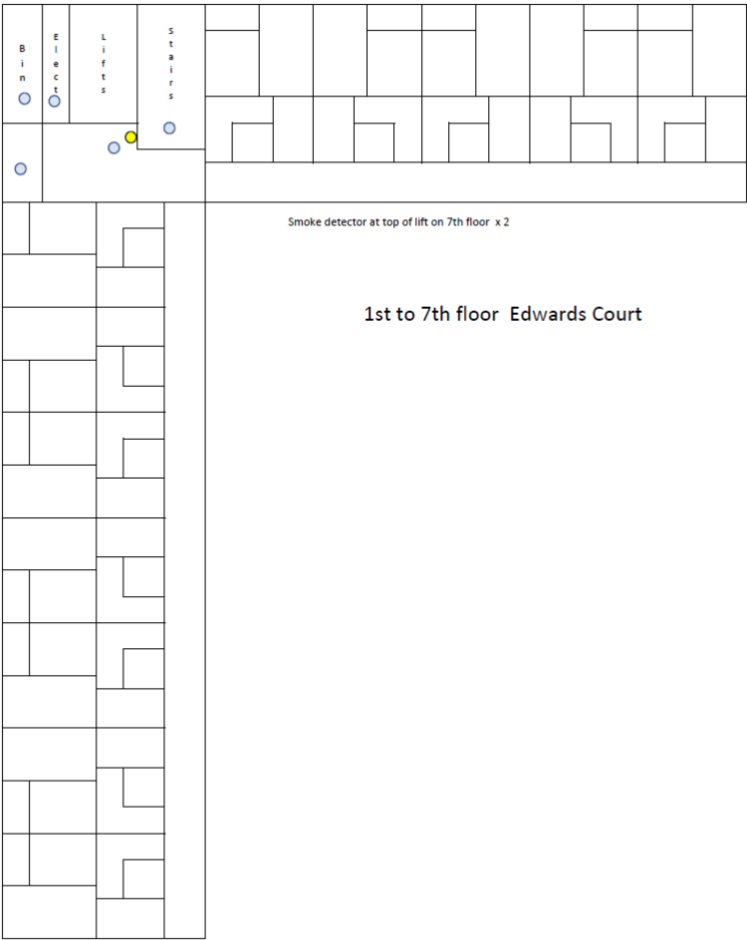
-  Smoke detector
-  Heat Detector
-  Interface (input)

Comuninal Areas

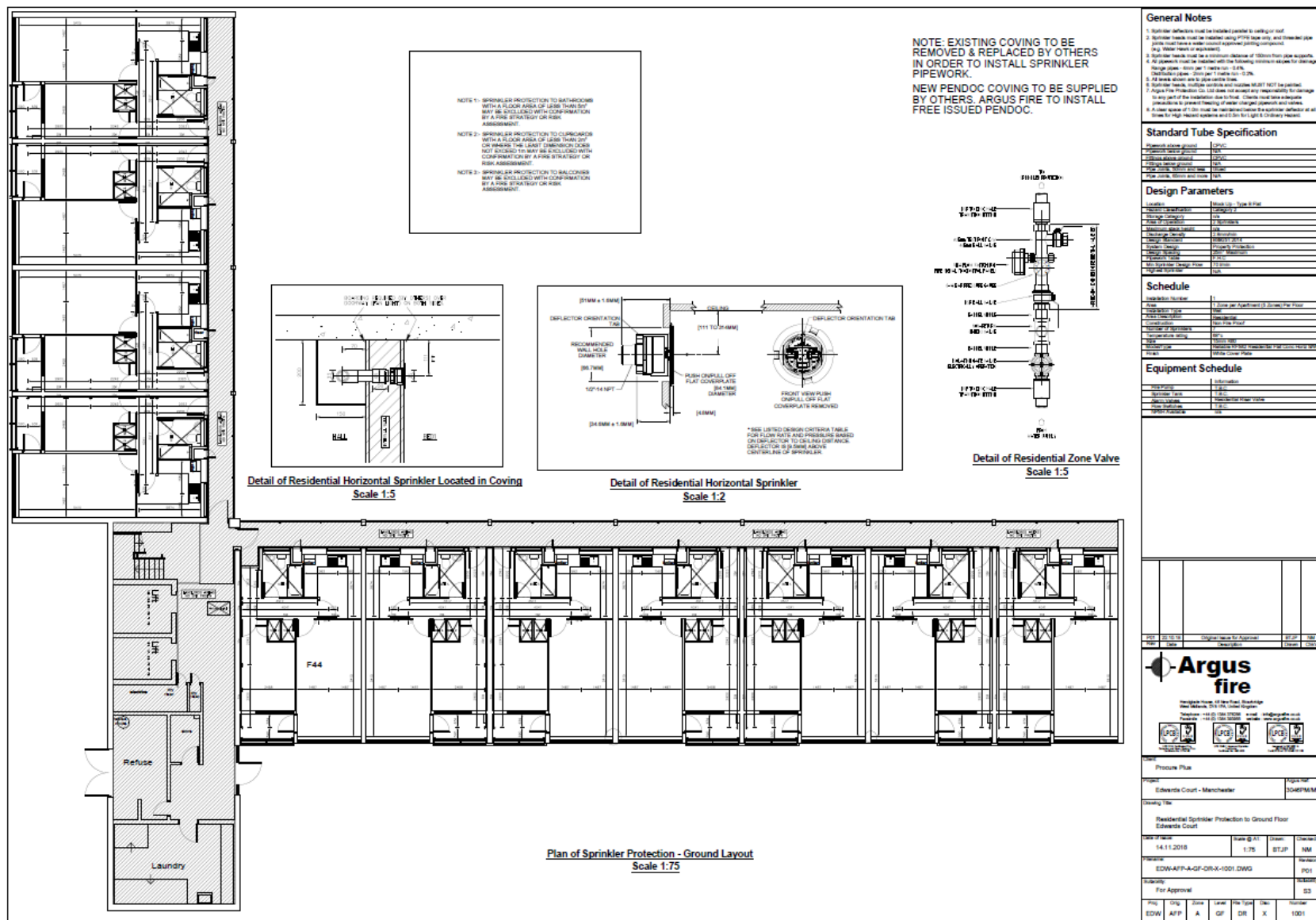
-  Fire alarm panel
-  Break Glass Call point
-  Heat detector with base sounder
-  Smoke detector some with base sounder
-  Flats fire alarm interface 3 channel



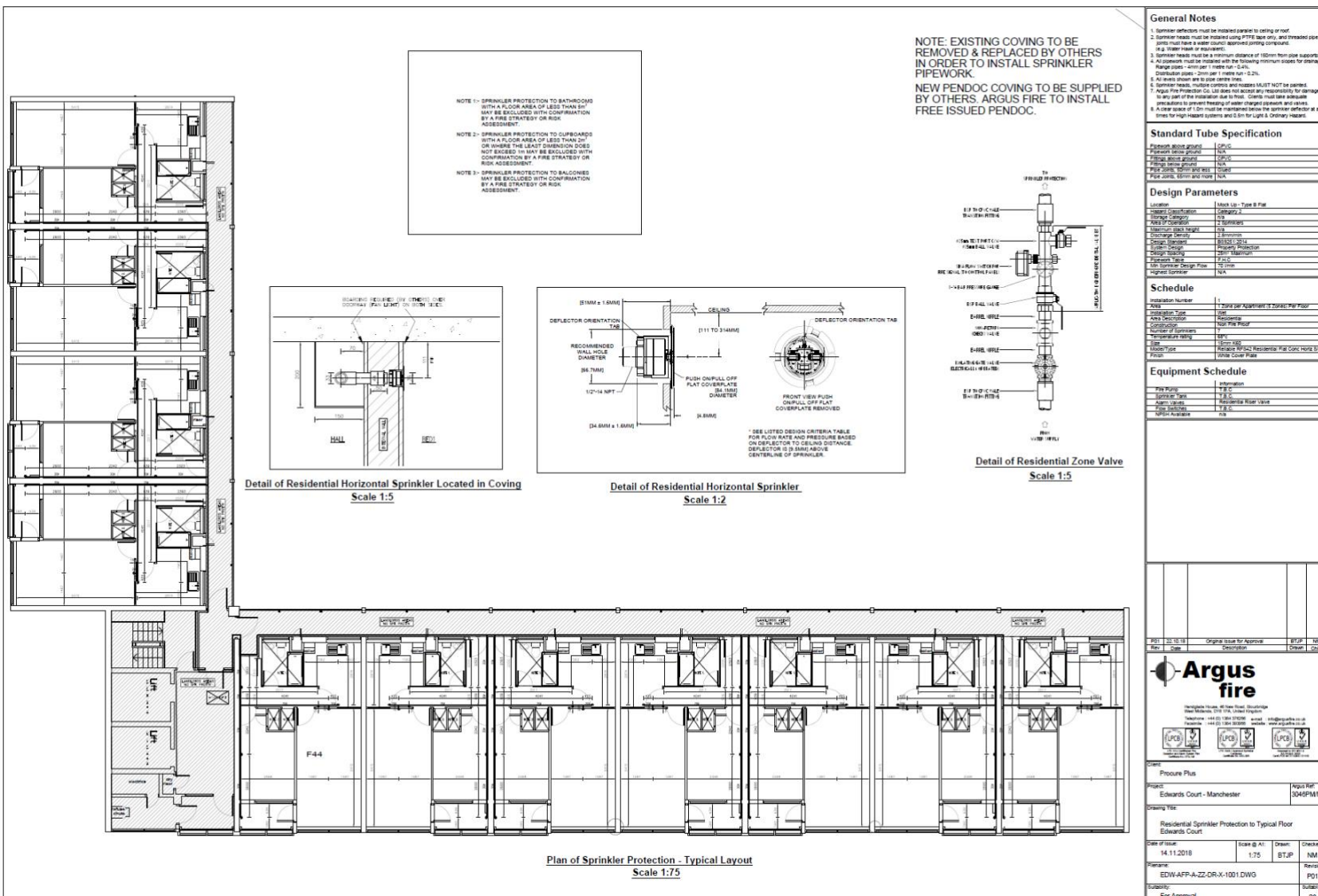
Fire Alarm Layout- typical intermediate floor



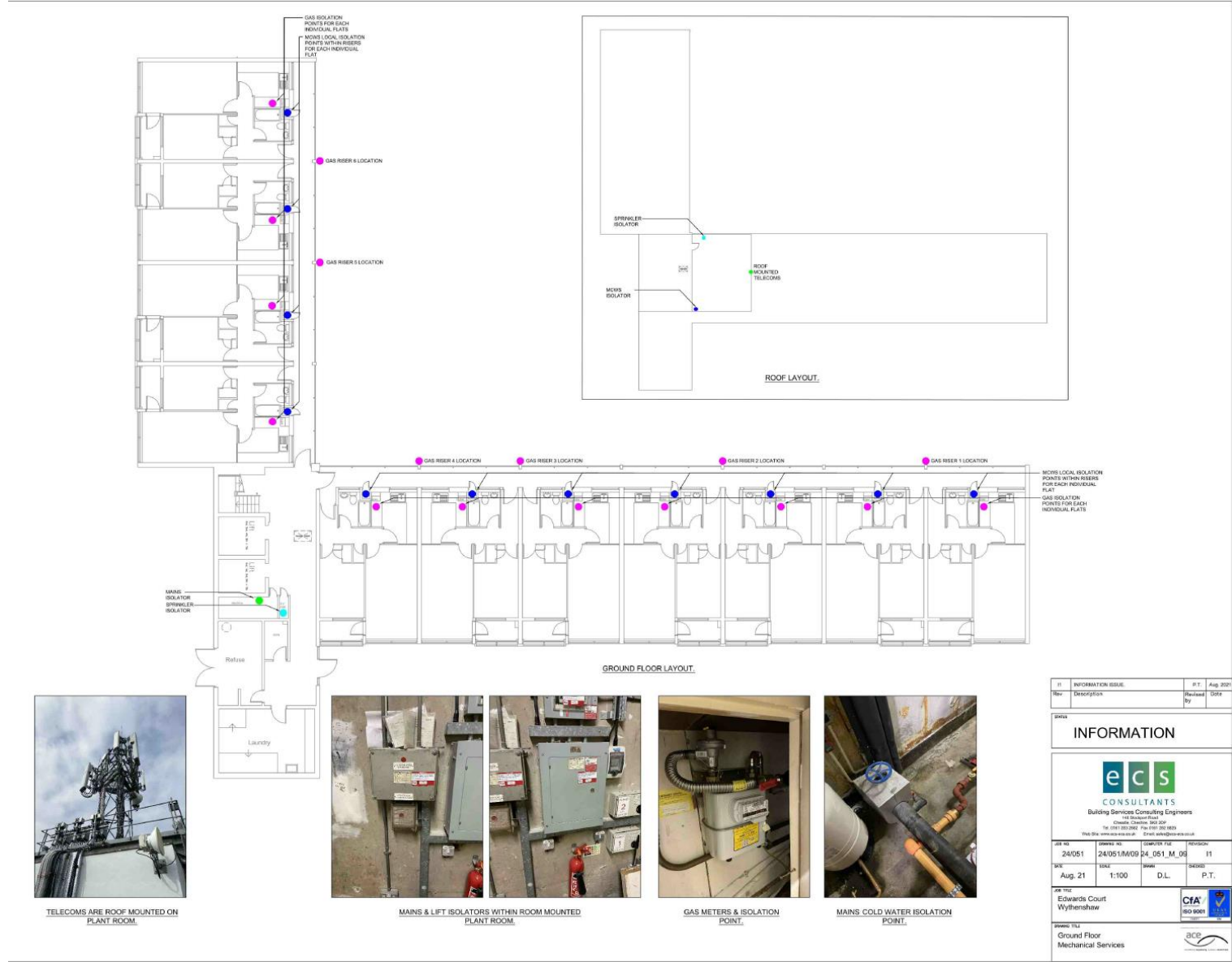
Sprinkler plan Ground Floor



Sprinkler Plan Typical Intermediate floor.



Incoming mains and Isolation points.



17. Appendix B – Surveys and Reports

Compartmentation survey report (sample pages from the full report.)



Date Submitted: 21/06/22 04:51 PM



Wythenshawe Survey Form

Section 1

Client	Wythenshawe Community Housing Group
Site Address	1-87 Edwards Court, Wythenshawe, M22 5SE
Date/Time	26/05/22



FRA Actions

Section 1

Action	7th Floor Riser Cupboard
Description of Defect	7th Floor Riser Cupboard near flat 83 Door and Frame damage
Photos of Defect	
	
Description of Rectification	Replace the door and frame
Action	7th Floor electric cupboard
Description of Defect	7th Floor electric cupboard near flat 82 excessive gaps between door and stopper

Continuation...

Wythenshawe Survey Form

Photos of Defect			
Description of Rectification	Replace the door and frame		
Action	7th Floor Riser Cupboard door		
Description of Defect	7th Floor Riser Cupboard door near flat 80 Excessive gaps		
Photos of Defect			
Description of Rectification	Door Upgrade require		
Action	7th Floor Riser Cupboard door		
Description of Defect	7th Floor Riser Cupboard door near flat 79 Excessive gaps		

firas

Certificate No. SA3185

This is to certify that:

Knightsbridge Fire Group Ltd

At the following address:

4 Old Park Lane, Mayfair, London, W1K 1QW

complies with the requirements of:

FIRAS CERTIFICATION SCHEME

Application of passive fire resisting products using

Penetration Sealing from 07/01/2022



To check the current validity of this certificate please contact FIRAS direct or visit our website
www.firas-database.co.uk

This certification is provided to the client for its own purposes and we cannot opine on whether it will be accepted by Building Control authorities or any other third parties for any purpose

Issue No: 1
Issue Date: 07/01/2022
Original Issue Date: 07/01/2022
Valid To: 07/01/2027



Paul Duggan
EWC Certification Manager

Certificate of Fire Protection Works



No. 158B.2018

Wythenshawe Community Housing Group
Greenwood Road
Wythenshawe
M22 9HD

Priory Fields, Kettleby, Brigg
Lincolnshire DN20 9HN
Tel: 01652 413110

Property: Edwards Court Rowlands Way Wythenshawe M22 5SF		Tel: 0161 946 6362
		Email: Adrian.waywell@wchg.org.uk
Areas of application:	Red Cable breaches throughout the building.	
Products applied:	Intumescent sealant; Intumescent impregnated fireproof sponge & H E Graphite Sealant.	
Specifics:	See Overleaf	
Installers Details		
Name: Philip Asquith	Address: Priory Fields Kettleby Brigg Lincolnshire DN20 9HN	Tel: 01652 413110
		Email: phil@flamehold.co.uk
Company Name: Flame Hold Ltd		Qualification: Registered Surveyor & FPA Fire Risk Assessor
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: 28 th November 2018

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

Practical Completion Certificate

**Employer / Address:**

Wythenshawe Community Housing Group
8 Poundswick Lane,
Wythenshawe,
M22 9TA

Description of Work:

Roof refurbishment of two residential tower block properties within Wythenshawe to improve the quality of the buildings and to reduce the potential for future repairs.

Job Reference No.: P6959

Contract Date: 6 September 2022

Issue Date: 16 February 2023

Certificate Ref No.: PC6959Final

Date of Practical Completion: 6 February 2023

Expiry Date of the Rectification Period: 5 February 2024

Note: Complete the following outstanding snag items by the 28th February 2023 on the attached Arcus snag list dated 16 February 2023.

Site Address:

Birch Tree & Edwards Court
Wythenshawe
Manchester

Contractor / Address:

BBR Roofing Ltd
2 Dacre Street,
Bootle,
Liverpool,
L20 8DN

The issue of this certificate places upon the Contractor certain obligations to make good defects both throughout and at the end of the Rectification Period as outlined within the contract.

It will also result in a reduction of retention monies in the calculation of the next Interim Certificate upon completion of the snag

From the date of issue of this Certificate, the contractor's obligation is to ensure the works will cease in accordance with the terms and conditions of the contract.

We hereby certify that under the terms and conditions of the contract, Practical Completion occurred and that the Rectification Period will expire on the date stated above.

**Signature of Contract Administrator
for and on behalf of Arcus Consulting LLP:**

A handwritten signature in black ink, appearing to read "P. Sykui", is written over a horizontal line.

Notes:

- a. For use with JCT Forms of Contract

Lightning Protection Test and Inspection Certificate

Certificate of Test and Inspection



Certificate Ref CERSTO217236_2
Customer BBR Roofing & Solar Panel Specialists
Building Name Edwards Court
Site Address Edwards Court
Rowlandsway
Manchester
M22 5SE

PTSG Work Order Reference WSTO211699
Client Purchase Order 97770/RMS19978

Pass

System Type: Partial System	
The Structural Lightning Protection System has been tested in accordance with BS 6651 or BS EN 62305-3. The system is in a satisfactory condition.	
Calibration certificates available on request	
Tested by:(B) DEAN SOUTHERN-QUINN	Equipment Meg:Meg 179
Conditions: Dry	

Air Termination Network	
Type	Aluminium
Size	25mmx3mm Bare
Mesh Size	N/A
Fixings	Torch on Felt pads
Fixing Type	Clamped
Bonding Type	Alu B Bond

Down Conductor Network	
Material	Copper;Aluminium
Colour	White
Size	25 x 3mm PVC
Fixings	Non Metallic
Spacing	20m
EQ Bond Fitted	No

Overall System Reading:6.215

Exception on high overall or individual reading(s):

0 ohms = No Access, No Test or No Reading

EP No.	Resistance in Ohms	Any Comments	Ground Type	Type of Inspection Pit	Type of Electrode	Type of Test Clamp	Test Method
E1	12.8	-	Slabs	None	Copper Bond	Bi-Metal	Dead earth test
E2	22.8	-	Slabs	None	Copper Bond	Bi-Metal	Dead earth test
E3	25.7	-	Slabs	None	Copper Bond	Bi-Metal	Dead earth test

Date of Test:	14/09/2022	Certificate Valid Until:	13/09/2023
Next Inspection due:	13/08/2023	Test Engineer Name:	(B) DEAN SOUTHERN-QUINN
Engineers Signature			



National Line:
0330 113 0870
Email:
info@altussafety.co.uk
altussafety.com

INSTALLATION CERTIFICATE

Name and address of the company UNDERTAKING THE INSTALLATION:	Name and address of the employer for whom THE INSTALLATION WAS CARRIED OUT:	Address of premises at which THE INSTALLATION WAS CARRIED OUT:
Altus Technical Services Ltd T/A Altus Safety Oaktree Court Mill Lane, Ness Cheshire, CH64 8TP	BBR Roofing 2 Dacre St Bootle Liverpool L20 8DN	Birch Tree & Edwards Courts Wythenshawe M22 5RZ

Location:	Description:	Rated Load/ visual inspection:	Load Applied/ visual inspection:	Result (pass/fail/not tested):
Birch Tree	Freestanding Guardrail	Visual Inspection	Visual Inspection	Pass
Regulation	Conforms to BS EN 13374-2013 - Class A / BS EN ISO 14122-3:2016			
Notes	Supply, install, test & certify: AltusRail freestanding guardrail, Galvanised Steel, 151m inc 8x Corners, No changes in height & 2x wall fixed ends			

CERTIFICATE REFERENCE: 1936			
Person carrying out the installation:	Date of installation:	Next inspection due by:	Date of Issue:
Brett Ogden	28/06/2023	27/06/2024	30/06/2023

Altus Technical Services Ltd declares that the equipment described hereafter has been inspected and unless otherwise stated complies with the full requirements of the specification and contract/order at the time of manufacture.

Altus North
Oaktree Court Business Centre,
Mill Lane, Ness, Neston, Cheshire, CH64 8TP

Altus South
Soane Point, 6-8 MarketPlace,
Reading, RG1 2EG

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Registered No. 10272590 VAT No: 247 2591 91

