

# Village 135 (Blocks A, B, C & D)

3 Hollyhedge Court Rd, Wythenshawe, Manchester M22 4ZP



## 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.

work	Year work started	Planning permission	Undertaken by	Information
ACM removal and renewal	2017	n/a	Galliford Try	Renewed with A1 rated product
cladding materials and fire breaks	2021	n/a	Galliford Try	Full review by fire engineers and renewal
Sprinklers/ tank	2020	2018	Argus Fire	Full O&M's available
Roof Access work	2023	n/a	M&R Heating Services	Construction phase plan

### ACM Removal

Shortly after completing the build and following the Grenfell tragedy, it became known that the ACM was non-compliant. Around the window pods was a 3mm thick ACM material which consisted of 2 layers of 0.5 mm thick aluminium sandwiching a mineral filled fire-resistant core containing 70% non-combustible mineral filling constructed to B1 standards. Within 24hrs of the failed result we had instructed the build contractor 'Galliford Try' to Urgently take down all 'Alucabond' panel products to all elevations around the window pods and also to take down all 'Cellotex' RS5000 insulation only to projecting bay areas in excess of 18Metres. All RS5000 insulation was eventually removed from all bay projections prior to the installation of the new system which is a 2mm Aluminium Solid Panel – A1 RATED and 120mm Rockwool Duo Slab Insulation. A photo taken by the Manchester Evening News can be seen below:



was identified as requiring replacement. The material has since been replaced over time with the zinc finally being removed and renewed in 2024.



WCHG initially engaged 'Tenos' fire engineers and 'Probyn Miers' to review the external wall constructions which raised concerns with some cladding areas and fore stopping.

Following the Tenos report, Galliford Try engaged their own consultants 'Design Fire Consultants' (DFC) in 2021 to review and report on the cladding and cavity barriers.


The report confirmed that blocks A and B are considered Separate for the purposes of ADB and made note of areas they do not consider materials or areas compliant.

Work was undertaken to renew materials and install fire barriers in some areas with ongoing review by 'Tenos'

Tenos have made 16 inspections so far through the works in order to close out the initial report recommendations. The latest Tenos report issued in March 2024 following random sample inspections of works and review of the audit tracker 'Field View' had some comments regarding confirmation of some detailing. The work was subsequently closed out and awaits the final updated paperwork.

<h2>Building Regulations Approval Notice</h2> <p>The Building Act 1984 (as amended) The Building Regulations 2010 (as amended)</p> <p><b>Reference Number:</b> OALFP/17/01018</p> <p><b>Applicant/Agent:</b></p> <p>Mr Paul Reid Pozzoni Architecture Limited Woodville House 2 Woodville Road Altrincham WA14 2FH</p> <p><b>Approval:</b> Notice is hereby given that the Plans, Sections and particulars submitted by you have been passed in so far as The Building Regulations 2010 (as amended) apply.</p> <p><b>Description of Work:</b> Replacement cladding to Block B</p> <p><b>Location of Building:</b> Village 135 Hollyhedge Road Manchester M22 8LG</p> <p><b>Compliance with the Notice:</b> All building works must be executed in every particular and in strict accordance with such Acts of Parliament and Regulations as are in force in this City, and are applicable.</p> <p><b>Limitations of the Notice:</b> This Notice will remain in force for a period of <b>three years</b> by virtue of Section 32 of the Building Act 1984 (as amended) from the deposit date of 22nd September 2017, and will be inoperative as regards any building works which have not been commenced within that period.</p> <p>This Notice does not grant any approval under the Town and Country Planning Acts and where planning approval is required for the works a separate application should be submitted to the City Council and approved by them before works are commenced.</p> <p><b>Authority:</b> This Full Plans approval notice is authorised by <b>Julie Roscoe</b>, Head of Planning, Building Control &amp; Licensing.</p> <p>Signature: </p>	 <p><b>MANCHESTER CITY COUNCIL</b> Building Control PO Box 532, Town Hall Manchester M60 2LA</p>
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Date: 14th December 2017

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