



FIRNTEC
BUILDING COMPLIANCE

Unit 4a, Darklake View,
Estover
Plymouth
PL6 7TL

Document Version 5

Survey Date 20/08/2024

Suggested Review Date 20/08/2025

PAS 9980 STEP 1

ADDENBROOKE COURT

Addenbrooke Court
Southbank Road
Old Hill
West Midlands
B64 6LL



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Summary

PAS 9980 Step 1

Assessment and Certificate Reference

RB-M18BLL

Assessed On, By

20/08/2024,

Alex Dodd EngTech MinstRE (Lead Facade Consultant)

Douglas Murray (Building Safety Consultant)

(BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA)

Produced For the Responsible Person

Sandwell Metropolitan Borough Council

Specification Conforms To

Our own internal quality system.

Assessment Scope

Assessment applies only to the building specified.

Recommended Review Date

20/08/2025

Assessed Property

Property Name

Addenbrooke Court

Property Reference

RB-Z81YU8

Address

Addenbrooke Court

Southbank Road

Old Hill

West Midlands

B64 6LL

Assessing Organisation

Firntec Ltd

4a Darklake View, Estover, Plymouth, Devon, PL6 7TL

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Assessor Remarks

The Riddins estate is a housing estate in Cradley Heath, England. The Riddins Estate project was approved in 1965 and consisted of three 16 storey towers (Addenbrooke, Bridge and Wesley Courts). The three blocks were developed by the builders Tarmac PLC.

Bridge Court is the only tower block to have been demolished and this took place by controlled explosion in 1996.

The remaining blocks Addenbrooke and Wesley are considered to be approximately 43 metres tall. Addenbrooke Court contains 96 individual flats and there are four flats per floor plus two flats on the top floor. There are two lifts within a central core which serve alternate floor levels and a single escape stairway is situated towards the rear of the building.

The structure is of reinforced concrete frame with reinforced concrete staircores, lift core, floor slabs and foundations. The external walls are formed from a hand laid brick outer leaf and an internal leaf of concrete blockwork. At ground floor, composite/fiberglass sheets have been installed over pressure treated timber frame and this has been attached to the main structure. Otherwise, the building has retained most of its original features and according to planning application ref DD/30865, the building has undergone refurbishment works which included the installation of blown mineral fibre within the original masonry cavity; the aesthetic impact of this work can be seen across each elevation where drill holes have been made good in uniform patterns on each sections of brickwork.

This report has been prepared for Sandwell Metropolitan Borough Council by Firntec Ltd Building Compliance. This survey has included consideration of the following pieces of legislation and other guidance relevant at the time of reporting:

The RRO (FSO) 2005

The Fire Safety Act 2021

The Building Safety Act 2022

Approved Document B of building regulations 2000

This report was prepared by Douglas Murray (BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA) who is a Building Surveyor with 25 years of fire related and construction experience in both new build and refurbishment projects on behalf of Firntec Ltd. Douglas is a member of the Royal Institute of Chartered Surveyors, the Institute of Fire Engineers, the Fire Protection Association, and an ABBE qualified Fire Risk Assessor. Douglas has specialised within Fire Safety and cladding investigations for eight years and has held senior posts with London and nationally based Registered Social Landlords. Douglas advises on and produces Building Safety Case Reports and has taken the lead for various clients securing, quality checking and completing Type 1-4 Fire Risk Assessments, completing Fire Risk Assessments of External Walls (FRAEW), leading on Intrusive investigative surveys, and preparing fire strategy documents. Part of the work Douglas completes, supports and evidence claims brought forward under the Defective Premises Act in the context of non-compliance and fire safety defects within multi occupancy buildings.

Abbreviation/ Term Definition

- **ACM** Aluminium Composite Material
- **ADB** Approved Document B
- **AOV** Automatic Opening Vent
- **BSA** Building Safety Act
- **Cavity Barrier** Product used to close or separate a concealed space to restrict fire and smoke
- **Close State Cavity Barrier** Cavity Barrier designed to be fitted under compression/friction between inner and outer surfaces of a cavity to seal it
- **Open State Cavity Barrier** Cavity Barrier that is open to allow ventilation/drainage of cavity in open state but closes when a developing fire occurs (e.g., intumescent strip)
- **Combustible** Not classified as A1 OR A2 in accordance with BS EN 13501-1: 2018, and not meeting definitions of non-combustible or limited combustibility
- **Compartmentation** Subdivision of building by fire resisting walls and/or floors for limiting fire spread
- **EPS** Expanded Polystyrene
- **EWS1** External Wall System Fire Valuation Form
- **FB** Fire Barrier - Separating element with fire integrity for a specific time
- **Fire Stop** Barrier seal to close an imperfect fit in design between elements of components to stop the spread of fire
- **FRAEW** Fire Risk Appraisal of External Walls
- **FRA** Fire Risk Assessment
- **FRS** Fire and Rescue Services
- **FSA** Fire Safety Act
- **HPL** High Pressure Laminate
- **HRR** Heat Release Rate
- **MDF** Medium Density Fibre Board (a type of manufactured timber)
- **PIR** Polyisocyanurate Rigid Foam
- **PUR** Polyurethane Foam
- **RP** Responsible Person
- **RRFSO** Regulatory Reform (Fire Safety) Order
- **SFS** Steel Framing System
- **SIB** Secure Information Box # Overview

Terms of Reference

Overview

Firntec have been instructed by the client to undertake an intrusive inspection of the external walls, attachments, windows and doors to the appointed building as addressed on the cover page.

The purpose of the report is to identify the construction, make-up and materials used within each external wall type and attachment on the building as required under the Fire Safety Act 2021.

Scope of Works

The client has requested Firntec to undertake an intrusive inspection of the external walls, attachments, windows and doors.

The purpose of this survey report is to assess the external walls and attachments construction to identify the materials used, installation method, presence of any cavity barriers or fire stopping and the configuration on the building.

For any identified materials within the construction of the sample, a euro-classification rating in accordance with BS EN 13501-1 will be assigned where applicable.

Within the findings of each wall type and attachment, where applicable, detailed comments will be provided on the findings, with reference to quality of workmanship or other identified factors within the construction.

The intent of the report is not to assign any level of risk, conclusion or recommendations, but should it be identified during the intrusive investigation that there is an immediate risk to life safety, interim measures may be recommended.

Limitations

The inspection of any external wall types or attachments are undertaken by the defined terms as described in Approved Document B:

- External Wall: Includes all of the following.
 - Anything located within any space forming part of the wall.
 - Any decoration or other finish applied to any external (but not internal) surface forming part of the wall.
 - Any windows and doors in the wall.
 - Any part of a roof pitched at an angle of more than 70 degrees to the horizontal if that part of the roof adjoins a space within the building to which persons have access, but not access only for the purpose of carrying out repairs or maintenance
- Specific Attachment Includes any of the following.
 - A balcony attached to an external wall.
 - A device for reducing heat gain within a building by deflecting sunlight which is attached to an external wall.
 - A solar panel attached to an external wall.

The findings within the report will not state any areas of compliance with advisory sub-clauses of the relevant Approved Document B, nor does it aim to guarantee compliance with the mandatory clause of B4(1) and our comments cannot be interpreted as such.

We endeavour to undertake intrusive inspections at various elevations and varying heights, however, this may not always be achievable due to mitigating factors out of our control such as access or weather conditions.

The findings of the investigation are limited to each precise inspection location and cannot be used to confirm absolute consistency of the façade in its entirety.

The manufacturer of a product cannot be confirmed with absolute certainty unless the sampled materials carry the product branding inclusive of the product number.

Where product branding is absent or ambiguous, we will where provided, refer to as-built drawings and

specification contained in the O&M manuals, However, this does not guarantee or confirm the products used in construction.

Assumptions

It is understood that the absence of evidence, is not evidence of the absence; therefore, Where a products branding is absent we will use our professional engineering judgment, and any assumptions made with regards to the materials combustibility should be submitted for further testing to verify this.

It has been assumed that documentation regarding the buildings fire safety, fire strategy, construction details and O&M manuals have been provided for our reference within the report.

Outcomes

The findings within this report do not assign any level of risk, conclusion or recommendations, nor does it confirm any compliance with applicable building regulations at the time of construction.

The findings of this report may form part of the gathered information to form such reports as:

- PAS9980:2022 Fire risk appraisal of external wall construction and cladding of existing blocks of flats – Code of practice or;
- External Wall Compliance at Time of Construction Report.

If during the intrusive survey any ACM is identified to be present, this will be reflected within the report and evidence requested to determine its calorific value, if this evidence is not available a request of sample testing may be recommended separate to this report.

Asset Information

Client Name

Sandwell Metropolitan Borough Council

Client Address

Sandwell Council House
Freeth Street PO Box 2374
Oldbury
B69 3DE

Responsible Person

Sandwell Metropolitan Borough Council

Safety Assistance

Not Required

Contact Details

As provided by client

Fire Alarm System

Fire detection is installed to a minimum of LD3 standard, with many flats upgraded to LD2 and LD1.
LD3 – Smoke detection in the hallway only.
LD2 – Smoke detection in the hallway and living room, plus heat detection in the kitchen.
LD1 – Smoke detection in all rooms except wet rooms.No general fire alarm system is installed in communal areas.
Smoke detectors are only used for Automatic Opening Vent (AOV) activation.

Emergency Lighting

Installed in communal parts

Emergency Lighting

Emergency lighting appears to conform to the requirements of BS5266-1 design standard. The system appears to provide adequate coverage and be in good working order (indicator lights active on luminaires). Luminaires are correctly sited and appear to provide adequate lighting.

Portable Fire Fighting Equipment

Portable Fire Fighting Equipment installed within the communal areas

Portable Fire Fighting Equipment

Extinguisher equipment is installed within staff only / Restricted access areas of the building.

Smoke Control

Natural smoke control

Smoke Control

The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Manual openable windows within the stairwell and the stairs and lobbies are provided with an automatic smoke ventilation system

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

A deluge (sprinkler) system is installed only in the bin store.

Fire Fighting Facilities

Dry Riser

Fire Fighting Facilities

Dry riser outlets were located on each floor within the firefighting lobby area, ensuring accessible water supply for firefighting operations. This placement allows for efficient connection of firefighting hoses, providing vital water access to emergency services during fire incidents across all floor levels.

Access for fire-fighting vehicles

Adequate access for firefighting vehicles

NOTE This is where access is possible in line with benchmark guidance on access for firefighting vehicles from Approved Document B, taking into account the size of the building (floor area), height of the building and whether fire mains are present in the building.

Fire Hydrant Location/ Water Supply

The fire hydrant is located at the rear entrance/exit of the building, approximately 1 meter from the door, near the bin store shutters.

The hydrant's location is also recorded on the orientation plan within the Premises Information Box (PIB).

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Secure Information Boxes

Secure information box (SIB) installed

Secure Information Boxes

A proprietary steel SIB is fitted within the main entrance lobby

Signage

Appropriate signage installed throughout premises

Signage

A good standard of directional. Wayfinding. Fire Action Notices. No Smoking. Do Not Use Lift in Case of Fire. Final Exit. Fire Door was noted.

Property Type

Apartment Block, Residential Purpose-built

Building Era / Age

Known Build Date

Known Build Date

1965-1967

Building Height

Is approximately 43 metres from lowest point at ground to the upper most enclosed finished floor slab

Approx Floor Area Per Floor

The approximate footprint of Addenbrooke Court is 600m²

Number of Storeys (Ground and above)

There are 16 floors including the ground floor

Number of Basement Levels

None

Number of Flats

96

Flat Types

Single Storey

Structural Wall Material

Traditional build with concrete floor slab

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

Concrete

Exterior Cladding

FRAEW Completed on Exterior Cladding

Exterior Cladding (Details)

Resin Stenni Panels reaction to fire class of B s1 d0

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

None

Residents

Yes

Approx number of Residents

192

Residents (Extended)

Assumed to be two residents per flat (Exact numbers not known)

People With Reduced Mobility

Other

People with Reduced Mobility (Extended)

General Needs - No information however, General Needs premises so occupants are typical of the general population

Lone Workers

None

Young Persons Employed in the Premises

None

Escapes & Exits

There are sufficient fire exits from the premises of suitable width and within acceptable travel distances. These will allow all persons in the premises to evacuate safely in the event of fire. Emergency exits open outwards in escape direction.

Number Of Internal Escape Stairs

The building is provided with a single escape stair

Number Of Final Exits

The building is provided with two individual escape exits

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger + Fireman's Control

Evacuation Chairs Installed

No

Refuge Points Present

Yes

Stairwells Protected / Lobbied

Yes

Flat Doors Open Onto Stairs

No

Current Evacuation Strategy

Stay Put

Current Stay Put Strategy Description

The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area.

Current Evacuation Strategy for the property considered appropriate?

Yes

Description

The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.

What is the recommended evacuation strategy for the property?

Stay Put

Aerial Perspective: Aerial Perspective: Addenbrooke Court Center Left

Showing Wesley Court and Addenbrook Court and the surrounding area



Elevations

Photo	Name	No. of Storeys
-------	------	----------------



North Elevation

16 Storeys



South Elevation

16 Storeys



East Elevation

16 Storeys



West Elevation

16 Storeys

Inspections

Elevation Location	Inspection	Elements
	Inspection: TSIMH8 Accessible wall	• Surface Finish (Brickwork) • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original blockwork)
	Inspection: ZMQEBV Accessible wall	• Surface Finish (Wall Type 2 - Resin board class B s1 d0 with granular finish set onto pressure treated batons) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: A9JM1S Accessible wall	• Surface Finish (Brickwork) • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original blockwork)
	Inspection: YVZLTP Accessible wall	• Surface Finish (Brickwork) • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original blockwork)
	Inspection: QHVTWE Accessible wall	• Surface Finish (Wall Type 2 - Resin board class B s1 d0 with granular finish set onto pressure treated batons) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: VK4LDD Accessible wall	• Surface Finish (Wall Type 2 - Resin board class B s1 d0 with granular finish set onto pressure treated batons) • Inner Leaf Support (Backing Wall) (Original brickwork)

Inspection: TSIMH8

Location
Accessible wall

Name/Summary

Wall Type 1 - brickwork with residual cavity of 80mm and full fill mineral wool

Description

Brickwork sections have a full fill blown mineral fibre insulation, the system forms part of the original external and infill masonry walls.

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	102mm	Brickwork		A1 - Non-Combustible
Brickwork sections have a full fill blown mineral fibre insulation, the system forms part of the original external and infill masonry walls.				
Cavity	80mm			
Insulation	80mm	Mineral Wool Insulation Material Brand: Retrofitted blown mineral fibre		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	100mm	Original blockwork		A1 - Non-Combustible

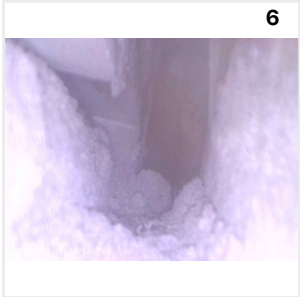
Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: ZMQEBV

Location
Accessible wall

Name/Summary

Wall Type 2 - Resin board class B s1 d0 with granular finish set onto pressure treated batons

Build-Up

2 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Wall Type 2 - Resin board class B s1 d0 with granular finish set onto pressure treated batons Material Brand: Unknown		B - Combustible
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible

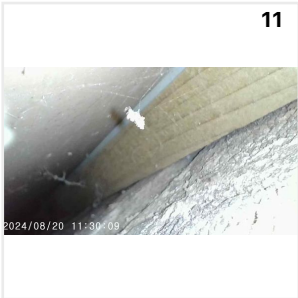
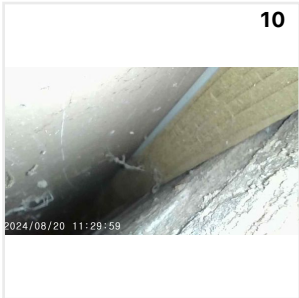
Cavity Barriers

None

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: A9JM1S

Location
Accessible wall

Name/Summary

Wall Type 1 - brickwork with residual cavity of 80mm and full fill mineral wool

Description

Brickwork sections have a full fill blown mineral fibre insulation, the system forms part of the original external and infill masonry walls.

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	102mm	Brickwork		A1 - Non-Combustible
Brickwork sections have a full fill blown mineral fibre insulation, the system forms part of the original external and infill masonry walls.				
Cavity	80mm			
Insulation	80mm	Mineral Wool Insulation Material Brand: Retrofitted blown mineral fibre		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	100mm	Original blockwork		A1 - Non-Combustible

Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: YVZLTP

Location
Accessible wall

Name/Summary

Wall Type 1 - brickwork with residual cavity of 80mm and full fill mineral wool

Description

Brickwork sections have a full fill blown mineral fibre insulation, the system forms part of the original external and infill masonry walls.

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	102mm	Brickwork		A1 - Non-Combustible
Brickwork sections have a full fill blown mineral fibre insulation, the system forms part of the original external and infill masonry walls.				
Cavity	80mm			
Insulation	80mm	Mineral Wool Insulation Material Brand: Retrofitted blown mineral fibre		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	100mm	Original blockwork		A1 - Non-Combustible

Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: QHVTWE

Location
Accessible wall

Name/Summary

Wall Type 2 - Resin board class B s1 d0 with granular finish set onto pressure treated batons

Build-Up

2 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Wall Type 2 - Resin board class B s1 d0 with granular finish set onto pressure treated batons Material Brand: Unknown		B - Combustible
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible

Cavity Barriers

None

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: VK4LDD

Location
Accessible wall

Name/Summary

Wall Type 2 - Resin board class B s1 d0 with granular finish set onto pressure treated batons

Build-Up

2 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Wall Type 2 - Resin board class B s1 d0 with granular finish set onto pressure treated batons Material Brand: Unknown		B - Combustible
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible

Cavity Barriers

None

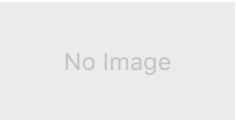
Floor Slab

Backing Wall Sits On The Floor Slab

Penetrations

Photo

Penetration



Ventilation (P4B1TL)
Inspection Type: Visual

Penetration: Ventilation

Penetration Reference
P4B1TL

Details

Photo

1 Image

Inspection Type

Visual

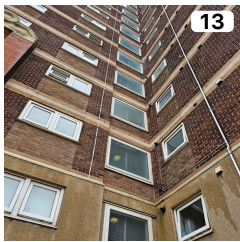
Duct Pipework Material

Aluminium

External Windows

Photo

External Window



Top, Mid, Side Hung Casements (PJ3F5H)

External Window: Top, Mid, Side Hung Casements

External Window Reference
PJ3F5H

Details

Surface Material

uPVC

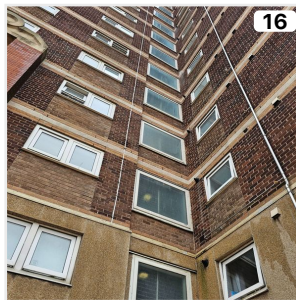
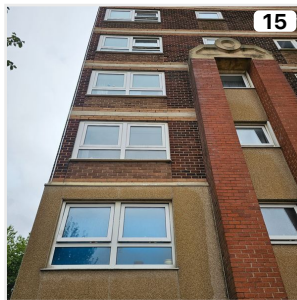
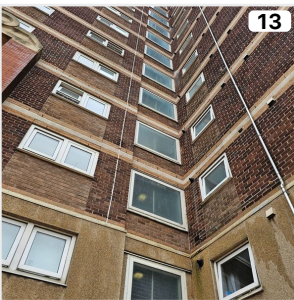
Frame Material

uPVC

Details

PVCu windows will melt at relatively low temperatures which may result in falling flaming debris and glass. In addition, the stacked arrangement of windows do present a risk of secondary fires from lower floor flat fires to the floors directly above.

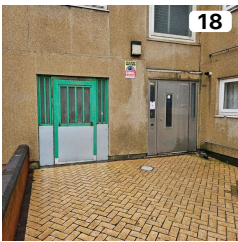
Photos



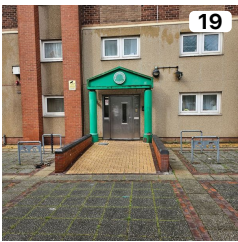
External Doors

Photo

External Door



Single Leaf Entrance Doors (A7UKWJ)



Single Leaf Entrance Doors (C2W4FD)

External Door: Single Leaf Entrance Doors

External Door Reference
A7UKWJ

Details

Surface Material

Polyester powder coated aluminium

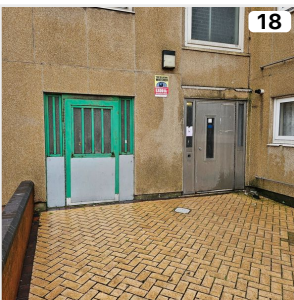
Frame Material

Polyester powder coated aluminium

Infill / Panel Material

Polyester powder coated aluminium

Photos



External Door: Single Leaf Entrance Doors

External Door Reference
C2W4FD

Details

Surface Material

Polyester powder coated aluminium

Frame Material

Polyester powder coated aluminium

Infill / Panel Material

Polyester powder coated aluminium

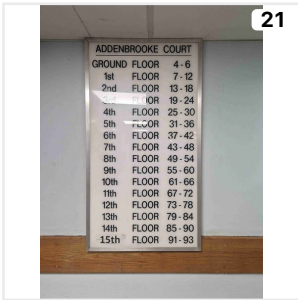
Details

Aluminium doors will not add significant fire load or support flame spread

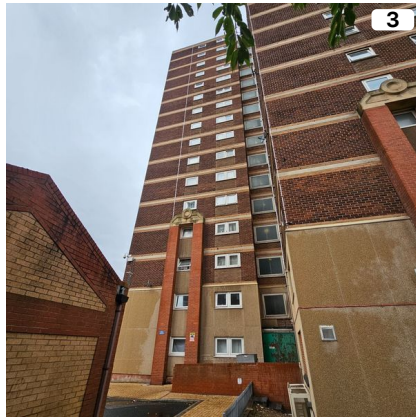
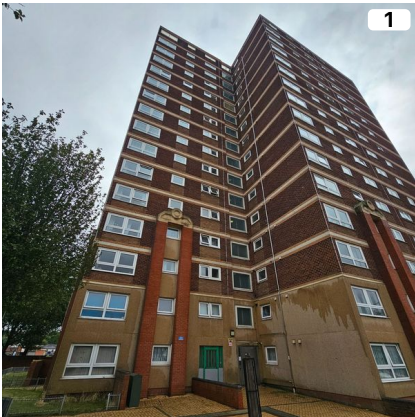
Photos



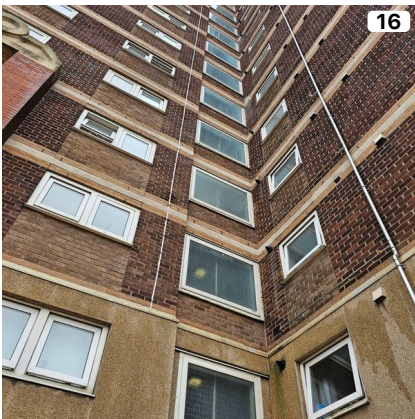
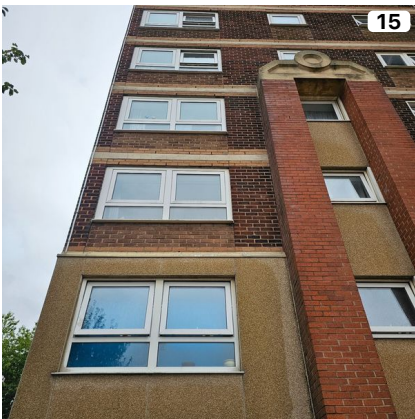
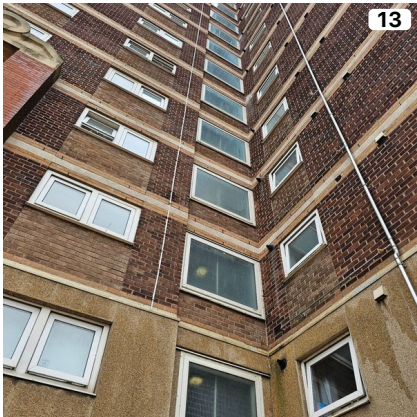
General Observations



Photos



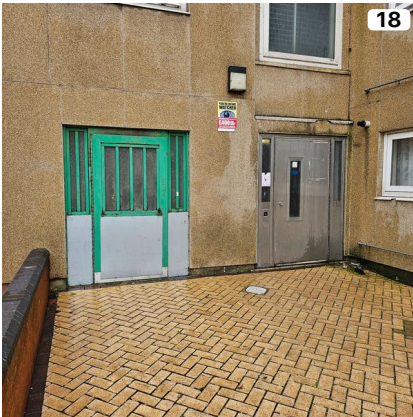
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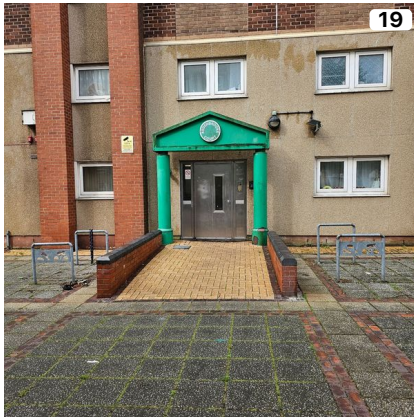
Photos Continued...



17



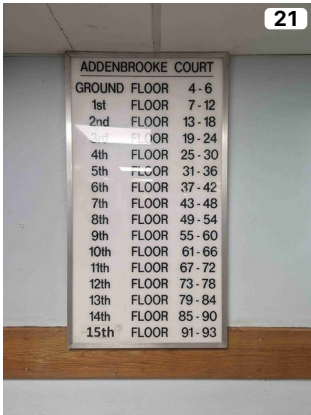
18



19



20



21



22



FIRNTEC
BUILDING COMPLIANCE