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

Document Version 2
Survey Date 22/06/2025
Suggested Review Date 22/06/2030

EXTERNAL WALL SURVEY

ALLEN HOUSE

West Road
Hamstead
B43 5PS

Table of Contents

Summary

External Wall Survey

Assessment and Certificate Reference
RB-1177PI

Assessed On, By
22/06/2025, Douglas Murray (Building Safety Consultant)
(BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA)

Approved / Validated On, By
27/08/2025, James Major (Facade Manager)

Recommended Review Date
22/06/2030

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.

Assessed Property

Property Name
Allen House

Property Reference
RB-CLKLDR

Address
West Road
Hamstead
B43 5PS

Assessing Organisation
Firntec Ltd
4a Darklake View, Estover, Plymouth, Devon, PL6 7TL
0345 646 1566 — www.firntec.com

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 undertaking 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, Oldbury B69 3DE

Responsible Person

Sandwell Metropolitan Borough Council

Safety Assistance

Not Required

Contact Details

As Provided by Client

Fire Alarm System

Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to LD2 Standard. There is no effective means for detecting an outbreak of fire to communal areas.

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 appear to be correctly sited and appear to provide adequate lighting.

Portable Fire Fighting Equipment

Portable Fire Fighting Equipment installed within staff only / Restricted areas of the building

Portable Fire Fighting Equipment

Portable fire extinguisher (CO2) is provided to the lift motor room.

Smoke Control

Natural smoke control, Smoke control installed

Smoke Control

Automatic smoke ventilation system to the front staircase, natural ventilation to the rear

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

Bin store protected by deluge system; biannual servicing .

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

Good access for firefighting vehicles
NOTE This is where access exceeds benchmark guidance on access for firefighting vehicles, taking into account the size of the building (floor area), height of the building and whether fire mains are present in the building. This might be the case where access is possible to all elevations of the building.

Fire Hydrant Location/ Water Supply

Public fire hydrant are available. There is a fire hydrant adjacent the front main entrance at a distance of 1m, as denoted within the provided FRA.
Public fire hydrants can be located: https://dataservices.riscauthority.co.uk/map/index

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Housekeeping

Clean; daily checks and bulk item removal in place .

Secure Information Boxes

Secure information box (SIB) installed

Secure Information Boxes

Gerda PIB at rear GF lobby; white box at front door .

Signage

Appropriate signage installed throughout premises

Signage

Generally adequate throughout

Property Type

Apartment Block, Residential Purpose-built

Building Era / Age

Known Build Date

Known Build Date

1965

Guidance Applicable At Time Of Construction

CP3: Chapter IV (1962) – Precautions against fire (Code of Practice for means of escape)
Building Regulations 1965 (post-construction, but indicative of practices being adopted in late 1950s–early 60s)
Byelaws of Local Authorities (pre-Building Regs): likely Sandwell/Tipton area-specific fire precautions and structural standards
Joint Fire Code and Ministry of Housing Circulars (influence on staircase protection and early compartmentation norms)
BS 476 Parts 4 and 5 (1953 & 1959 editions) – classification of materials and fire doors used at the time

Building Height

Overall Building Height Approximately 24.6m
Highest Occupied Floor Level 21.6m
As per client provided FRA.

Number of Storeys (Ground and above)

9

Number of Basement Levels

Not applicable

Number of Flats

36 self-contained residential flats.

Flat Types

Single Storey

Structural Wall Material

Traditional build with concrete floor slab

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

Concrete

Construction (Details)

Traditional concrete frame and brick construction which has had refurbishment works including UPVC windows, insulation and render facade over the existing facade.

Exterior Cladding

FRAEW Completed on Exterior Cladding

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

Day staff

~ Number of Employees on duty

1

Employees (Extended)

No staff on site (Occasional staff attendance expected - low numbers anticipated)

Residents

Yes

Approx number of Residents

72

Residents (Extended)

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

Visitors

Not Known

People With Reduced Mobility

Not Known

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

Two protected staircases serve all floors, located at front and rear of the building.

Number Of Final Exits

Front entrance (main door, fob + firefighter override access)
Rear entrance (secured, with internal access to rear lobby)

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger

Evacuation Chairs Installed

No

Refuge Points Present

No

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

What is the recommended evacuation strategy for the property?

Stay Put

Executive Summary

Summary

SUMMARY INFORMATION
A Step 1 Fire Risk Assessment of External Wall Construction (FRAEW) was conducted on 18/06/2025 at Allen House, in accordance with PAS 9980:2022. The assessment focused on the risk of external fire spread, considering the building's height, external wall system, balconies, occupancy type, and evacuation strategy. The approach taken was proportionate and evidence-based, aligning with fire safety objectives under the Fire Safety Act 2021 and Regulatory Reform (Fire Safety) Order 2005.

Allen House comprises Ground plus 7 upper storeys (8 storeys total), with 32 self-contained residential flats, accessed via two protected staircases and a single lift.

PROPERTY DESCRIPTION
The building is a mid-20th century concrete-framed residential block with original brick masonry to the front and rear elevations. All flats are served by projecting concrete balconies with galvanised steel balustrades and wired glass infill panels.

No combustible materials were identified within balcony construction. Handrails, vertical supports, and panels are confirmed as non-combustible.

EVACUATION STRATEGY
The building follows a Stay Put – Unless Affected evacuation strategy, supported by:
Compartmented flat construction.
Two protected staircases.
Mechanical AOV (rear stair) and natural ventilation (front stair).
FD30s-rated flat entrance doors and fire-stopping works in progress.

BUILDING RISK PROFILE (PAS 9980:2022)
Occupancy Profile:
Ci – Residents with long-term individual occupancy, no 24-hour staff.
A / B – Awake and familiar/unfamiliar persons in communal areas.
Fire Growth Rate Assumed: 2
Risk Categories Applied:
A2 / B2 – Communal escape areas
Ci2 – Sleeping accommodation (flats)
Smoke/heat detection and alarm systems are installed in communal plant/service rooms.

EXTERNAL WALL CONSTRUCTION
Front and Rear Elevations:
Traditional cavity brick masonry construction, with no applied EWI or rain screen system.

Balconies:
Concrete slab structure with painted metal railings and non-combustible infill panels.
No combustible balcony elements or attachments present.
No screening or additional privacy panels observed.

FIRE RISK RATING (FRAEW)
Based on the available evidence, the external wall system is assessed to present a Low to Medium risk of external fire spread. There are no combustible materials or design features that would significantly compromise the Stay Put strategy.

FRAEW External Wall Risk Rating: Low to Medium
Remedial Action Required: None related to cladding or balconies
Further Intrusive Investigation: Not required at this time

Assessor Details

Douglas Murray Bsc Building Surveying GIFireE NEBOSH Fire Safety ABBE DipFRA | Firntec
Fire Safety Consultant
Main Line: 01752 977147

Assessor Competency Statement

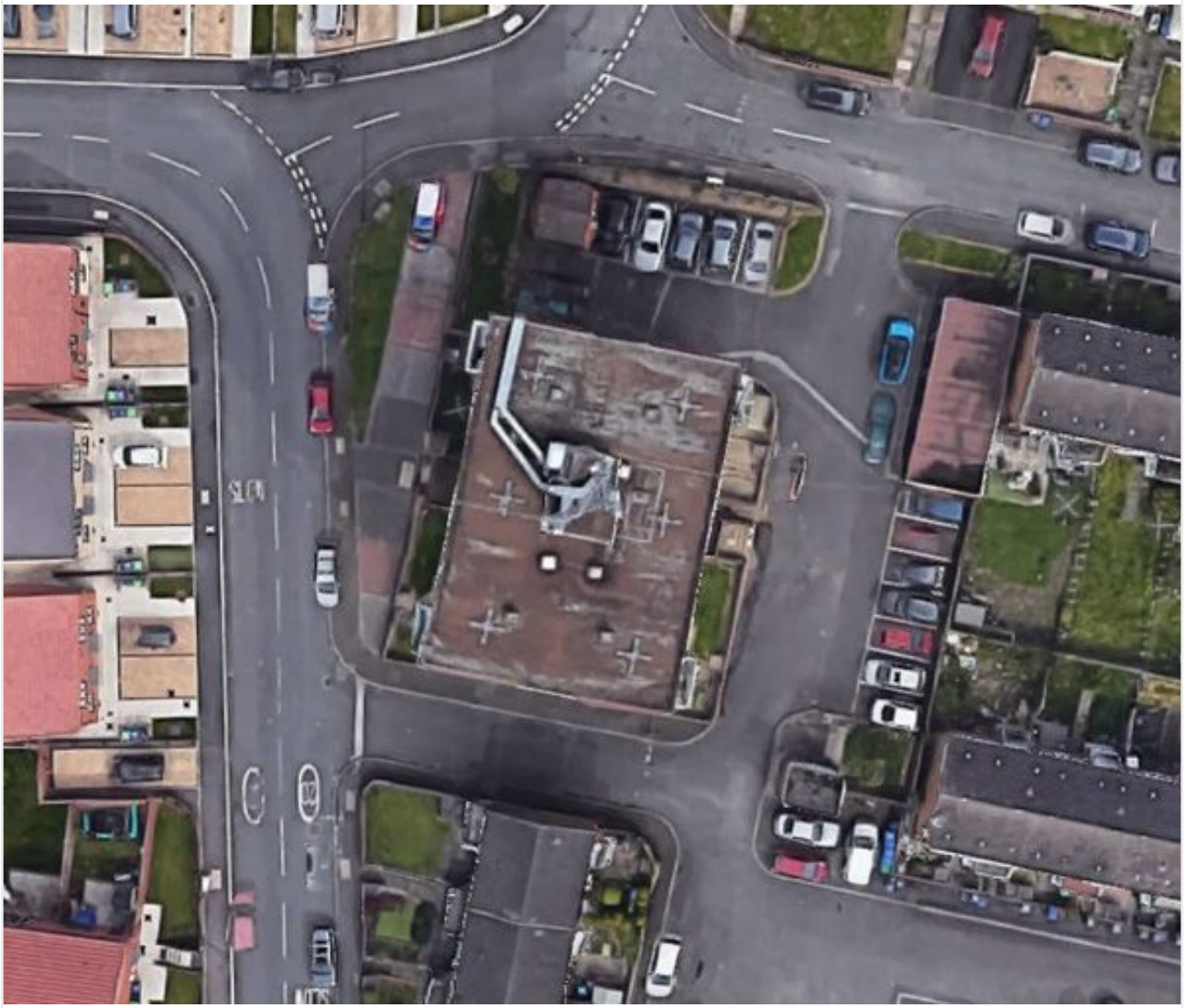
Mr. Douglas Murray is a highly experienced Building Surveyor and Fire Safety Consultant with over 30 years of industry expertise, including eight years specialising in fire safety, cladding risk assessment, and regulatory compliance across complex residential and mixed-use settings. He holds a BSc in Building Surveying, the ABBE Level 4 Diploma in Fire Risk Assessment, and the NEBOSH Fire Safety Certificate. Douglas is a Graduate of the Institution of Fire Engineers (GIFireE), a Member of the Fire Protection Association (MFPA), and an Associate Member of the Royal Institution of Chartered Surveyors (AssocRICS).

Douglas's professional practice spans all major fire risk assessment types (Type 1–4), Fire Risk Assessments of External Walls (FRAEW), retrospective and design-stage Fire Strategy Reports, and litigation-support surveys under the Defective Premises Act. He has led fire consultancy input for housing associations, local authorities, NHS Trusts, commercial developers, and hotel operators, including high-rise buildings, sheltered housing, heritage refurbishments, and occupied retrofit schemes.

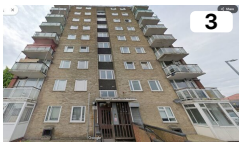
Recognised for his rigorous, evidence-based approach and clarity in technical reporting, Douglas consistently delivers proportionate, standards-aligned fire safety advice tailored to building use, risk profile, and client need.

Aerial Perspective: Allen House

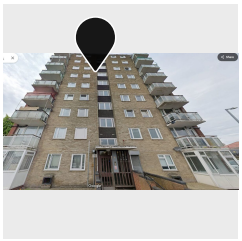
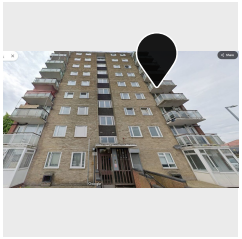
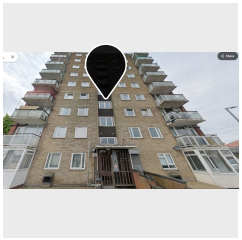
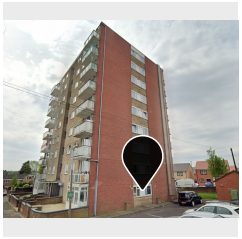
Aerial Perspective (picture sourced from Google Earth)



Elevations

Photo	Name	No. of Storeys	Features
	West Elevation	9 Storeys	• Escape Route Exit • Private Balconies Stacked
	North Elevation	9 Storeys	
	East Elevation	9 Storeys	• Escape Route Exit
	South Elevation	9 Storeys	

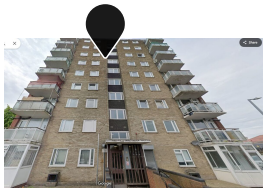
Inspections

Elevation Location	Inspection	Elements
	**Inspection: 1B2GAF** East Elevation Compartment Floor and Wall Junction Interface	• Outer leaf • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (Blockwork)
	**Inspection: 75Y5Z6** East Elevation Balcony Inspection	• External Surface Material (Concrete) • Waterproof Membrane
	**Inspection: Z1MLVW** East Elevation Compartment Floor Junction	• Outer leaf • Cavity • Inner Leaf (Blockwork)
	**Inspection: 1W5VBM** North Elevation Compartment Wall Junction	• External Surface Material (UPVC insulated panel) • Insulation (EPS Insulation)
	Inspection: 7N6585 Compartment Floor and Wall Junction Interface	• Outer leaf • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (Blockwork)
	Inspection: VP6HS2 Aperture Opening	• Outer leaf • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (Blockwork)
	Inspection: JDQ4TW Brickwork Compartment Wall	• Outer leaf • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (Blockwork)

Elevation Location	Inspection	Elements
	Inspection: ZV51IS Compartment Floor and Wall Junction Interface	• Outer leaf • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (Blockwork)
	Inspection: 6F8SIB Aperture Opening	• Outer leaf • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (Blockwork)
	Inspection: 8V8IEY Compartment Floor and Wall Junction Interface	• Outer leaf • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (Blockwork)
	Inspection: 7QT77J Compartment Floor and Wall Junction Interface	• Outer leaf • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (Blockwork)
	Inspection: Y6XJ5D Balcony Inspection	• External Surface Material (Concrete) • Waterproof Membrane

Inspection: 1B2GAF

Elevation • Location
East Elevation • Compartment Floor and Wall Junction Interface



Name/Summary

Masonry (Brickwork)

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm			A1 - Non-Combustible
External Leaf: 100 mm non-combustible facing brickwork, laid in stretcher bond, acting as the outer weather-resistant layer.				
Cavity	70mm			
Insulation	70mm	Mineral Wool Insulation		A1 - Non-Combustible
loose retrofitted blown mineral fibre found in the cavity				
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

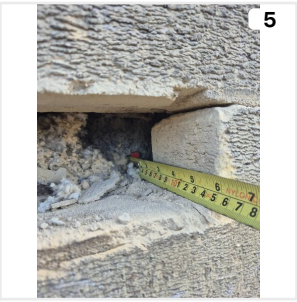
Cavity Barriers

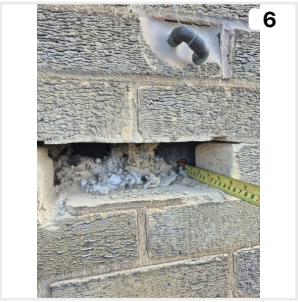
No cavity barrier identified at this inspection location

Floor Slab

Backing Wall Sits On The Floor Slab

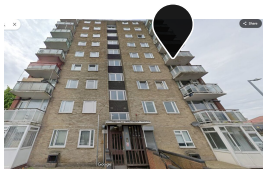
Inspection Photos





Inspection: 75Y5Z6

Elevation • Location
East Elevation • Balcony Inspection



Name/Summary

Balcony

Build-Up

2 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	190mm	Concrete		A1 - Non-Combustible
Waterproof Membrane				B - Combustible

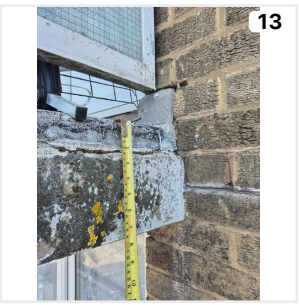
Cavity Barriers

No cavity barrier identified at this inspection location

Floor Slab

Reinforced concrete

Inspection Photos



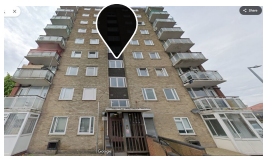

14


15


16

Inspection: Z1MLVW

Elevation • Location
East Elevation • Compartment Floor Junction



Name/Summary

Masonry (Brickwork Dark)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm			A1 - Non-Combustible
Cavity	70mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

Cavity Barriers

No cavity barrier identified at this inspection location

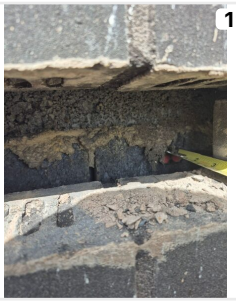
Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos


17


18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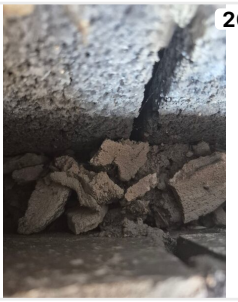
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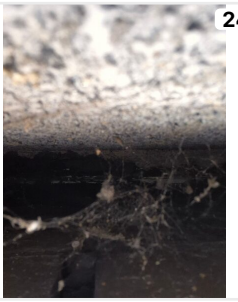
22


23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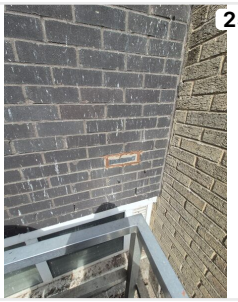

25

Inspection: 1W5VBM

Elevation • Location
North Elevation • Compartment Wall Junction

Name/Summary

Infill Panel

Description

The panel is a composite infill unit, likely PVC-faced board with insulation core, commonly used to replace or infill former window openings. White PVC sheeting, forming the external face of the panel system.Visual inspection via the flue void shows expanded polystyrene (EPS) insulation core present within the panel.

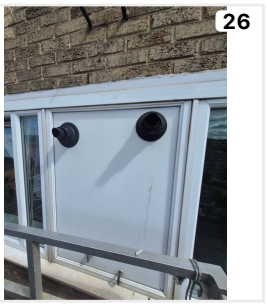
Build-Up

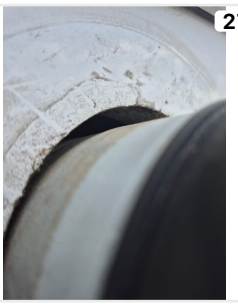
2 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	2mm	UPVC insulated panel		B - Combustible
Insulation	50mm	EPS Insulation		B - Combustible

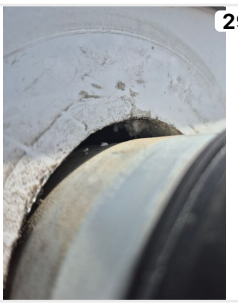
Cavity Barriers

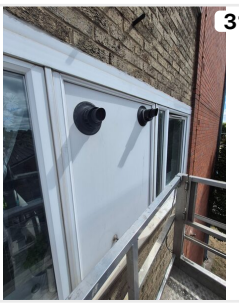
No external cavity

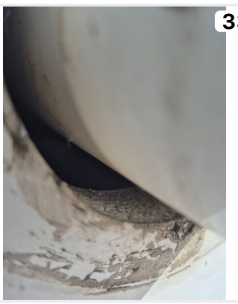
Inspection Photos

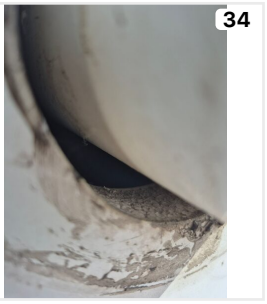


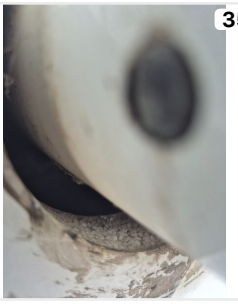












Inspection: 7N6585

Location
Compartment Floor and Wall Junction Interface

Name/Summary

Masonry (Brickwork)

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm			A1 - Non-Combustible
External Leaf: 100 mm non-combustible facing brickwork, laid in stretcher bond, acting as the outer weather-resistant layer.				
Cavity	70mm			
Insulation	70mm	Mineral Wool Insulation		A1 - Non-Combustible
loose retrofitted blown mineral fibre found in the cavity				
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

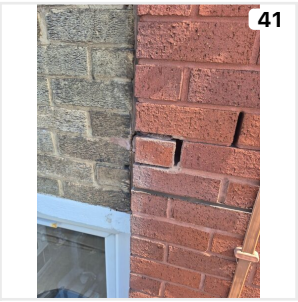
Cavity Barriers

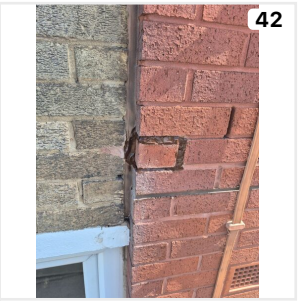
No cavity barrier identified at this inspection location

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos





Inspection: VP6HS2

Location
Aperture Opening

Name/Summary

Masonry (Brickwork)

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm			A1 - Non-Combustible
External Leaf: 100 mm non-combustible facing brickwork, laid in stretcher bond, acting as the outer weather-resistant layer.				
Cavity	70mm			
Insulation	70mm	Mineral Wool Insulation		A1 - Non-Combustible
loose retrofitted blown mineral fibre found in the cavity				
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

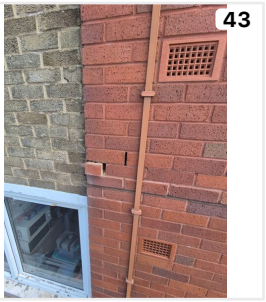
Cavity Barriers

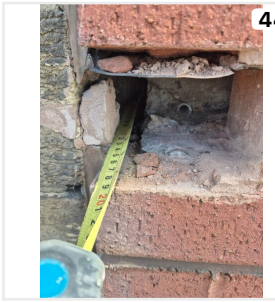
No cavity barrier identified at this inspection location

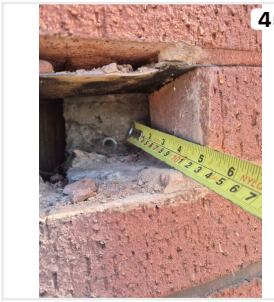
Floor Slab

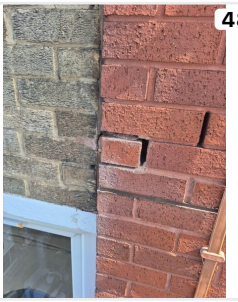
Backing Wall Sits On The Floor Slab

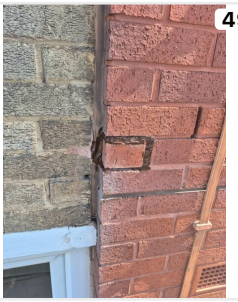
Inspection Photos











Inspection: JDQ4TW

Location
Brickwork Compartment Wall

Name/Summary

Masonry (Brickwork)

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm			A1 - Non-Combustible
External Leaf: 100 mm non-combustible facing brickwork, laid in stretcher bond, acting as the outer weather-resistant layer.				
Cavity	70mm			
Insulation	70mm	Mineral Wool Insulation		A1 - Non-Combustible
loose retrofitted blown mineral fibre found in the cavity				
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

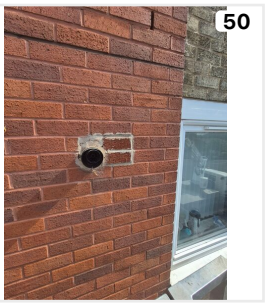
Cavity Barriers

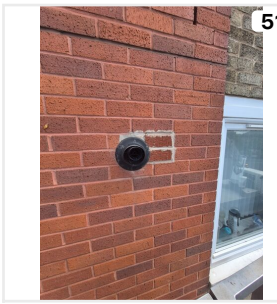
No cavity barrier identified at this inspection location

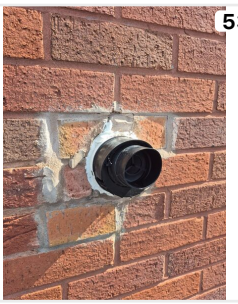
Floor Slab

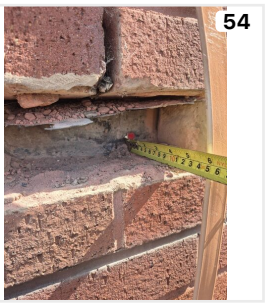
Backing Wall Sits On The Floor Slab

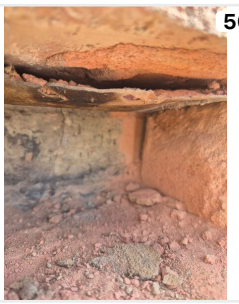
Inspection Photos

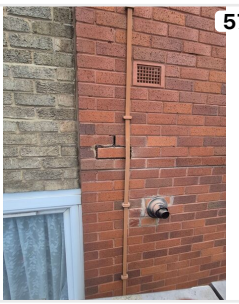












Inspection: ZV51IS

Location
Compartment Floor and Wall Junction Interface

Name/Summary

Masonry (Brickwork)

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm			A1 - Non-Combustible
External Leaf: 100 mm non-combustible facing brickwork, laid in stretcher bond, acting as the outer weather-resistant layer.				
Cavity	70mm			
Insulation	70mm	Mineral Wool Insulation		A1 - Non-Combustible
loose retrofitted blown mineral fibre found in the cavity				
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

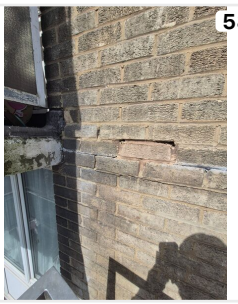
Cavity Barriers

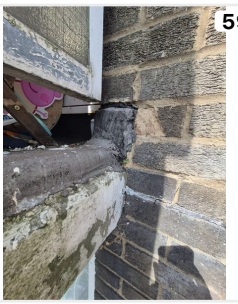
No cavity barrier identified at this inspection location

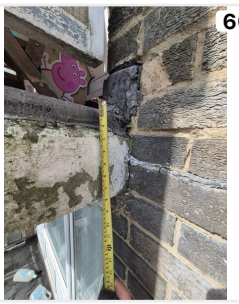
Floor Slab

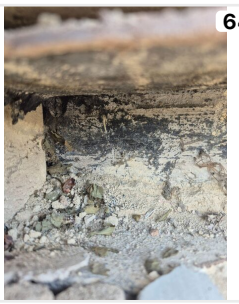
Backing Wall Sits On The Floor Slab

Inspection Photos









Inspection: 6F8SIB

Location
Aperture Opening

Name/Summary

Masonry (Brickwork)

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm			A1 - Non-Combustible
External Leaf: 100 mm non-combustible facing brickwork, laid in stretcher bond, acting as the outer weather-resistant layer.				
Cavity	70mm			
Insulation	70mm	Mineral Wool Insulation		A1 - Non-Combustible
loose retrofitted blown mineral fibre found in the cavity				
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

Cavity Barriers

No cavity barrier identified at this inspection location

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos

Inspection: 8V8IEY

Location
Compartment Floor and Wall Junction Interface

Name/Summary

Masonry (Brickwork)

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm			A1 - Non-Combustible
External Leaf: 100 mm non-combustible facing brickwork, laid in stretcher bond, acting as the outer weather-resistant layer.				
Cavity	70mm			
Insulation	70mm	Mineral Wool Insulation		A1 - Non-Combustible
loose retrofitted blown mineral fibre found in the cavity				
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

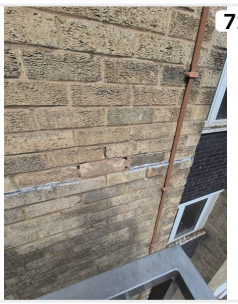
Cavity Barriers

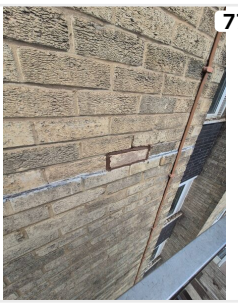
No cavity barrier identified at this inspection location

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos





Inspection: 7QT77J

Location
Compartment Floor and Wall Junction Interface

Name/Summary

Masonry (Brickwork)

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm			A1 - Non-Combustible
External Leaf: 100 mm non-combustible facing brickwork, laid in stretcher bond, acting as the outer weather-resistant layer.				
Cavity	70mm			
Insulation	70mm	Mineral Wool Insulation		A1 - Non-Combustible
loose retrofitted blown mineral fibre found in the cavity				
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

Cavity Barriers

No cavity barrier identified at this inspection location

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos

Inspection: Y6XJ5D

Location
Balcony Inspection

Name/Summary

Balcony

Build-Up

2 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	190mm	Concrete		A1 - Non-Combustible
Waterproof Membrane				B - Combustible

Cavity Barriers

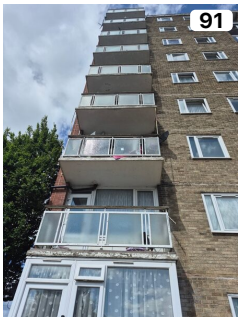
No cavity barrier identified at this inspection location

Floor Slab

Reinforced concrete

Inspection Photos

Attachments & Balconies

Photo	Attachment
	**Cantilever Balcony (JVWC6V)** Configuration: Stacked

Attachment: Cantilever Balcony

Attachment Reference
JVWC6V

Details

Configuration

Stacked

Framework/Structure

Reinforced concrete framework extension of the floor slab

Handrail

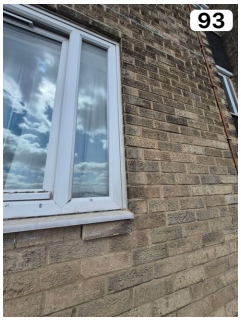
Steel

Balustrade

Wired glass

Photos

External Windows

Photo	External Window
	Top, Mid, Side Hung Casements (FJSN6T)

External Window: Top, Mid, Side Hung Casements

External Window Reference
FJSN6T

Details

Surface Material

uPVC

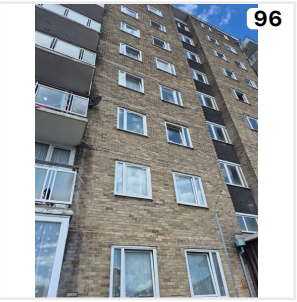
Frame Material

uPVC

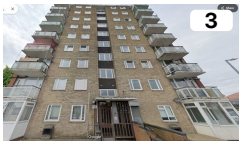
Infill / Panel Material

Other

Photos



External Doors

Photo	External Door
	**Single Leaf Door (PCQKBC)**

External Door: Single Leaf Door

External Door Reference
PCQKBC

Details

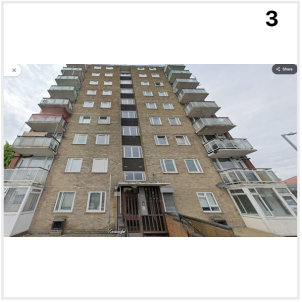
Surface Material

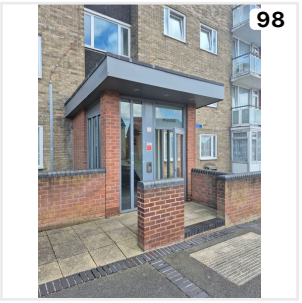
Aluminium

Frame Material

Aluminium

Photos





General Observations

Allen House is an 8-storey purpose-built residential apartment block comprising 32 self-contained flats (4 per floor), constructed using Wates system-build concrete and brickwork around the 1960s. The structure features a concrete frame with non-combustible brick infill and does not include external wall insulation (EWI) or render systems. No combustible cladding or rain screen system is present.

The building is served by two protected staircases located at either end of the block, both of which discharge at ground level through final exits. A single passenger lift is located adjacent to the eastern staircase and is not designated or protected for firefighting use.

Each staircore includes a dry rising main with outlet valves located on the landing levels. Firefighting access is provided directly from Horton Street, with no known obstructions to appliance access.

There is no communal fire alarm or automatic detection system in the common areas. The FRA confirms the building operates a 'stay put' evacuation strategy, and that battery-operated smoke detectors are installed within individual flats. There is no central fire alarm panel or remote monitoring.

Portable fire extinguishers are located within locked metal fire equipment cupboards in the stair lobbies, not openly accessible to residents. These are assumed to be for use by staff or fire service personnel, in line with standard stay-put arrangements.

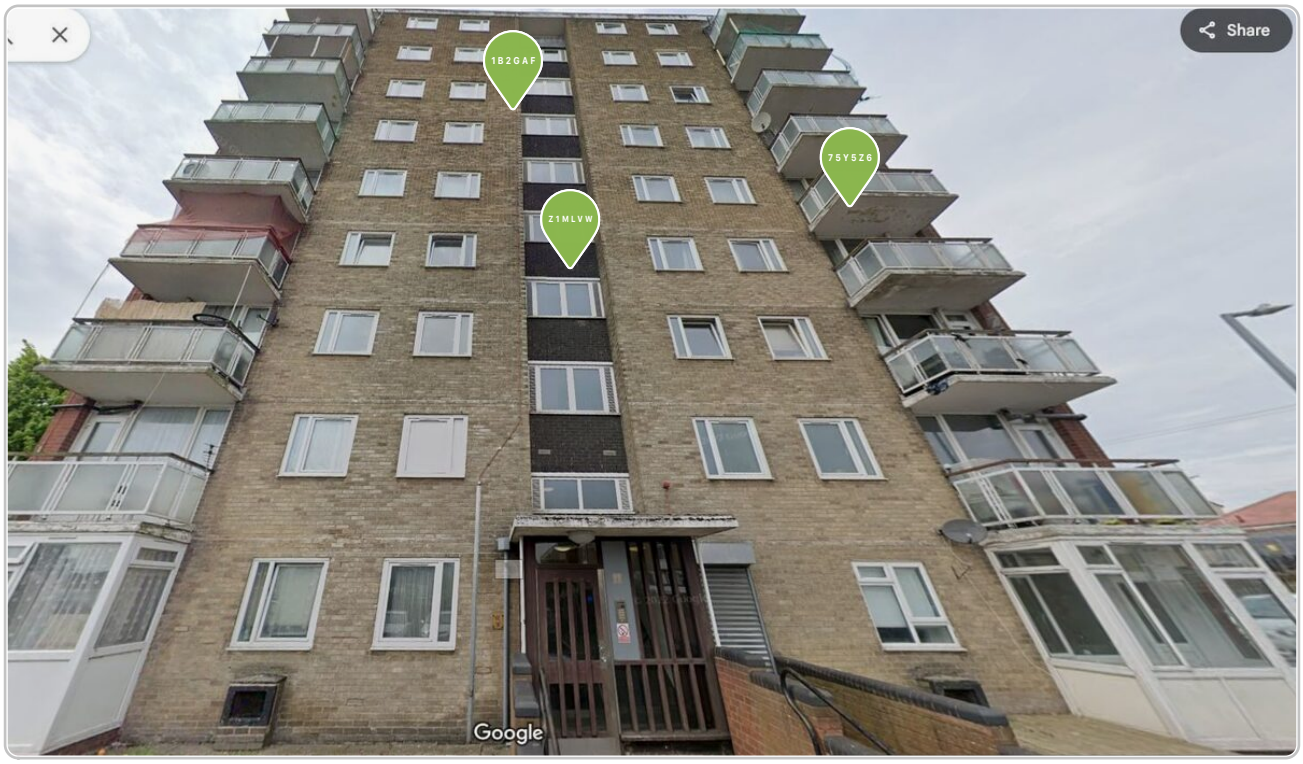
A Secure Information Box (SIB) is installed adjacent to the staircore entrance at ground level, clearly visible and labelled as such.

No automatic fire suppression system (sprinklers) is installed within the building. A deluge suppression system is installed in the ground floor bin store, which is separately enclosed.

The external brickwork shows signs of age-related weathering, with no evidence of render cracking or insulation stress. Balconies are formed of concrete slab construction with simple metal balustrades, consistent with original build standards.

Overall, Allen House is a traditional mid-rise block, typical of its era and construction type, with no high-risk external wall materials identified and passive fire precautions in line with original compartmentation practices. Some areas show signs of age and maintenance need, but no immediate critical safety risks were observed beyond those raised in the FRA.

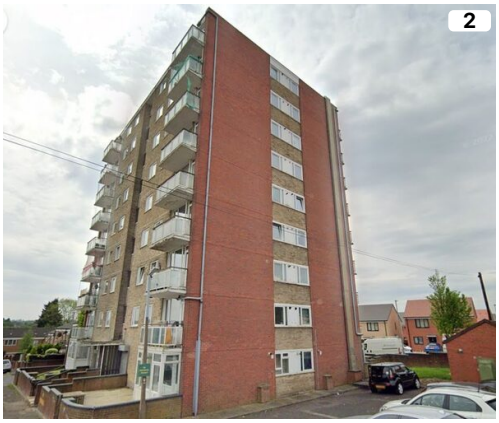
Plan: East Elevation



Plan: North Elevation

Photos


1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3


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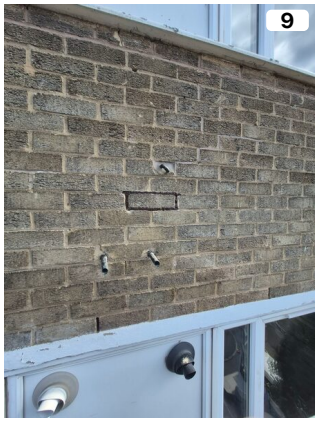
8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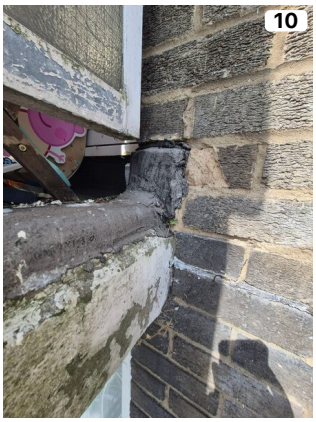
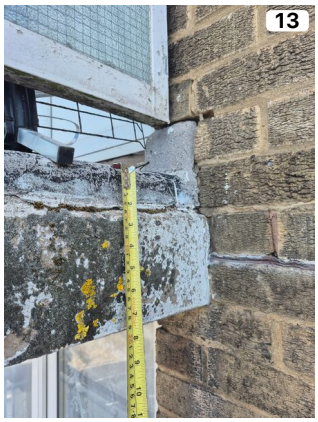
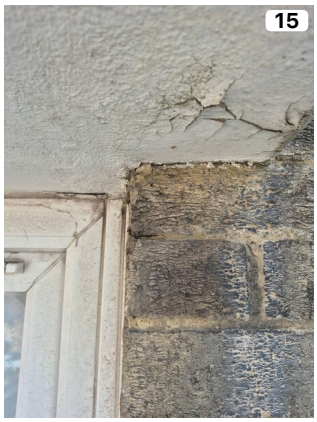
Photos Continued...







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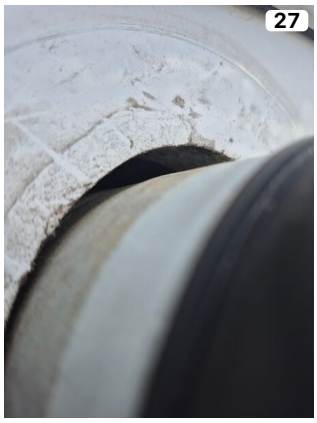

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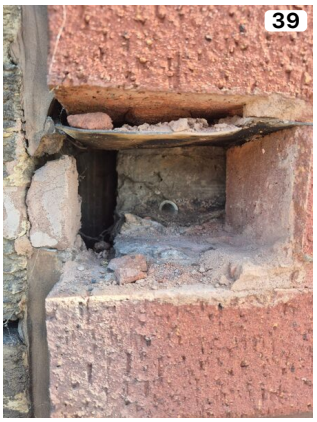

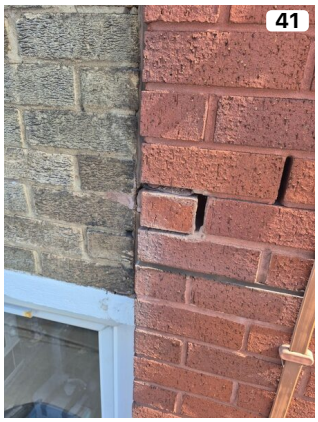

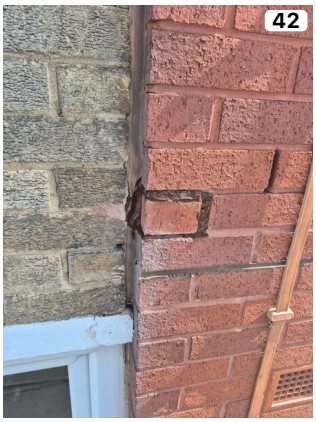

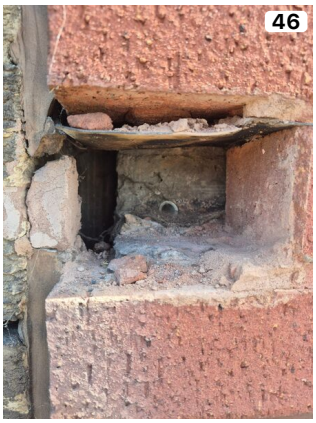

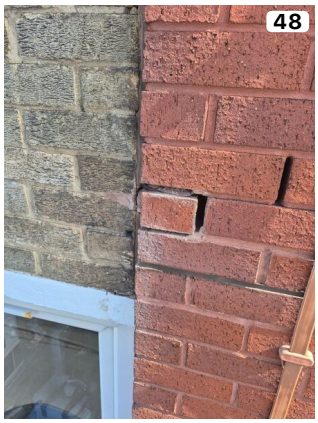

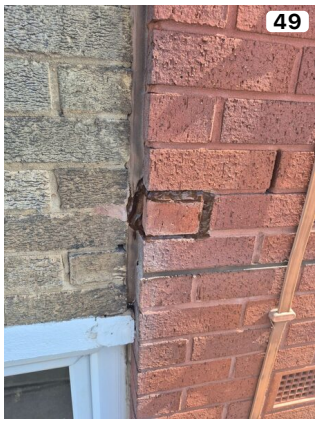

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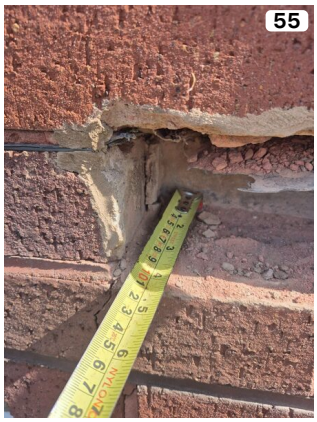

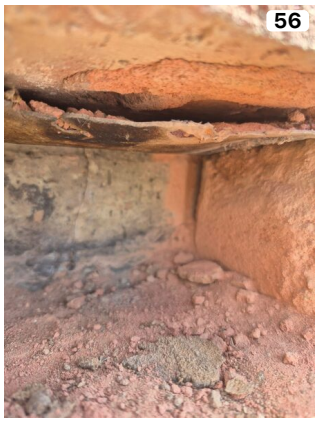

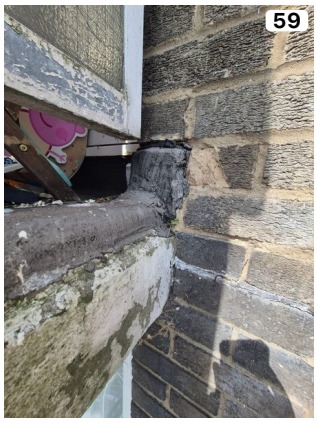

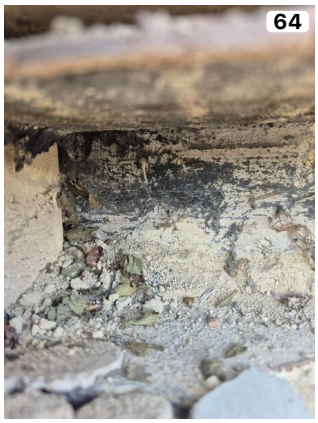

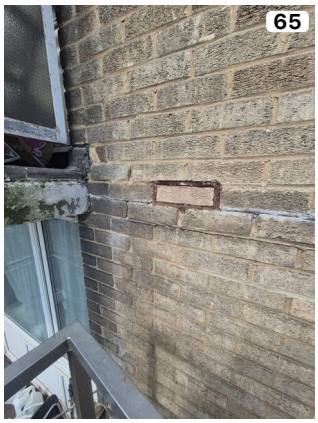

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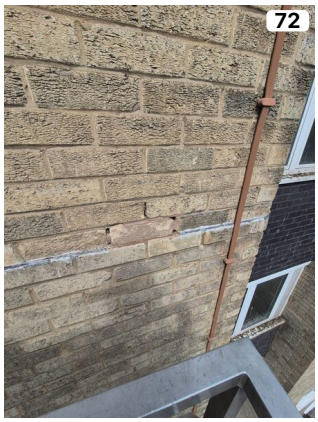

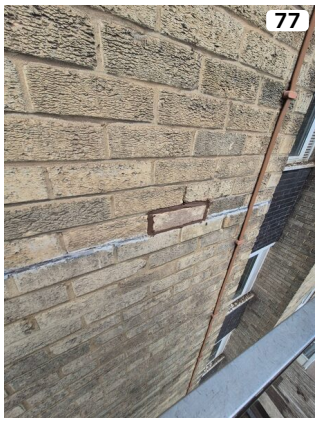

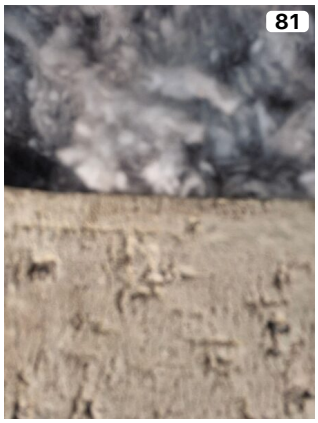

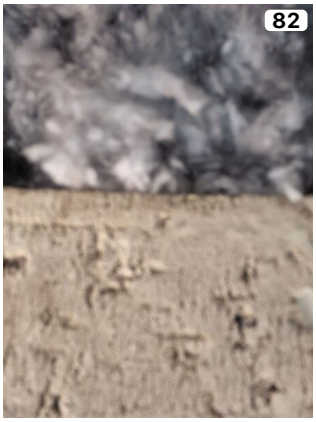

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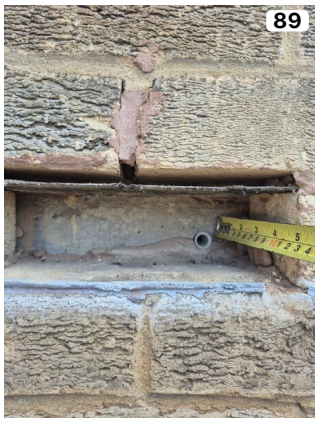

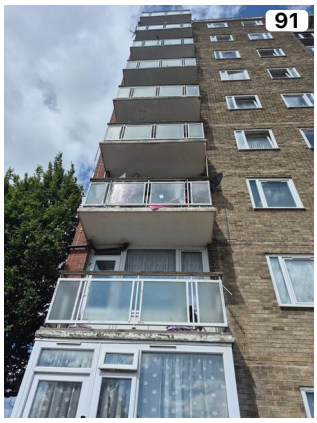

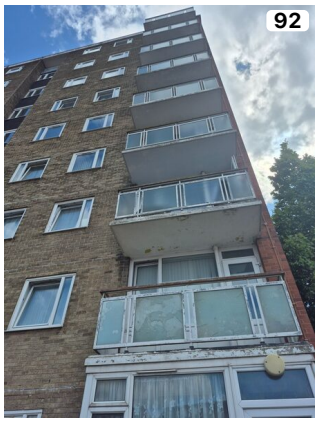

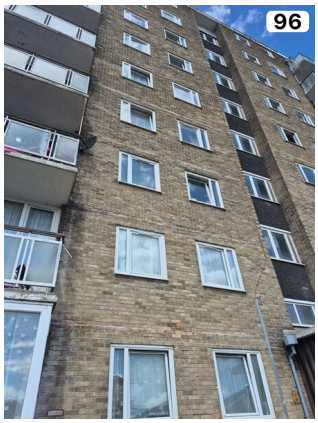

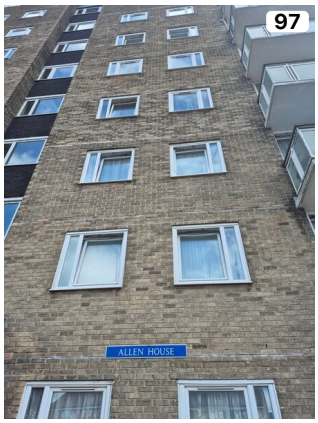

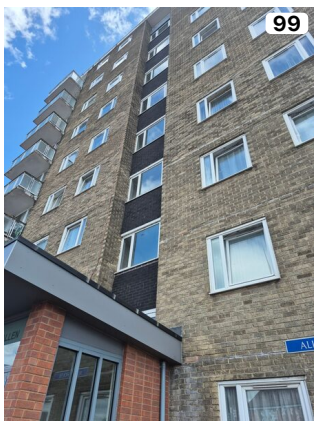

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