



FIRNTEC
BUILDING COMPLIANCE

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

Document Version 2
Survey Date 30/05/2025
Suggested Review Date 30/05/2030

EXTERNAL WALL SURVEY

1-34 BEACONVIEW HOUSE

1 - 34 Beaconview Road
West Brom
B71 3PL

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Summary

External Wall Survey

Assessment and Certificate Reference

RB-PXG3Z4

Assessed On, By

30/05/2025, Priyanka Ganatra

Approved / Validated On, By

09/07/2025, James Major (Facade Manager)

Recommended Review Date

30/05/2030

Produced For the Responsible Person

Sandwell Metropolitan Council

Specification Conforms To

Our own internal quality system.

Assessment Scope

Assessment applies only to the building specified.

Assessed Property

Property Name

1-34 Beaconview House

Property Reference

RB-CA4U1Y

Address

1 - 34 Beaconview Road
West Brom
B71 3PL

Assessing Organisation

Firntec Ltd

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

0345 646 1566 — www.firntec.com

Assessor Remarks

Transferring information from 380 - 450 Beaconview Road assessed by Haydon.

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 Council

Responsible Person

Sandwell Metropolitan Council

Contact Details

0121 569 0162 - Lisa Ellis

Fire Alarm System

There is no BS5839 (Part 6 or Part 1) Fire detection/alarm system provided in the common areas of the building. Smoke detection within communal areas is linked to the AOV's only. The smoke detection provided is part of the smoke ventilation system, which has a dedicated control panel within the riser cupboards.

Early warning is limited to hard-wired or battery smoke alarms within each of the residents' flats, the equipment is subjected to a cyclical test. As per the information contained within the provided fire risk assessments, the smoke alarms within residents' flats are installed to a minimum of an LD3 Standard. There is no effective means for detecting an outbreak of fire to communal areas other than the server room/office spaces that is used by staff only. Detection and alarm system used within the server room with the use of manual call points strategically located with the control panel accessed within the server room.

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 and office area within server room.

Smoke Control

Natural smoke control, Smoke control installed

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

Bin room is protected by Deluge/sprinkler system

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

Public fire hydrants are available. The Fire hydrant is located nearest the main entrance point of the block, adjacent to the side elevation approximately. 2m from the block.

Public fire hydrants can be located: <https://dataservices.riscauthority.co.uk/map/index>

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Secure Information Boxes

Secure information box (SIB) installed

Signage

Appropriate signage installed throughout premises

Property Type

Apartment Block

Building Era / Age

Known Build Date

Known Build Date

Circa 1962

Guidance Applicable At Time Of Construction

CP3 Chapter 4

Building Height

Approximately 24m to the highest occupied floor level. (calculated at 3m per floor as per PAS 9980-2022 section 3.1.22)

Number of Storeys (Ground and above)

9

Number of Flats

36

Flat Types

Single Storey

Structural Wall Material

Concrete/Brick

Structural Stairs Material

Reinforced Concrete

Construction (Details)

Concrete

Exterior Cladding

FRAEW Completed on Exterior Cladding

Exterior Cladding (Details)

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

Brick, Moedling tile (A1), Strutherm insulated mineral wool render (A2)

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

Day staff

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

Day

Visitors (Extended)

Residential block - low number of visitors expected at any one time

People With Reduced Mobility

Not Known

Lone Workers

None

Young Persons Employed in the Premises

None

Escapes & Exits

There are sufficient fire exits that discharge from the premises of an assumed suitable width and within acceptable travel distances. These will aid in facilitating persons within the premises to evacuate safely in the event of fire. Emergency exits open inwards and outwards in direction of escape.

Number Of Internal Escape Stairs

2

Number Of Final Exits

2

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger + Fireman's Control

Evacuation Chairs Installed

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

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: Beaconview House Beaconview Road West Brom B71 3PL

Aerial Perspective from Google Earth



Elevations

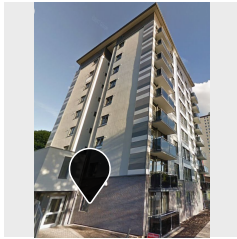
Photo	Name	No. of Storeys	Features
	West elevation	9 Storeys	• Private Balconies Stacked
	North elevation	9 Storeys	
	East elevation	9 Storeys	• Private Balconies Stacked
	South elevation	9 Storeys	

Inspections

Elevation Location

Inspection

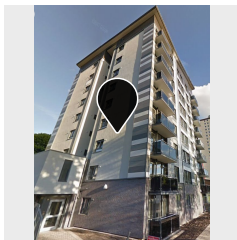
Elements



Inspection: 7LQSLY

North elevation
Window

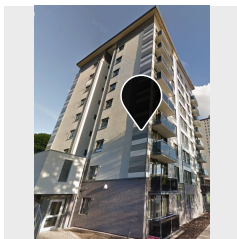
- External Surface Material (Brick slip/Brick tile)
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)



Inspection: ZWWBLY

North elevation
Compartment Floor Junction

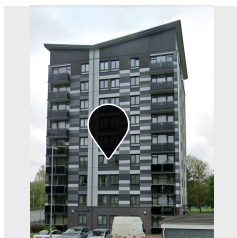
- External Surface Material (Sto render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)



Inspection: FBS31J

North elevation
Compartment Floor Junction

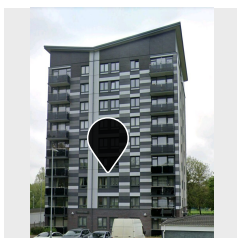
- External Surface Material (Suspected High Pressure Laminate (HPL) Panel)
- Cavity
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)



Inspection: GNG7LT

West elevation
Vertical Junction

- External Surface Material (Aluminium Panel)
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Reinforced concrete)
- Cavity
- Framework (Timber Batten)



Inspection: B6SCI1

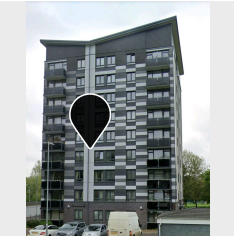
West elevation
Compartment Floor and Wall Junction
Interface

- External Surface Material (Suspected High Pressure Laminate (HPL) Panel)
- Cavity
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Reinforced concrete)

Elevation Location

Inspection

Elements



Inspection: LJBXZS
West elevation
Compartment Floor Junction

- External Surface Material (Suspected High Pressure Laminate (HPL) Panel)
- Insulation (Mineral Wool Insulation)
- Cavity
- Inner Leaf (Blockwork)

Inspection: 7LQSLY

Elevation • Location
North elevation • Window



Name/Summary

Sample Area 1

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	20mm	Brick slip/Brick tile	5, 6	A1 - Non-Combustible
Insulation	90mm	Mineral Wool Insulation	7, 8, 9, 10	A1 - Non-Combustible
Inner Leaf		Brickwork Material Brand: Concentrate wall	11, 12, 13	A1 - Non-Combustible

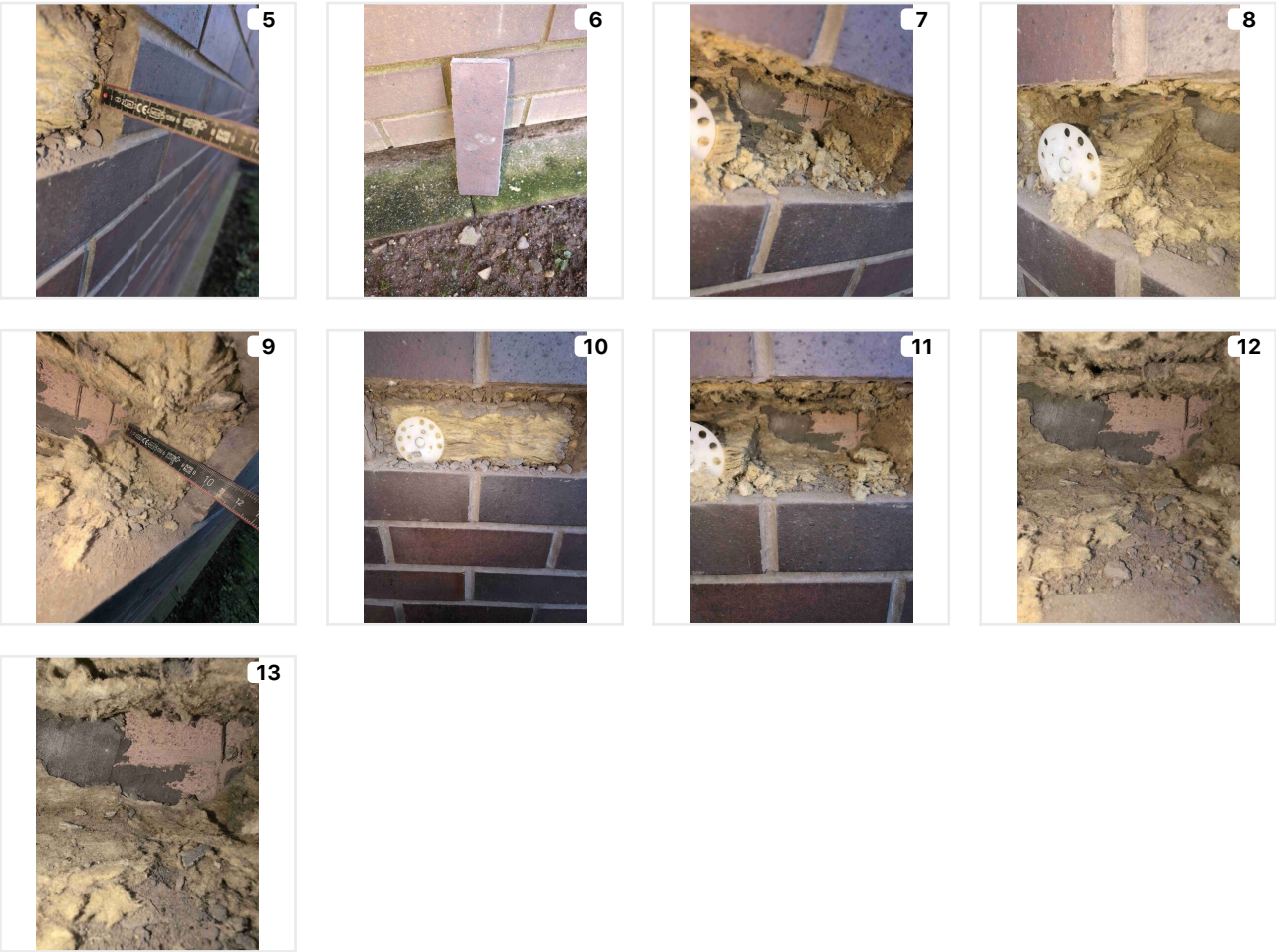
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Solid State Mineral Wool	

Floor Slab

Reinforced concrete

Build-up Photos



Inspection Photos



Inspection: ZWWBLY

Elevation • Location
North elevation • Compartment Floor Junction



Name/Summary

Sample Area 2

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	4mm	Sto render	15, 16	A1 - Non-Combustible
Sto render backed up to rockwool slab				
Insulation	90mm	Mineral Wool Insulation	17, 18	A1 - Non-Combustible
Inner Leaf		Brickwork	19, 20	A1 - Non-Combustible

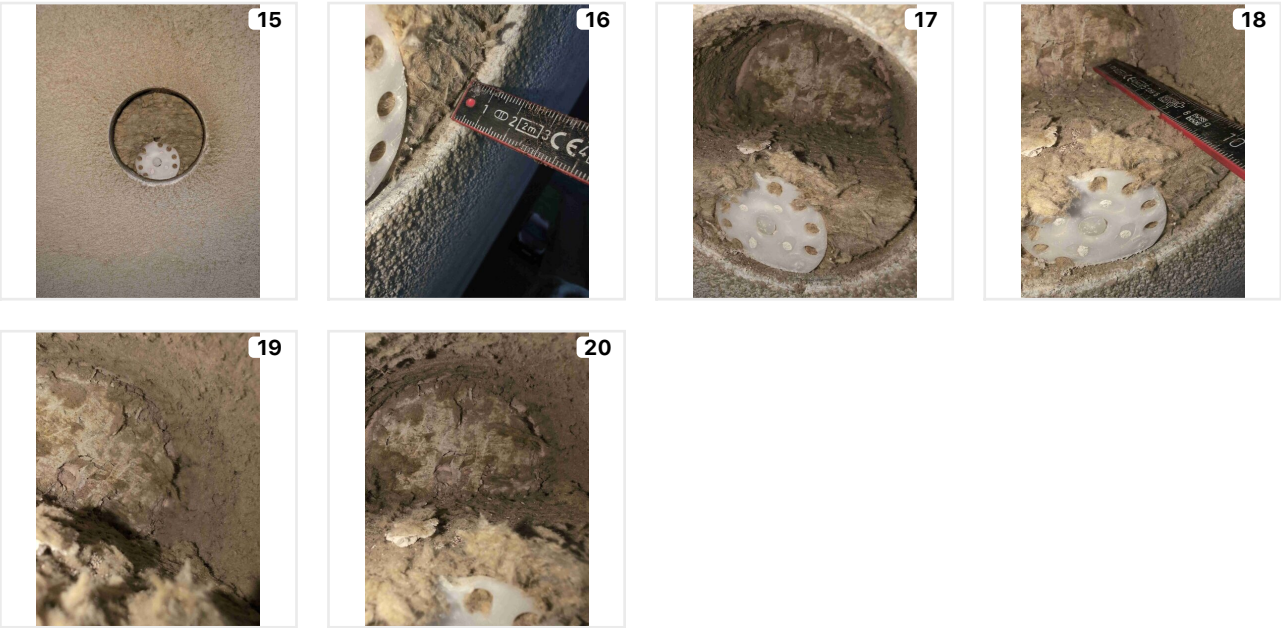
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Solid State Mineral Wool	

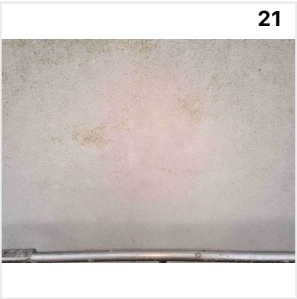
Floor Slab

Reinforced concrete

Build-up Photos



Inspection Photos



Inspection: FBS31J

Elevation • Location
North elevation • Compartment Floor Junction



Name/Summary

Sample Area 3

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	8mm	Suspected High Pressure Laminate (HPL) Panel	22, 23	C - Combustible
Cavity	80mm		24, 25, 26	
Insulation	90mm	Mineral Wool Insulation	27, 28	A1 - Non-Combustible
Inner Leaf		Brickwork	29, 30	

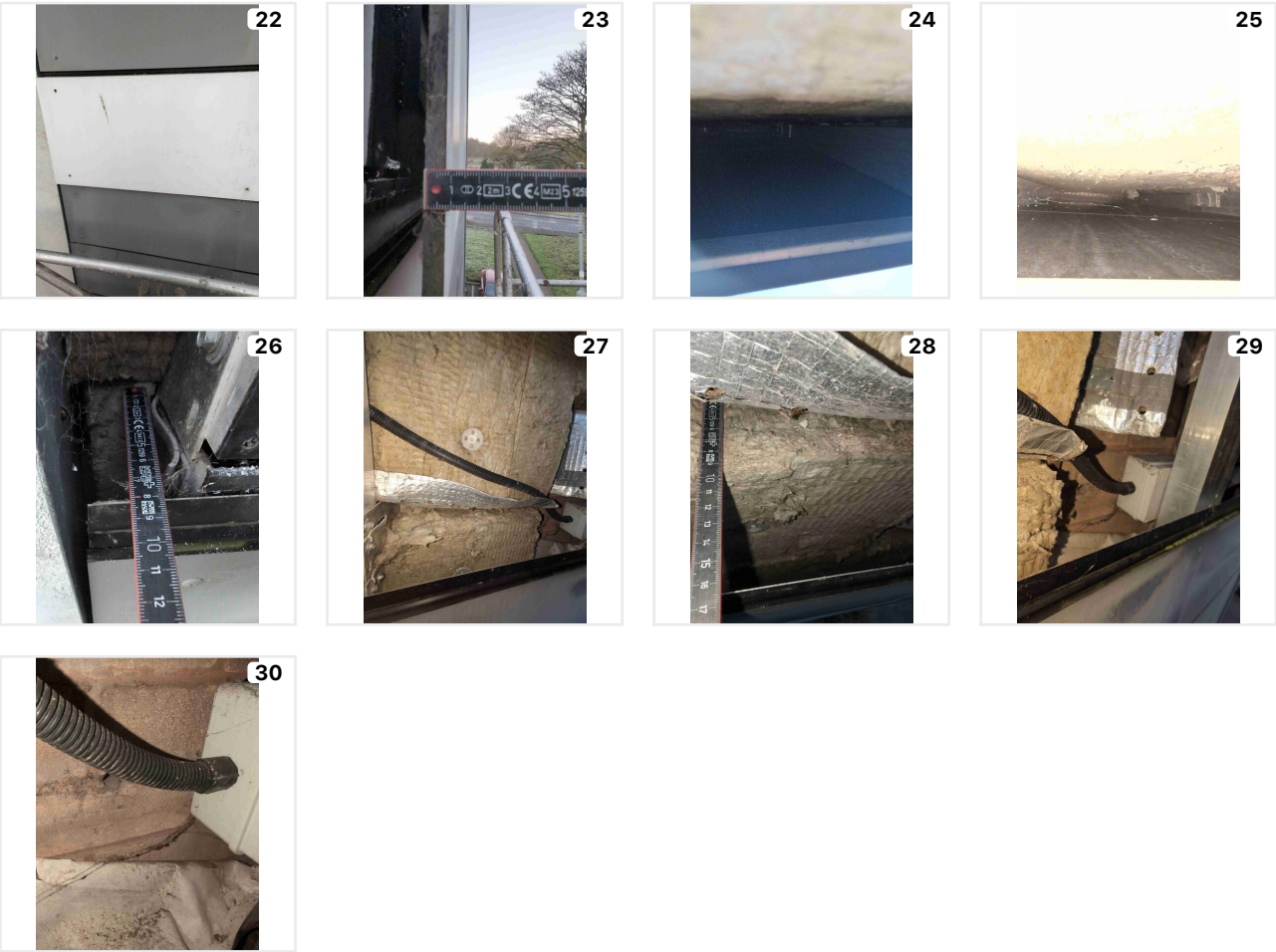
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Solid State Mineral Wool	

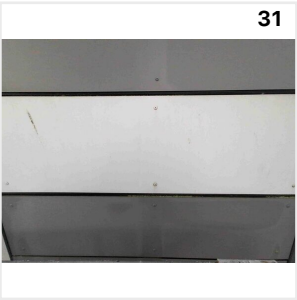
Floor Slab

Reinforced concrete

Build-up Photos



Inspection Photos



Inspection: GNG7LT

Elevation • Location
West elevation • Vertical Junction



Name/Summary

Sample Area 4

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	3mm	Aluminium Panel	32, 33	A1 - Non-Combustible
Insulation	50mm	Mineral Wool Insulation	34, 35, 36	A1 - Non-Combustible
50mm timber beams around rockwool				
Inner Leaf		Reinforced concrete	37, 38	A1 - Non-Combustible
Lightning strike beam running down middle				
Cavity	20mm	Void: Expanding foam around window	39, 40	
Framework		Timber Batten		D - Highly Combustible

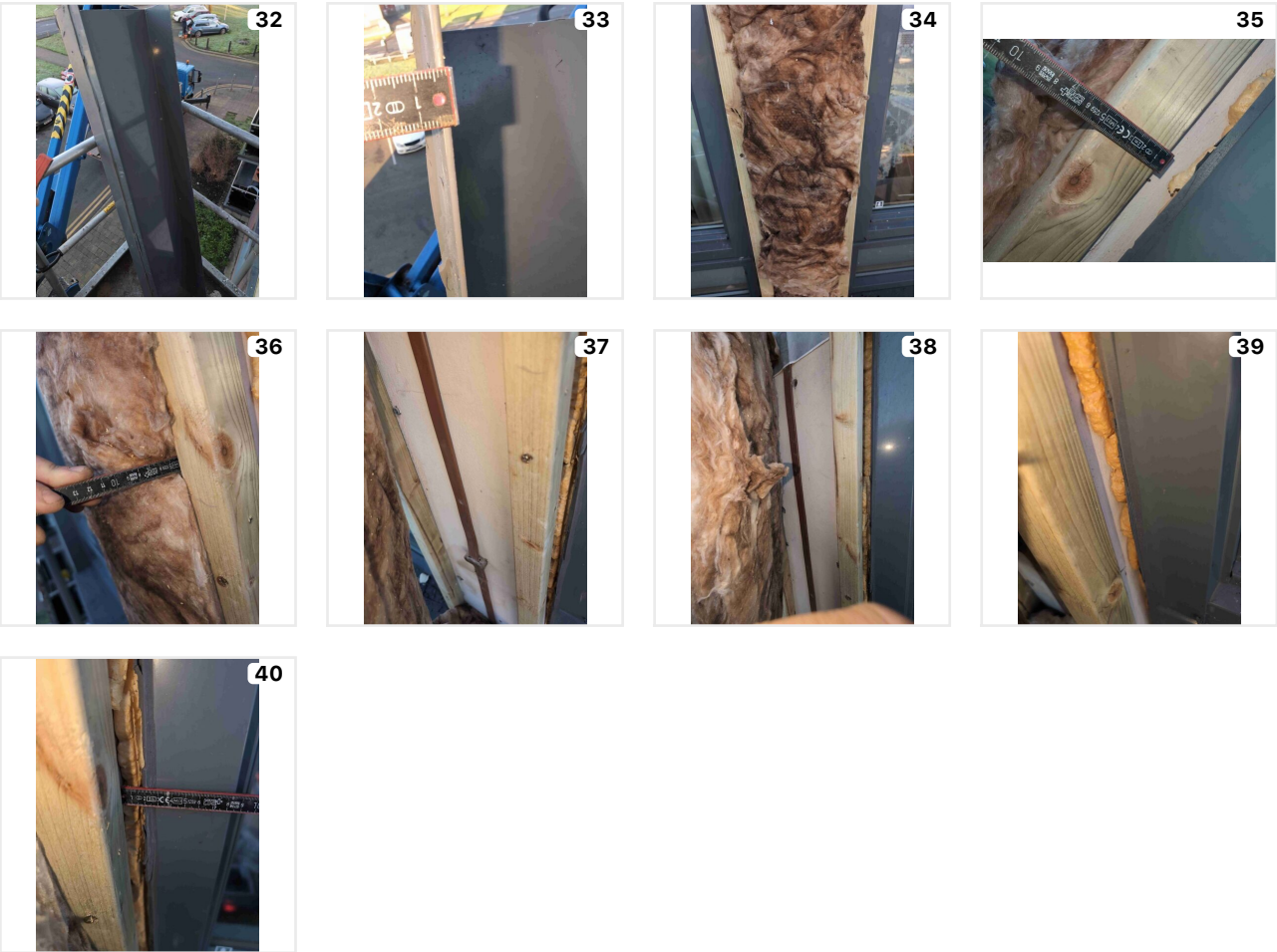
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Vertical Cavity Barrier	Mineral Wool	

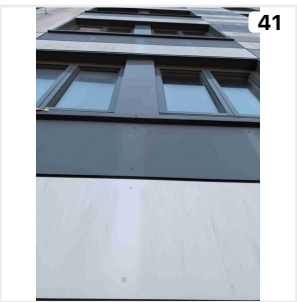
Floor Slab

Reinforced concrete

Build-up Photos



Inspection Photos



Inspection: B6SCI1

Elevation • Location
West elevation • Compartment Floor and Wall Junction Interface



Name/Summary

Sample Area 5

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	8mm	Suspected High Pressure Laminate (HPL) Panel	42, 43	C - Combustible
Cavity	8mm		44, 45, 46, 47	
Insulation	90mm	Mineral Wool Insulation Material Brand: Rockwool slab with rockwool fire stop	48, 49, 50	A1 - Non-Combustible
Inner Leaf		Reinforced concrete	51, 52	A1 - Non-Combustible

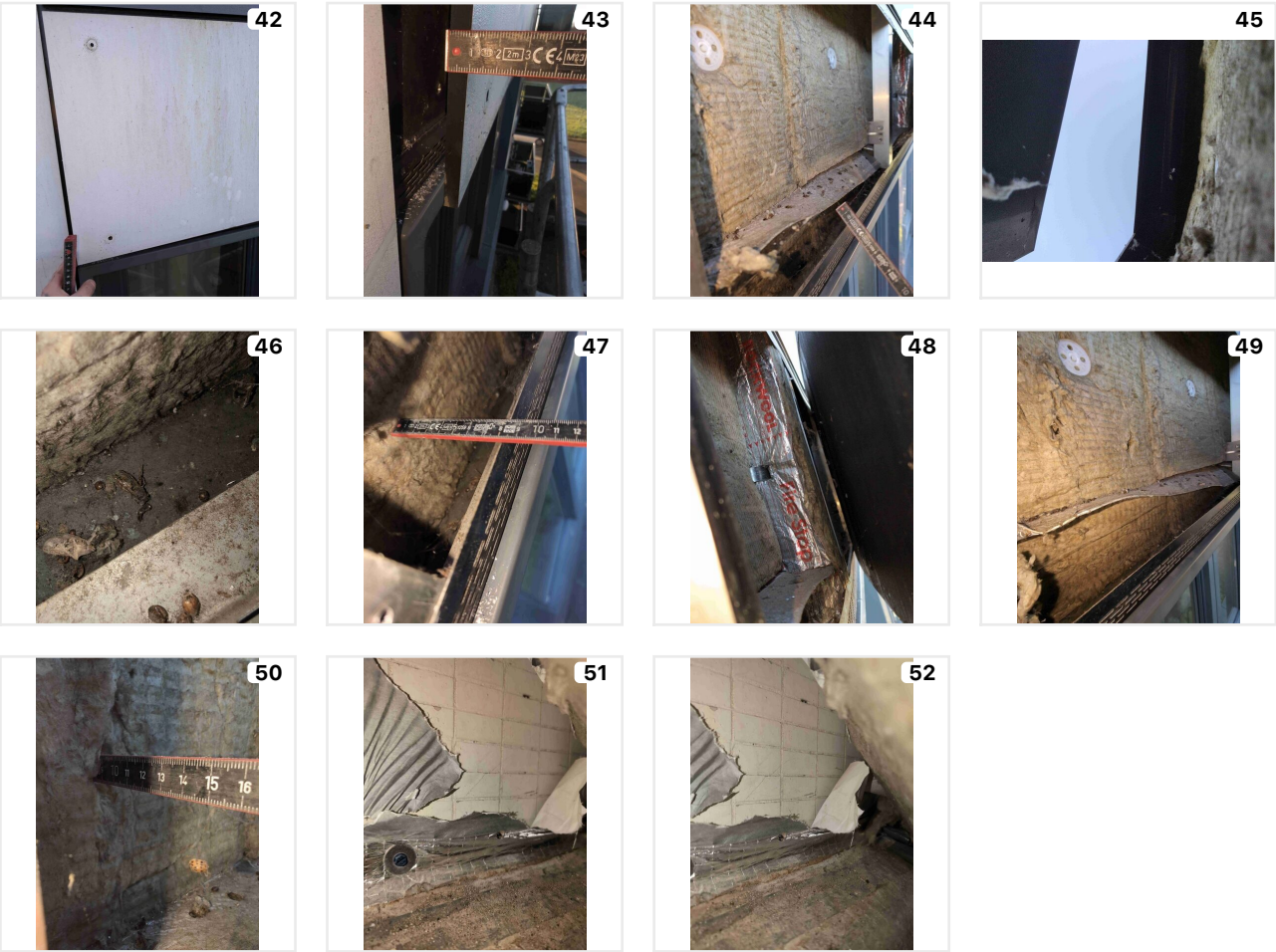
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Stonewool core, aluminium foil faces	

Floor Slab

Reinforced concrete

Build-up Photos



Inspection Photos



Inspection: LJBXZS

Elevation • Location
West elevation • Compartment Floor Junction



Name/Summary

Sample Area 6

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	8mm	Suspected High Pressure Laminate (HPL) Panel	54, 55	C - Combustible
Insulation	90mm	Mineral Wool Insulation	56, 57, 58	A1 - Non-Combustible
Cavity	75mm		59, 60, 61, 62, 63	
Inner Leaf		Blockwork	64, 65	A1 - Non-Combustible

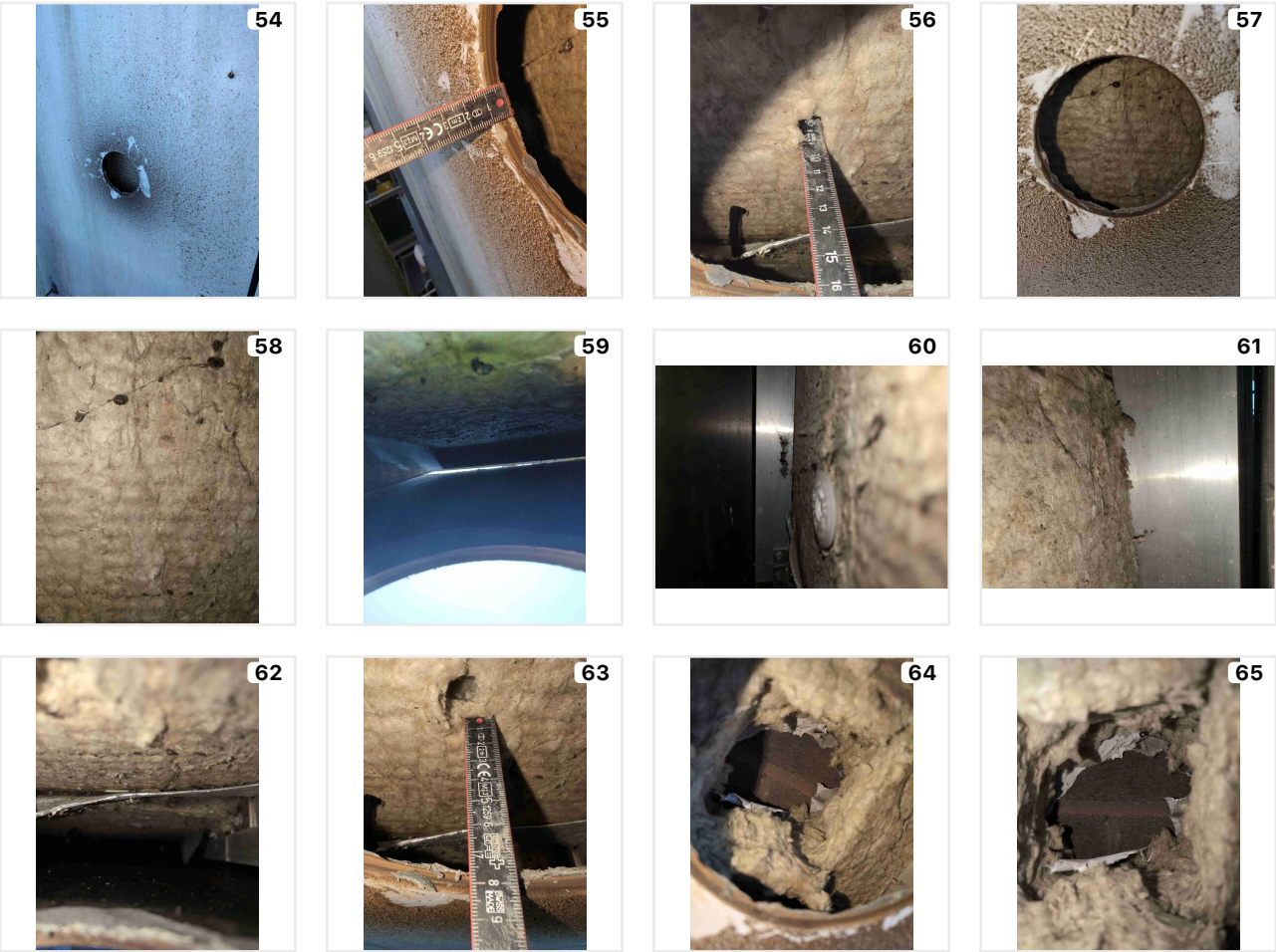
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Solid State Mineral Wool	

Floor Slab

Reinforced concrete

Build-up Photos



Inspection Photos



Attachments & Balconies

Photo

Attachment



Cantilever Balcony (AJF3PB)

Configuration: Single Unit

Size: Private balcony spanning only a single compartment

Attachment: Cantilever Balcony

Attachment Reference
AJF3PB

Details

Configuration

Single Unit

Size

Private balcony spanning only a single compartment

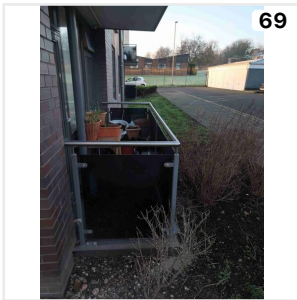
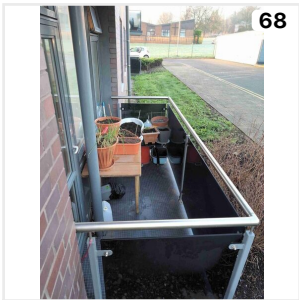
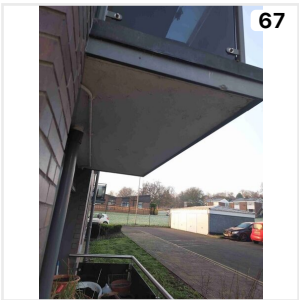
Framework/Structure

Reinforced concrete framework extension of the floor slab

Handrail

Steel handrail and balusters with clear glazing

Photos



External Windows

Photo

External Window



Top, Mid, Side Hung Casements (229S45)

External Window: Top, Mid, Side Hung Casements

External Window Reference
229S45

Details

Surface Material

Aluminium

Frame Material

Aluminium

Infill / Panel Material

Toughened Safety Glass

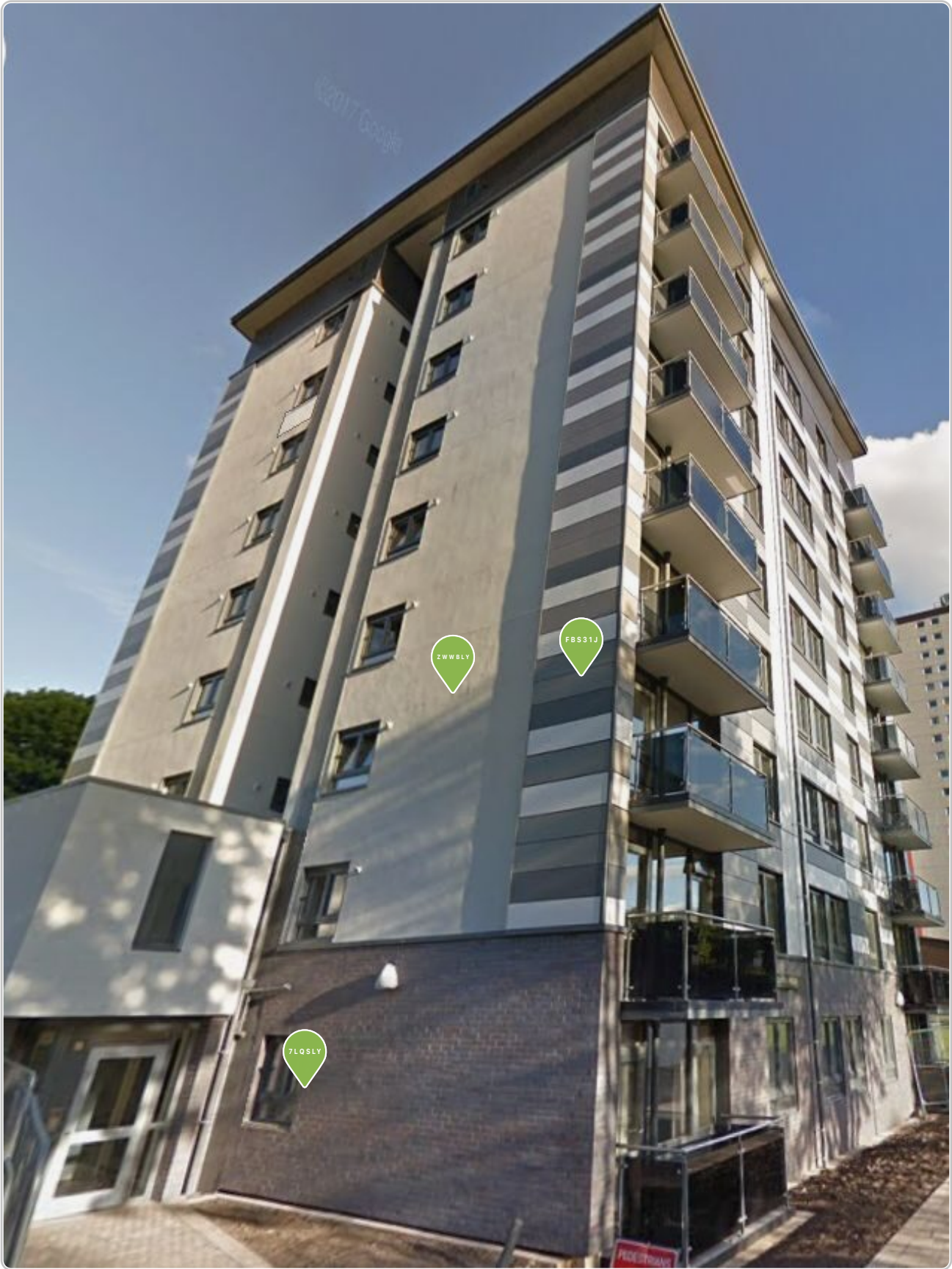
Photos



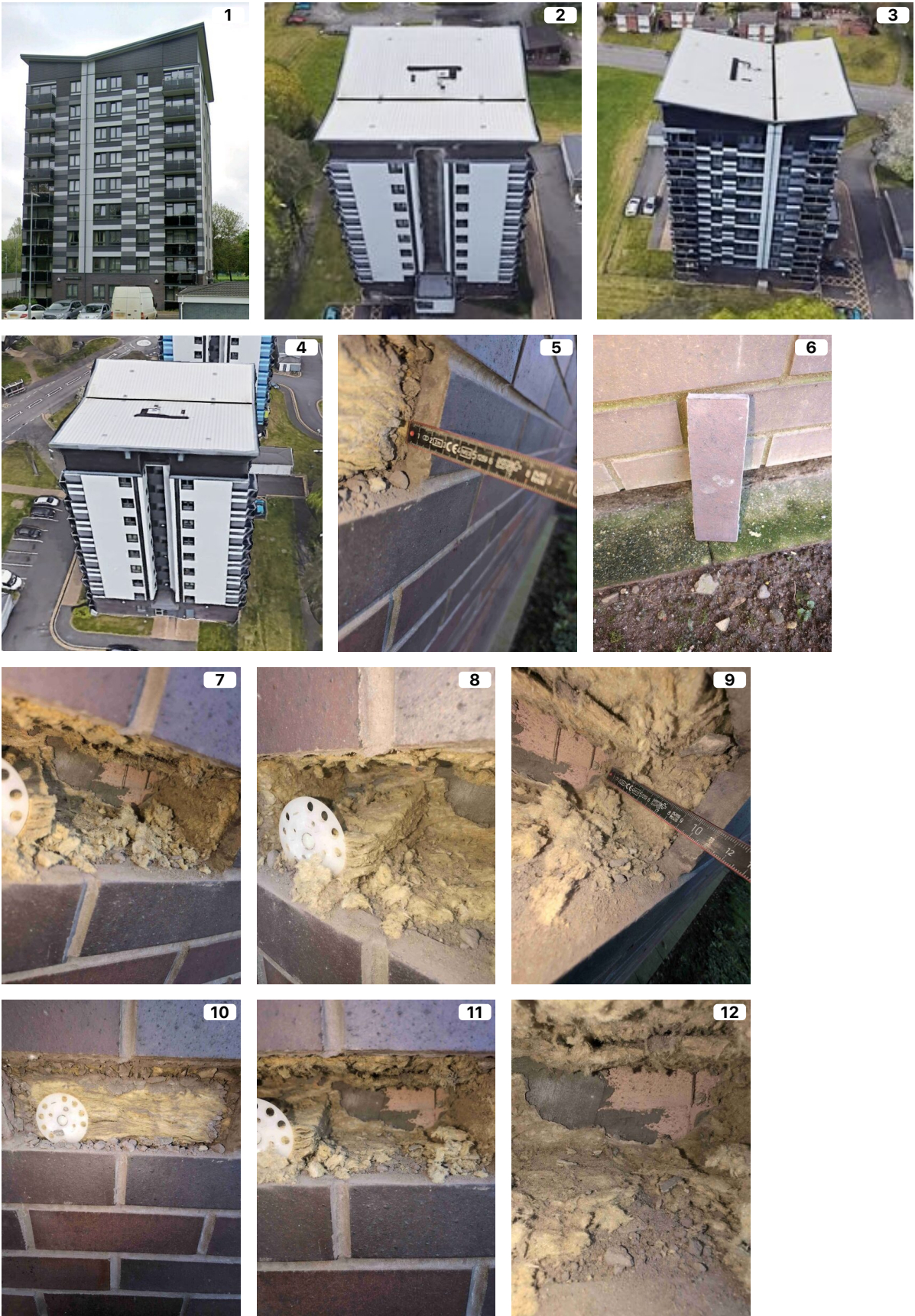
Plan: West elevation



Plan: North elevation



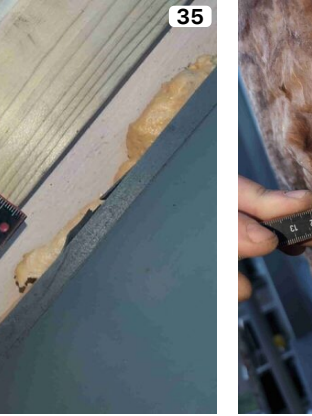
Photos



Photos Continued...



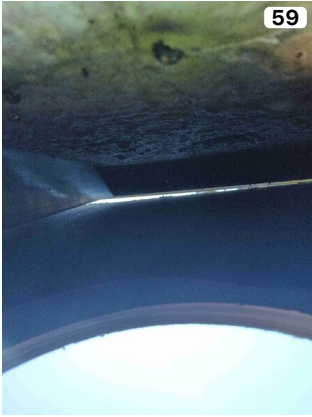
Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...





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