



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

FIRE RISK APPRAISAL EXTERNAL WALLS

1-34 BEACONVIEW HOUSE

1 - 34 Beaconview Road
West Brom
B71 3PL

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Summary

Fire Risk Appraisal External Walls

Assessment and Certificate Reference

RB-CVKCV4

Assessed On, By

30/05/2025, Dean Partridge MIFireE

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

Transferred information from 380-450 Beaconview Road

Abbreviation/ Term Definition

- **ACM** Aluminium Composite Material
- **ADB** Approved Document B
- **AOV** Automatic Opening Vent
- **BSA** Building Safety Act 2022
- **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 2021
- **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 2005
- **SFS** Steel Framing System
- **SIB** Secure Information Box

Statement of Competency

Statement of Competency to Carry out a Fire Risk Appraisal of External Wall Construction

Within PAS 9980:2022 it requires that a person conducting the FRAEW are competent to do so in accordance with Annex H and to demonstrate the expected skill sets of competent external wall assessors.

This is our Statement of Competence to carry out a Fire Risk Appraisal of External Wall construction.

We confirm that they have:

- a) Read and understood the commentary and provisions relating to the competence of external wall assessors set out in Section 8 and Annex H of PAS 9980:2022;
- b) Adequate and relevant competence to undertake the FRAEW;
- c) Sufficient knowledge, skills and experience in relation to fire safety of external walls to be able to complete an assessment at the level required;
- d) The relevant skill, knowledge, and experience to manage and interpret the results of intrusive inspections; and
- e) The competence to appraise and assess the nature of external wall construction in terms of fire performance and provide an opinion on the risk.
- f) No conflicts of interest of any kind, other than any which are disclosed in the report.
- g) The conclusions of the report are the author's independent assessment of the risks and remedial actions and have not been influenced in any way by the opinions or actions of others except where stated.

Terms of Reference

Particulars

This FRAEW report follows the guidance in accordance and reference to PAS9980:2022 Fire Risk Appraisal of External Walls construction and cladding of existing blocks of flats – Code of Practice.

Limitations

The FRAEW addresses life safety only in relation to the appraisal of the external walls of the building; and in considering risk, this is only in relation to the threat to the occupants in the building and not in terms of property damage or other potential objectives, such as safety of firefighters.

The FRAEW is not aimed at confirming compliance with building regulations, either at the time of construction, or currently.

The FRAEW cannot provide certainty and being risk-based report, it is, therefore, to a degree, reliant on professional judgement in its assessment and in the conclusions drawn within the report.

The FRAEW report is to be reviewed:

- a) if significant changes/repairs have been made to the external wall; and/or
- b) in the event of a fire incident, if the fire involved the external wall construction; and/or
- c) if there are any circumstances, depending upon the nature of the construction, the extent of available knowledge in relation to the particular materials, components and systems used on the building or the degree of uncertainty over the findings, which suggest review is appropriate. In these cases, the report will include a clear explanation as to why periodic review is necessary and include a suggested review date."

If more definitive information becomes available subsequent to the FRAEW on how particular external wall materials, components and systems behave in fire, or there are changes in the fire performance data relied upon in an FRAEW, such information will be expected to take precedence.

Assumptions

It is understood that the absence of evidence, is not evidence of the absence; therefore, within the FRAEW report suitable caveats or assumptions may be applied in arriving at a risk rating, for example, in relation to:

- a) the extent of sampling carried out.
- b) the accuracy of information upon which it has been necessary to rely, especially where it has not been possible to verify the information through site survey and inspection.
- c) the extent of the content and detail within the report; and
- d) the limitations at the time of the FRAEW of available knowledge on the fire performance of the materials, products and systems forming the external walls of the building.

Any caveats or assumptions made within the report are based on the most onerous and worst-case scenarios.

Statement of Intent

The investigation and writing of this FRAEW report has been commissioned at the clients request in line with PAS9980: 2022, which covers residential buildings of all heights with 2 or more dwellings, including hotels, with the aim to make sure that residents of multi-occupancy buildings are safe.

The Fire Safety Act 2021 also puts a legal responsibility on the responsible person where a building contains two or more sets of domestic premises to identify the building's structure and external walls and any common parts including doors or windows in those walls, and anything attached to the exterior of those walls (including balconies).

Supporting Documents

The following documentation was requested for review prior to our visit. Any provided documentation has been reviewed and considered as part of our findings. The range, quality and reliability of the information contained in the provided documents have been examined and deemed satisfactory for completing this FRAEW report:

Document	Received
External Wall Survey (14/01/2025) Firntec External Wall Survey - Intrusive step 1	Received
FRA (02/02/2024) L. Conway Trainee Fire Risk Assessor, Sandwell Management Fire Risk assessment	Received

Executive Summary

External Wall Systems and Attachments on the Building

6 areas were inspected to gain data about the building's wall constructions. See the Inspections section of this report for full inspection details.

The table below outlines the ratings of the various wall systems and constructions to the property. Each element is explained in more detail further within this report.

6 Items	Effect	Risk
Wall Construction Brick Finish (5LG211)	Neutral	Low
Wall Construction Render (LMUC2Z)	Neutral	Low
Wall Construction Aluminium Cladding - window infill sections (RZYYBU)	Neutral	Low
Wall Construction HPL Sections (HAB73I)	Neutral	Medium
Attachment Cantilever Balcony (AJF3PB)	Neutral	Medium
External Window Top, Mid, Side Hung Casements (229S45)		

In accordance with the PAS 9980 Guidance, any items of construction which are considered as "Medium Risk" should be subject to periodic review, to ensure that conditions do not change, such that the risk may be upgraded to high, prompting the requirement for remediation.

Risk Factor Analysis

The risk factor analysis is a three-stage process; rating the wall construction fire performance **(1)**, façade configuration **(2)**, and fire strategy/fire hazards **(3)** on a sliding risk scale. The risk scale is expressed as "high", "medium" and "low" in a continuum, left to right, from "high" risk to "low" risk. At the furthest left end of the "high" risk band, the risk is deemed to be the highest, reducing as the risk is positioned to the right of this.

Starting with high as a base line, **Stage 1** rates the fire performance risk factors of the wall construction.

Once fire performance factors have been taken into account, **Stage 2** overlays the risk factors of the façade configuration to determine the effect this has on where the risk now lies on the scale.

The final **Stage 3** overlays the risk factors arising from consideration of the fire strategy and fire hazards (including limitations of fire and rescue service intervention).

Risk Factor Analysis 1

This analysis looks at façade configuration **YR6E4I** which includes wall construction **5LG211**.

Conclusion: Masonry brickwork in external walls offers strong fire resistance due to its non-combustible properties and high thermal mass. Bricks are inherently resistant to fire and do not ignite, burn, or contribute fuel to a fire, making them excellent for containing flames and preventing fire spread. During a fire, brickwork reacts by absorbing and gradually dissipating heat, though intense, prolonged heat may cause cracking or spalling (surface breakage) due to thermal expansion. Despite these effects, the overall structure of brick masonry generally remains intact, ensuring the wall continues to act as a robust barrier against fire, heat, and smoke, which enhances its reliability in fire protection.

The wall type has been assessed against the L7 performance benchmark

Beyond the external surface material is a cavity space that is fully filled with mineral wool.

The Mineral wool is viewed as presenting a non-combustible product. This means this product will not ignite as such this poses a low risk to the contribution of fire and external fire spread. The fully filled cavity presents a barrier to fire spread and the location is at ground floor level with no gaps in insulation to allow horizontal or vertical fire and smoke paths.

The concrete substrate is non-combustible.

The plasterboard inner leaf is considered limited in combustibility to prevent the passage of fire through the external wall system. No conclusion can be formed on the installation, fixing methods and spacings of fixings of the plasterboard sheets to confirm its installation as per the manufacturer's guidelines.

This system was identified at ground level and could be susceptible to any accidental or malicious ignition, but given

the external wall type being of a non-combustible nature and the presence of fully filled non-combustible cavity, in the event of any ignition to the system the rate of any spread would be tolerable.

In the event of a fire, fire spread is likely to be at a lower rate within expectations for a building of this height, but nevertheless, tolerable rate, given the circumstances at the building in question;

- a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.
- b) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping; and/or
- c) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape; and/or
- d) the fire and rescue service are likely to be able to intervene effectively to enable occupants to reach safety in time.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for

remediation.



Risk Factor Analysis 2

This analysis looks at façade configuration **6885JN** which includes wall construction **LMUC2Z**.

Conclusion: The ETICs system assessed is a 4mm Sto render finish directly over 90mm mineral wool. The mineral wool is fixed by supporting external wall fixing pins to the inner leaf masonry system. The render material is considered to be non-combustible and presents a low contributor to the development of external fire spread.

The wall type has been assessed against the L10 performance benchmark
Beyond the external surface material is a cavity space that is fully filled with mineral wool.

The Mineral wool is viewed as presenting a non-combustible product. This means this product will not ignite as such this poses a low risk to the contribution of fire and external fire spread.

The fully filled cavity presents a barrier to fire spread and the location is at ground floor level with no gaps in insulation to allow horizontal or vertical fire and smoke paths

The concrete substrate is non-combustible.

The plasterboard inner leaf is considered limited in combustibility to prevent the passage of fire through the external wall system. No conclusion can be formed on the installation, fixing methods and spacings of fixings of the plasterboard sheets to confirm its installation as per the manufacturers guidelines.

This system was identified at 2 elevations spanning floors although the system type would not contribute to fire spread between floors and compartments.

In the event of a fire, fire spread is likely to be at a lower rate within expectations for a building of this height, but nevertheless, tolerable rate, given the circumstances at the building in question;

a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed

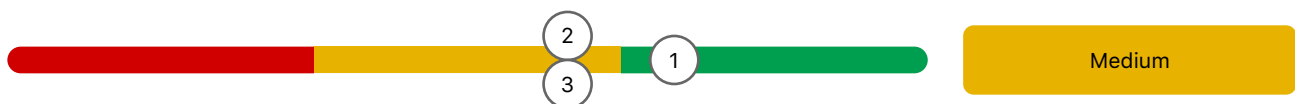
or prevented from escaping.

b) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping; and/or

c) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape; and/or

d) the fire and rescue service are likely to be able to intervene effectively to enable occupants to reach safety in time.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation.



Risk Factor Analysis 3

This analysis looks at façade configuration **GPDY6V** which includes wall construction **RZYYBU**.

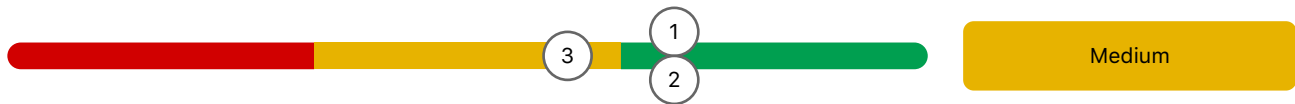
Conclusion: In the event of a fire, fire spread is likely to be at a lower rate within expectations for a building of this height, but

nevertheless, tolerable rate, given the circumstances at the building in question;

Fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.

- a) fire spread is likely to be at a rate within expectations for a building of this height, or at a greater, but nevertheless, tolerable rate, given the circumstances at the building in question; and/or
- b) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping; and/or
- c) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape; and/or
- d) the fire and rescue service are likely to be able to intervene effectively to enable occupants to reach safety in time.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation.



Risk Factor Analysis 4

This analysis looks at façade configuration **WNPJA6** which includes wall construction **HAB73I**.

Conclusion: High density laminate board panels installed are B,s1, d0.

HPL are typically made of organic materials. They consist of layers of cellulose fibrous material impregnated with thermosetting resins. During the high-pressure process, defined as a simultaneous application of heat and pressure, the polymer chains are joined (or cross-linked) by intermolecular bonding (thermosets). This produces homogeneous panels that in a fire situation do not soften or drip. But; has the ability if ignite to rapidly develop across the external envelope of the building.

HPLs formed of cellulose and resin typically behave in a charring manner analogous to timber, with similar flame spread, energy release and mechanical behaviour (charring until breaking apart). With treatment for enhanced fire performance (usually by additive of chemical fire retardant), these behaviours can potentially be improved, but need to be known on a product-specific basis before they can be relied upon as providing better performance. In this building, the HPL has a Class B fire rating. This indicates a material with a limited contribution to fire, meaning it's combustible but has a relatively low flame spread and smoke development.

Mineral wool, which includes materials like stone wool, is known for its excellent fire-resistant properties. Mineral wool has a very high melting point, typically around 1,000°C to 1,200°C. This makes it non-combustible, meaning it does not contribute to the spread of fire. In the event of a fire, mineral wool acts as a thermal barrier. Its fibrous structure traps air, reducing the transmission of heat to other parts of the structure and slowing the spread of fire. Mineral wool maintains its insulation properties and shape even at high temperatures, further protecting the structural components of buildings, like steel, from heat damage.

In the event of a fire, fire spread is likely to be at a lower rate within expectations for a building of this height, but nevertheless, tolerable rate, given the circumstances at the building in question;

- a) fire spread is likely to be at a rate within expectations for a building of this height, or at a greater, but nevertheless, tolerable rate, given the circumstances at the building in question; and/or
- b) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping; and/or
- c) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape; and/or
- d) the fire and rescue service are likely to be able to intervene effectively to enable occupants to reach safety in time.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation.



Overall Building Risk Rating



Our professional opinion is that overall this Building represents a Neutral PAS9980:2022 Outcome.

Recommended Remediations

No recommended remediations identified.

Recommended Interim Measures

No recommended interim measures identified.

Recommended Enhancements

No recommended enhancements identified.

Fire Strategy

Fire Strategy & Hazard Risk Factors

F.1 Occupancy

General needs housing

Neutral

F.2 Evacuation

Stay put

A 'stay put' policy is adopted for the flats. That is, in the event of a fire in a flat, the occupants of that dwelling will evacuate, having been alerted by their own domestic fire detection and alarm system, and request fire service attendance. All other occupants will remain in their flat unless they are threatened by fire and smoke or are advised to evacuate by the fire service. The 'stay put' evacuation policy relies heavily on adequate compartmentation being provided; fire should not spread from one dwelling to another, including by means of the external fabric of the building

Neutral

F.3 Escape Route Design

Single staircase, with lobby approach

Neutral

F.4 Compartmentation

Adequate compartmentation in line with the expectations for a block of flats

Neutral

F.5 Smoke Control

Arrangements in which openable windows, AOVs or inlets and outlets of mechanical systems are of a satisfactory proximity away from combustible cladding; or that fire and smoke spread from the external envelope would be unlikely to compromise the effectiveness of the smoke control system or allow a route for fire spread back into the building

Neutral

F.6 Fire Alarm & Detection

Domestic smoke and heat alarms within flats, Category LD2 or LD3

Neutral

F.7 Fire Suppression

Not Present

Neutral

F.8 - Firefighting Facilities

Adequate access for firefighting vehicles
NOTE This is where access is possible in line with 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.

Neutral

F.9 Rising Mains

Absence of rising mains in buildings above 18 m

Neutral

F.10 Lifts Used By Firefighters

Absence of firefighting lift in buildings above 18 m

Negative

Fire Service Intervention

Event	Seconds	Minutes & Seconds
Initiation to fire detection	120 Seconds	2 Minutes
Actuation Of Fire Detector To Transmission Of Alarm	10 Seconds	10 Seconds
Processing By Central Monitoring Station	60 Seconds	1 Minute
Receipt of call by fire service mobilising control	10 Seconds	10 Seconds
Transmission To Fire Station And Response	60 Seconds	1 Minute
Travelling Time Of Fire Service	480 Seconds	8 Minutes
Arrival Protocol And Entry Preparation Time	180 Seconds	3 Minutes
Firefighting Travel In Firefighting Lift	0 Seconds	—
Firefighter travel to operational bridgehead	270 Seconds	4 Minutes 30 Seconds
Firefighter Travel Walking Up Two Flights Of Stairs To Fire Floor (75 Seconds)	75 Seconds	1 Minute 15 Seconds
Total Time	1,265 Seconds	21 Minutes 5 Seconds

Nearest Fire Station

West Bromwich Fire Station which is 2.2 miles away

Wall Constructions

Wall Construction	Build-up
Brick Finish (5LG211)	• External Surface Material (Brick slip/Brick tile) • Insulation (Mineral Wool Insulation) • Inner Leaf (Brickwork)
Render (LMUC2Z)	• External Surface Material (Sto render) • Insulation (Mineral Wool Insulation) • Inner Leaf (Brickwork)
Aluminium Cladding - window infill sections (RZYYBU)	• External Surface Material (Aluminium Panel) • Insulation (Mineral Wool Insulation) • Inner Leaf (Reinforced concrete) • Cavity • Framework (Timber Batten)
HPL Sections (HAB73I)	• External Surface Material (Suspected High Pressure Laminate (HPL) Panel) • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (Brickwork)

Wall Construction: Brick Finish

Construction Reference
5LG211

This wall construction was identified by wall inspection 7LQSLY. The build-up, cavity barrier, and floor slab information is taken directly from inspection 7LQSLY. See the Inspections section of this report for full inspection details.

Construction	Effect	Risk
Brick Finish (5LG211)	Neutral	Low

Build-Up

3 Elements	Thickness/Depth	Material	Rating (BS EN13501)
External Surface Material	20mm	Brick slip/Brick tile	A1 - Non-Combustible
Insulation	90mm	Mineral Wool Insulation	A1 - Non-Combustible
Inner Leaf		Brickwork Material Brand: Concentrate wall	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material
Horizontal Cavity Barrier	Solid State Mineral Wool

Floor Slab

Reinforced concrete

Fire Performance

K.1 General

Materials with a calorific value (gross heat of combustion) of ≤ 3 MJ/kg

Positive

K.2 External Surfaces

Class A1/A2

Positive

K.3 Facings/Cladding Panels

High HRR

Positive

K.4 Panel Construction

Not Applicable

K.5 Cavities

Cavity full filled with mineral wool

Positive

K.6 Insulation

Mineral/glass insulation

Positive

K.7 Substrate

Masonry, >75 mm thick

Positive

K.8 Sheathing Boards

Not Applicable

K.9 Insulated Core Panels

Not Applicable

K.10 ETICS

Not Applicable

K.11 Infill / Spandrel Panels

Not Applicable

K.12 Internal Finishes

Plasterboard

Note: The plasterboard can not be confirmed to be installed as per the manufacturers instructions or ensure its method of fixing

PAS Standard Benchmark

L7 Benchmark

DOUBLE SKIN MASONRY

As set out previously in this PAS, a building whose external walls are composed exclusively of this form of construction is not ordinarily expected to require an FRAEW. However, it is recognized that this form of wall construction might be mixed with other forms of wall construction.

This form of construction constitutes the lowest risk form of construction that might be used for external walls, for the following reasons.

- Each leaf of the wall, provided it is formed of masonry/concrete at least 75 mm thick and is generally well constructed, is likely to provide at least 30 min fire resistance.
- The masonry/concrete is likely to be of limited combustibility or better.

Given the above, this form of construction is invariably accepted as:

- not requiring cavity barriers generally, except that cavity closers are needed so that there is no free flow of air through the cavity; and
- being able to accommodate combustible materials within the cavity irrespective of building height.

This is illustrated in Diagram 8.2 in ADB Volume 1:2019 [8]. The equivalent diagram in Volume 2:2019 [9] is Diagram 9.2.

BR135 Benchmark

We have compared this external wall type to the cladding systems found on the BR135 database and we did not find a cladding system with the configuration and components that would constitute an exact match to what our inspections found on the Property. Therefore, a BR135 benchmark would not be applicable for this external wall type

Wall Construction: Render

Construction Reference
LMUC2Z

This wall construction was identified by wall inspection ZWWBLY. The build-up, cavity barrier, and floor slab information is taken directly from inspection ZWWBLY. See the Inspections section of this report for full inspection details.

Construction	Effect	Risk
Render (LMUC2Z)	Neutral	Low

Build-Up

3 Elements	Thickness/Depth	Material	Rating (BS EN13501)
External Surface Material	4mm	Sto render	A1 - Non-Combustible
Sto render backed up to rockwool slab			
Insulation	90mm	Mineral Wool Insulation	A1 - Non-Combustible
Inner Leaf		Brickwork	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material
Horizontal Cavity Barrier	Solid State Mineral Wool

Floor Slab

Reinforced concrete

Fire Performance

K.1 General

Materials with a calorific value (gross heat of combustion) of ≤ 3 MJ/kg

Positive

K.2 External Surfaces

Class A1/A2

Positive

K.3 Facings/Cladding Panels

Low HRR

Positive

K.4 Panel Construction

Not Applicable

K.5 Cavities

Cavity full filled with mineral wool

Positive

K.6 Insulation

Mineral/glass insulation

Positive

K.7 Substrate

Masonry, >75 mm thick

Positive

K.8 Sheathing Boards

Not Applicable

K.9 Insulated Core Panels

Not Applicable

K.10 ETICS

Thin organic render or inorganic render on Class A1/A2 insulation

Positive

K.11 Infill / Spandrel Panels

Not Applicable

K.12 Internal Finishes

Plasterboard

Note: The plasterboard can not be confirmed to be installed as per the manufacturers instructions or ensure its method of fixing

Neutral

PAS Standard Benchmark

L10 Benchmark

ETICS -

These systems are sometimes referred to as rendered systems, as they feature an externally applied render coat as their weatherproof surface.

The level of risk that might potentially be posed by these systems is generally dictated by the type of insulation they incorporate.

- Mineral wool-based systems are likely to be low-risk.
- Rigid thermoset foam-based systems can be low-risk if fire barriers and cavity barriers (if a cavity exists behind the insulation) are properly provided. If there are gaps or other deficiencies then the level of risk might increase to medium or, in extreme cases, high.
- Thermoplastic foam-based systems might be low-risk if fire barriers and cavity barriers (if a cavity exists behind the insulation) are properly provided and where there is a significant thickness of cement-based render applied to the insulation. If there are gaps or other deficiencies, a non-cement-based (i.e. polymeric organic) render has been used or an insufficient thickness of cement-based render has been applied, then the level of risk is high.

In particular regard to thermoplastic systems, there are historic systems which are known to have had approximately 20 mm thick slivers of EPS insulation passing across the front of fire barriers, providing a route for fire to rapidly circumvent the barriers. It needs to be confirmed by inspection whether or not this situation exists; if it does exist, such a system is high risk irrespective of the type of render provided.

BR135 Benchmark

We have compared this external wall type to the cladding systems found on the BR135 database and we did not find a cladding system with the configuration and components that would constitute an exact match to what our inspections found on the Property. Therefore, a BR135 benchmark would not be applicable for this external wall type

Wall Construction: Aluminium Cladding - window infill sections

Construction Reference
RZYYBU

This wall construction was identified by wall inspection GNG7LT. The build-up, cavity barrier, and floor slab information is taken directly from inspection GNG7LT. See the Inspections section of this report for full inspection details.

Construction	Effect	Risk
Aluminium Cladding - window infill sections (RZYYBU)	Neutral	Low

Build-Up

5 Elements	Thickness/Depth	Material	Rating (BS EN13501)
External Surface Material	3mm	Aluminium Panel	A1 - Non-Combustible
Insulation	50mm	Mineral Wool Insulation	A1 - Non-Combustible
50mm timber beams around rockwool			
Inner Leaf		Reinforced concrete	A1 - Non-Combustible
Lightning strike beam running down middle			
Cavity	20mm	Void: Expanding foam around window	
Framework		Timber Batten	D - Highly Combustible

Cavity Barriers

1 Cavity Barrier	Material
Vertical Cavity Barrier	Mineral Wool

Floor Slab

Reinforced concrete

Fire Performance

K.1 General

Materials with a calorific value (gross heat of combustion) of ≤ 3 MJ/kg

Positive

K.2 External Surfaces

Class A1/A2

Positive

K.3 Facings/Cladding Panels

Low HRR

Positive

K.4 Panel Construction

Limited size of gaps between panels (Typically < 10 mm)

Neutral

K.5 Cavities

External boxed section over concrete- infill between windows

Neutral

K.6 Insulation

Mineral/glass insulation

Positive

K.7 Substrate

Masonry, >75 mm thick

Positive

K.8 Sheathing Boards

Not Applicable

K.9 Insulated Core Panels

Not Applicable

K.10 ETICS

Not Applicable

K.11 Infill / Spandrel Panels

Metal faced, with rockwool insulation over concrete using timber frame / powder coated aluminium external face

Neutral

K.12 Internal Finishes

Not Applicable

PAS Standard Benchmark

L5 Benchmark

SPANDREL / IN-FILL PANELS

The terms "spandrel panel" and "infill panel" are used interchangeably throughout the industry to refer to panels which are normally fitted in lieu of glazing in either window fenestration systems or curtain wall units. The edges of these panels usually expose the insulating core and are normally only protected by the frame into which they are installed. They are sometimes protected with aluminium foil tape but this cannot be assumed.

Spandrel and infill panels are typically some form of composite, such as:

- metal skins with an insulating core;
- metal skins with an insulating and timber (typically plywood) core;
- metal external face with insulating core and timber (typically plywood) internal face;
- HPL skins with an insulating core; and
- solid HPL.

Their performance needs to be assessed in light of the materials involved in their construction (as described in this annex) and the manner in which they interact with compartmentation.

- Panels which are installed in such a way as to cross compartment lines (e.g. to conceal the edges of floor slabs) need to be considered in light of the potential route they provide for fire to spread from one compartment to another.
- Panels which are installed entirely within the confines of a compartment (as it meets the external wall) are unlikely to have a significant impact on fire spread, unless their performance is such that they are likely to contribute to substantial flame extension.

BR135 Benchmark

We have compared this external wall type to the cladding systems found on the BR135 database and we did not find a cladding system with the configuration and components that would constitute an exact match to what our inspections found on the Property. Therefore, a BR135 benchmark would not be applicable for this external wall type

Wall Construction: HPL Sections

Construction Reference
HAB73I

This wall construction was identified by wall inspections FBS31J, B6SCI1, and LJBXZS. The build-up, cavity barrier, and floor slab information is taken directly from inspection FBS31J. See the Inspections section of this report for full inspection details.

Construction	Effect	Risk
HPL Sections (HAB73I)	Neutral	Medium

Build-Up

4 Elements	Thickness/Depth	Material	Rating (BS EN13501)
External Surface Material	8mm	Suspected High Pressure Laminate (HPL) Panel	B - Combustible
Cavity	80mm		
Insulation	90mm	Mineral Wool Insulation	A1 - Non-Combustible
Inner Leaf		Brickwork	

Cavity Barriers

1 Cavity Barrier	Material
Horizontal Cavity Barrier	Solid State Mineral Wool

Floor Slab

Reinforced concrete

Fire Performance

K.1 General

Materials with a calorific value (gross heat of combustion) >3 MJ/kg and ≤35 MJ/kg

Neutral

K.2 External Surfaces

Class B

Positive

K.3 Facings/Cladding Panels

Mechanically fixed

Positive

Low HRR

Positive

K.4 Panel Construction

Limited size of gaps between panels (Typically <10 mm)

Neutral

K.5 Cavities

Cavities closed by barriers/fire stopping located in line with all of the following:

- compartment floors;
- compartment walls;
- around openings, e.g. windows, doors; and
- ventilation ducts, grilles and other openings for services

Positive

K.6 Insulation

Class A1/A2

Positive

K.7 Substrate

Masonry, >75 mm thick

Positive

K.8 Sheathing Boards

Not Applicable

K.9 Insulated Core Panels

Not Applicable

K.10 ETICS

Not Applicable

K.11 Infill / Spandrel Panels

Not Applicable

K.12 Internal Finishes

Plasterboard

Note: The plasterboard can not be confirmed to be installed as per the manufacturers instructions or ensure its method of fixing

Neutral

PAS Standard Benchmark

L9 Benchmark

HPL -

HPLs are most commonly formed of a mixture of cellulose (wood pulp, recycled paper or similar) and combustible polymeric resin, though external wall assessors need to be aware that any combination of materials formed in a press can be termed a "high pressure laminate" and might be difficult to differentiate visually.

HPLs formed of cellulose and resin typically behave in a charring manner analogous to timber, with similar flame spread, energy release and mechanical behaviour (charring until breaking apart). With treatment for enhanced fire performance (usually by additive of chemical fire retardant), these behaviours can potentially be improved, but need to be known on a product-specific basis before they can be relied upon as providing better performance.

BR135 Benchmark

We have compared this external wall type to the cladding systems found on the BR135 database and we did not find a cladding system with the configuration and components that would constitute an exact match to what our inspections found on the Property. Therefore, a BR135 benchmark would not be applicable for this external wall type

Façade Configuration: YR6E4I

Items in Façade

2 Items	Effect	Risk
Wall Construction Brick Finish (5LG211)	Neutral	Low
External Window Top, Mid, Side Hung Casements (229S45)		

Façade Configuration Risk Factors

N.1 Building Height/Cladding Height

18 m to 30 m	Negative
--------------	----------

N.2 Height of Base of Cladding (Above Ground)

<2 m NOTE At this height, the likelihood of a fire originating externally (e.g. involving a parked vehicle or waste skip started either accidentally or deliberately) igniting the cladding is highly likely.	Negative
--	----------

N.3 Extent of Cladding

Limited in extent and not vertically aligned, such as to delay significantly fire spread to windows and other openings on upper levels	Neutral
--	---------

N.4 Cavities & Openings

Cavity limited in vertical extent - spanning ground floor only	Neutral
--	---------

N.5 Infill / Spandrel Panels

Not Applicable	
----------------	--

N.6 Setbacks - Combustible Cladding Setback from Wall Edge

Not Applicable

N.7 Overhangs & Projections

Not Applicable

N.8 Proximity to Windows and Other Openings to the Accommodation

Horizontally adjacent to windows and openings, but not vertically in line with such openings, such that fire and smoke spread into the buildings, causing secondary fires, as a result of direct flame impingement, is possible, but only under adverse wind conditions

Neutral

N.9 Presence of vents or other openings for services in the Façade

Where vents pass through a cavity, either:

- the cavity does not include combustible materials; or
- the cavity is faced on either side by brick or concrete at least 75 mm thick and any combustible insulation in the cavity is not thermoplastic

Neutral

N10. Proximity of Combustible Elements of a Façade to Escape Route Windows & Other Openings

Not Applicable - no combustible elements

N.11 Attachments

Not Applicable

N.12 Proximity of Combustible Elements of a Façade to a Neighbouring Building

Windows or other openings in adjacent or abutting neighbouring buildings are sufficiently distanced that direct flame impingement from a fire in the neighbouring building is unforeseeable

Neutral

Risk Factor Analysis

Conclusion: Masonry brickwork in external walls offers strong fire resistance due to its non-combustible properties and high thermal mass. Bricks are inherently resistant to fire and do not ignite, burn, or contribute fuel to a fire, making them excellent for containing flames and preventing fire spread. During a fire, brickwork reacts by absorbing and gradually dissipating heat, though intense, prolonged heat may cause cracking or spalling (surface breakage) due to thermal expansion. Despite these effects, the overall structure of brick masonry generally remains intact, ensuring the wall continues to act as a robust barrier against fire, heat, and smoke, which enhances its reliability in fire protection.

The wall type has been assessed against the L7 performance benchmark

Beyond the external surface material is a cavity space that is fully filled with mineral wool.

The Mineral wool is viewed as presenting a non-combustible product. This means this product will not ignite as such this poses a low risk to the contribution of fire and external fire spread. The fully filled cavity presents a barrier to fire spread and the location is at ground floor level with no gaps in insulation to allow horizontal or vertical fire and smoke paths.

The concrete substrate is non-combustible.

The plasterboard inner leaf is considered limited in combustibility to prevent the passage of fire through the external wall system. No conclusion can be formed on the installation, fixing methods and spacings of fixings of the plasterboard sheets to confirm its installation as per the manufacturer's guidelines.

This system was identified at ground level and could be susceptible to any accidental or malicious ignition, but given the external wall type being of a non-combustible nature and the presence of fully filled non-combustible cavity, in the event of any ignition to the system the rate of any spread would be tolerable.

In the event of a fire, fire spread is likely to be at a lower rate within expectations for a building of this height, but nevertheless, tolerable rate, given the circumstances at the building in question;

- a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.
- b) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping; and/or
- c) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape; and/or
- d) the fire and rescue service are likely to be able to intervene effectively to enable occupants to reach safety in time.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation.



Façade Configuration: 6885JN

Items in Façade

2 Items	Effect	Risk
Wall Construction Render (LMUC2Z)	Neutral	Low
External Window Top, Mid, Side Hung Casements (229S45)		

Façade Configuration Risk Factors

N.1 Building Height/Cladding Height

18 m to 30 m	Negative
--------------	----------

N.2 Height of Base of Cladding (Above Ground)

2 m to 5 m NOTE At this height, the scope for a fire originating externally (e.g. involving a parked vehicle or waste skip started either accidentally or deliberately) igniting the cladding is considered possible, but not likely at an early stage in the development of the fire.	Neutral
---	---------

N.3 Extent of Cladding

Entire façade covered	Negative
-----------------------	----------

N.4 Cavities & Openings

Windows and other openings in line with vertical cavity	Negative
---	----------

N.5 Infill / Spandrel Panels

Not Applicable	
----------------	--

N.6 Setbacks - Combustible Cladding Setback from Wall Edge

Not Applicable

N.7 Overhangs & Projections

Not Applicable

N.8 Proximity to Windows and Other Openings to the Accommodation

Horizontally adjacent to windows and openings, and vertically in line with such openings, such that fire and smoke spread into the buildings, causing secondary fires, as a result of direct flame impingement, is highly likely

Negative

N.9 Presence of vents or other openings for services in the Façade

Not Applicable

N10. Proximity of Combustible Elements of a Façade to Escape Route Windows & Other Openings

Above doorways forming final exits from escape routes, such that burning material or debris from a fire involving the external walls above will pose a danger to escaping occupants

Negative

N.11 Attachments

Not Applicable

N.12 Proximity of Combustible Elements of a Façade to a Neighbouring Building

Windows or other openings in adjacent or abutting neighbouring buildings are sufficiently distanced that direct flame impingement from a fire in the neighbouring building is unforeseeable

Neutral

Risk Factor Analysis

Conclusion: The ETICs system assessed is a 4mm Sto render finish directly over 90mm mineral wool. The mineral wool is fixed by supporting external wall fixing pins to the inner leaf masonry system. The render material is considered to be non-combustible and presents a low contributor to the development of external fire spread.

The wall type has been assessed against the L10 performance benchmark
Beyond the external surface material is a cavity space that is fully filled with mineral wool.

The Mineral wool is viewed as presenting a non-combustible product. This means this product will not ignite as such this poses a low risk to the contribution of fire and external fire spread.

The fully filled cavity presents a barrier to fire spread and the location is at ground floor level with no gaps in insulation to allow horizontal or vertical fire and smoke paths

The concrete substrate is non-combustible.

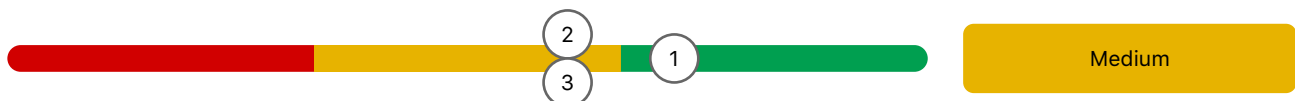
The plasterboard inner leaf is considered limited in combustibility to prevent the passage of fire through the external wall system. No conclusion can be formed on the installation, fixing methods and spacings of fixings of the plasterboard sheets to confirm its installation as per the manufacturers guidelines.

This system was identified at 2 elevations spanning floors although the system type would not contribute to fire spread between floors and compartments.

In the event of a fire, fire spread is likely to be at a lower rate within expectations for a building of this height, but nevertheless, tolerable rate, given the circumstances at the building in question;

- a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.
- b) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping; and/or
- c) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape; and/or
- d) the fire and rescue service are likely to be able to intervene effectively to enable occupants to reach safety in time.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation.



Façade Configuration: GPDY6V

Items in Façade

1 Item

Wall Construction
Aluminium Cladding - window infill sections (RZYYBU)

Effect

Neutral

Risk

Low

Façade Configuration Risk Factors

N.1 Building Height/Cladding Height

18 m to 30 m

Negative

—

Negative

N.2 Height of Base of Cladding (Above Ground)

2 m to 5 m

NOTE At this height, the scope for a fire originating externally (e.g. involving a parked vehicle or waste skip started either accidentally or deliberately) igniting the cladding is considered possible, but not likely at an early stage in the development of the fire.

Neutral

N.3 Extent of Cladding

Limited in extent such as to delay fire spread over the external walls

Neutral

N.4 Cavities & Openings

Cavity limited in extent

N.5 Infill / Spandrel Panels

Adjacent to, but not in a vertical continuous line with, windows

Neutral

N.6 Setbacks - Combustible Cladding Setback from Wall Edge

Not Applicable

N.7 Overhangs & Projections

Not Applicable

N.8 Proximity to Windows and Other Openings to the Accommodation

Horizontally adjacent to windows and openings, but not vertically in line with such openings, such that fire and smoke spread into the buildings, causing secondary fires, as a result of direct flame impingement, is possible, but only under adverse wind conditions

Neutral

N.9 Presence of vents or other openings for services in the Façade

Not Applicable

N10. Proximity of Combustible Elements of a Façade to Escape Route Windows & Other Openings

Remote from windows and openings, such that fire spread into the escape routes to give rise to untenable conditions is remote

Positive

N.11 Attachments

Not Applicable

Positive

N.12 Proximity of Combustible Elements of a Façade to a Neighbouring Building

Windows or other openings in adjacent or abutting neighbouring buildings are sufficiently distanced that direct flame impingement from a fire in the neighbouring building is unforeseeable

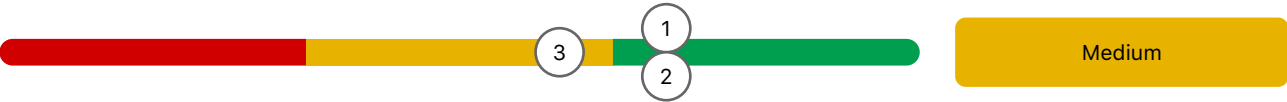
Neutral

Risk Factor Analysis

Conclusion: In the event of a fire, fire spread is likely to be at a lower rate within expectations for a building of this height, but nevertheless, tolerable rate, given the circumstances at the building in question; Fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.

- a) fire spread is likely to be at a rate within expectations for a building of this height, or at a greater, but nevertheless, tolerable rate, given the circumstances at the building in question; and/or
- b) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping; and/or
- c) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape; and/or
- d) the fire and rescue service are likely to be able to intervene effectively to enable occupants to reach safety in time.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation.



Façade Configuration: WNPJA6

Items in Façade

3 Items	Effect	Risk
Wall Construction HPL Sections (HAB73I)	Neutral	Medium
Attachment Cantilever Balcony (AJF3PB)	Neutral	Medium
External Window Top, Mid, Side Hung Casements (229S45)		

Façade Configuration Risk Factors

N.1 Building Height/Cladding Height

18 m to 30 m	Negative
--------------	----------

N.2 Height of Base of Cladding (Above Ground)

2 m to 5 m NOTE At this height, the scope for a fire originating externally (e.g. involving a parked vehicle or waste skip started either accidentally or deliberately) igniting the cladding is considered possible, but not likely at an early stage in the development of the fire.	Neutral
---	---------

N.3 Extent of Cladding

Entire façade covered	Negative
-----------------------	----------

N.4 Cavities & Openings

Continuous vertically running cavity with cavity barriers or fire stops as appropriate	Positive
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N.5 Infill / Spandrel Panels

Not Applicable

N.6 Setbacks - Combustible Cladding Setback from Wall Edge

Not Applicable

N.7 Overhangs & Projections

Not Applicable

N.8 Proximity to Windows and Other Openings to the Accommodation

Horizontally adjacent to windows and openings, and vertically in line with such openings, such that fire and smoke spread into the buildings, causing secondary fires, as a result of direct flame impingement, is highly likely

Negative

N.9 Presence of vents or other openings for services in the Façade

Not Applicable

N10. Proximity of Combustible Elements of a Façade to Escape Route Windows & Other Openings

Remote from windows and openings, such that fire spread into the escape routes to give rise to untenable conditions is remote

Positive

N.11 Attachments

Non-combustible open balconies

(Where these extend along a façade, they have the potential both to:

- interrupt a cavity; and
- deflect flames away from the building and away from the façade)

Positive

N.12 Proximity of Combustible Elements of a Façade to a Neighbouring Building

Windows or other openings in adjacent or abutting neighbouring buildings are sufficiently distanced that direct flame impingement from a fire in the neighbouring building is unforeseeable

Neutral

Risk Factor Analysis

Conclusion: High density laminate board panels installed are B,s1, d0.

HPL are typically made of organic materials. They consist of layers of cellulose fibrous material impregnated with thermosetting resins. During the high-pressure process, defined as a simultaneous application of heat and pressure, the polymer chains are joined (or cross-linked) by intermolecular bonding (thermosets). This produces homogeneous panels that in a fire situation do not soften or drip. But; has the ability if ignite to rapidly develop across the external envelope of the building.

HPLs formed of cellulose and resin typically behave in a charring manner analogous to timber, with similar flame spread, energy release and mechanical behaviour (charring until breaking apart). With treatment for enhanced fire performance (usually by additive of chemical fire retardant), these behaviours can potentially be improved, but need to be known on a product-specific basis before they can be relied upon as providing better performance. In this building, the HPL has a Class B fire rating. This indicates a material with a limited contribution to fire, meaning it's combustible but has a relatively low flame spread and smoke development.

Mineral wool, which includes materials like stone wool, is known for its excellent fire-resistant properties. Mineral wool has a very high melting point, typically around 1,000°C to 1,200°C. This makes it non-combustible, meaning it does not contribute to the spread of fire. In the event of a fire, mineral wool acts as a thermal barrier. Its fibrous structure traps air, reducing the transmission of heat to other parts of the structure and slowing the spread of fire. Mineral wool maintains its insulation properties and shape even at high temperatures, further protecting the structural components of buildings, like steel, from heat damage.

In the event of a fire, fire spread is likely to be at a lower rate within expectations for a building of this height, but nevertheless, tolerable rate, given the circumstances at the building in question;

- a) fire spread is likely to be at a rate within expectations for a building of this height, or at a greater, but nevertheless, tolerable rate, given the circumstances at the building in question; and/or
- b) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping; and/or
- c) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape; and/or
- d) the fire and rescue service are likely to be able to intervene effectively to enable occupants to reach safety in time.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation.



APPENDIX

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	

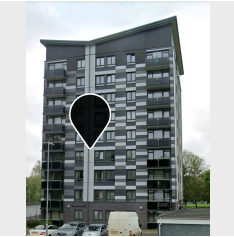
Inspections

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

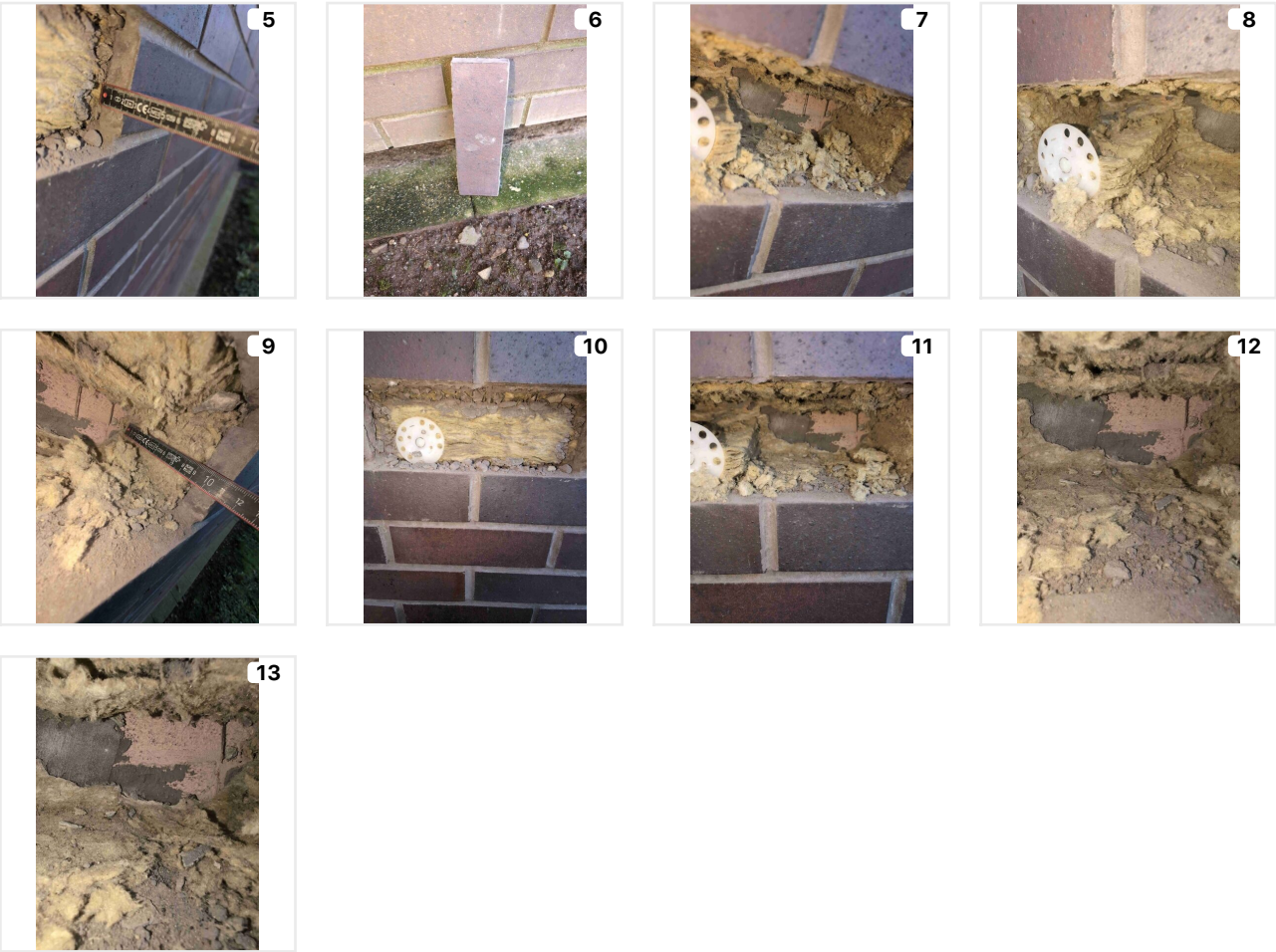
Cavity Barriers

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

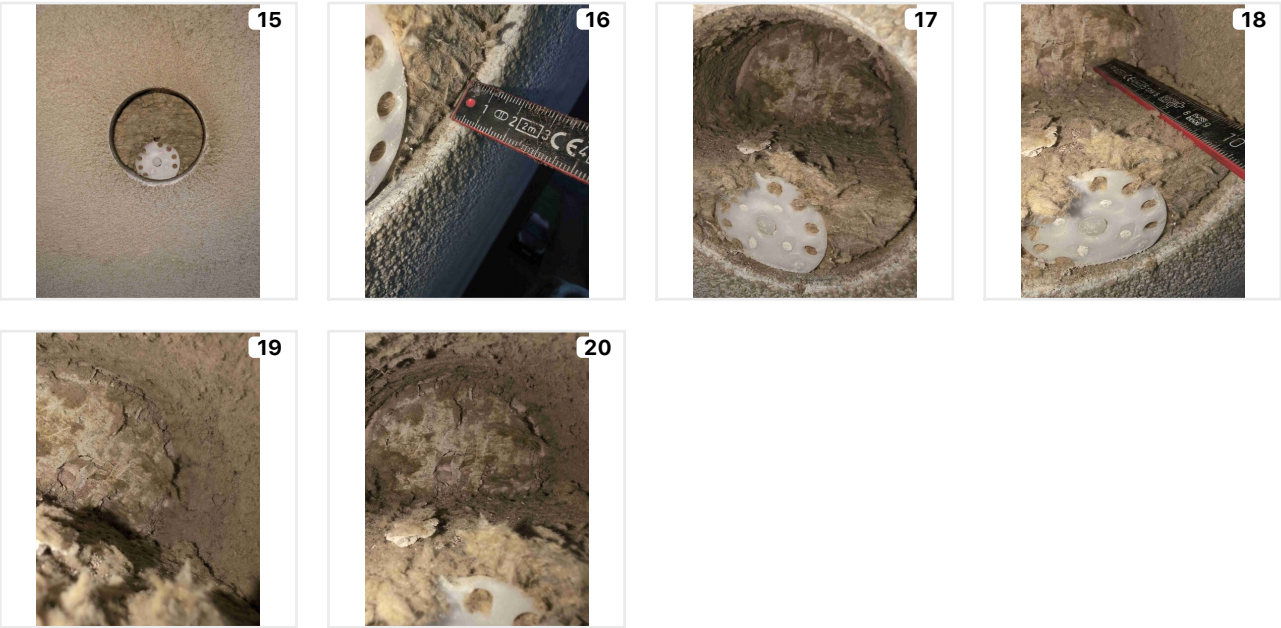
Cavity Barriers

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

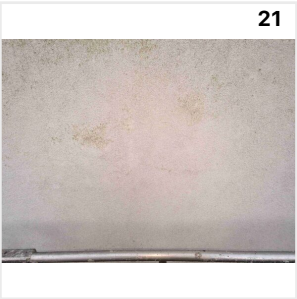
Floor Slab

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	B - Combustible
Cavity	80mm		24, 25, 26	
Insulation	90mm	Mineral Wool Insulation	27, 28	A1 - Non-Combustible
Inner Leaf		Brickwork	29, 30	

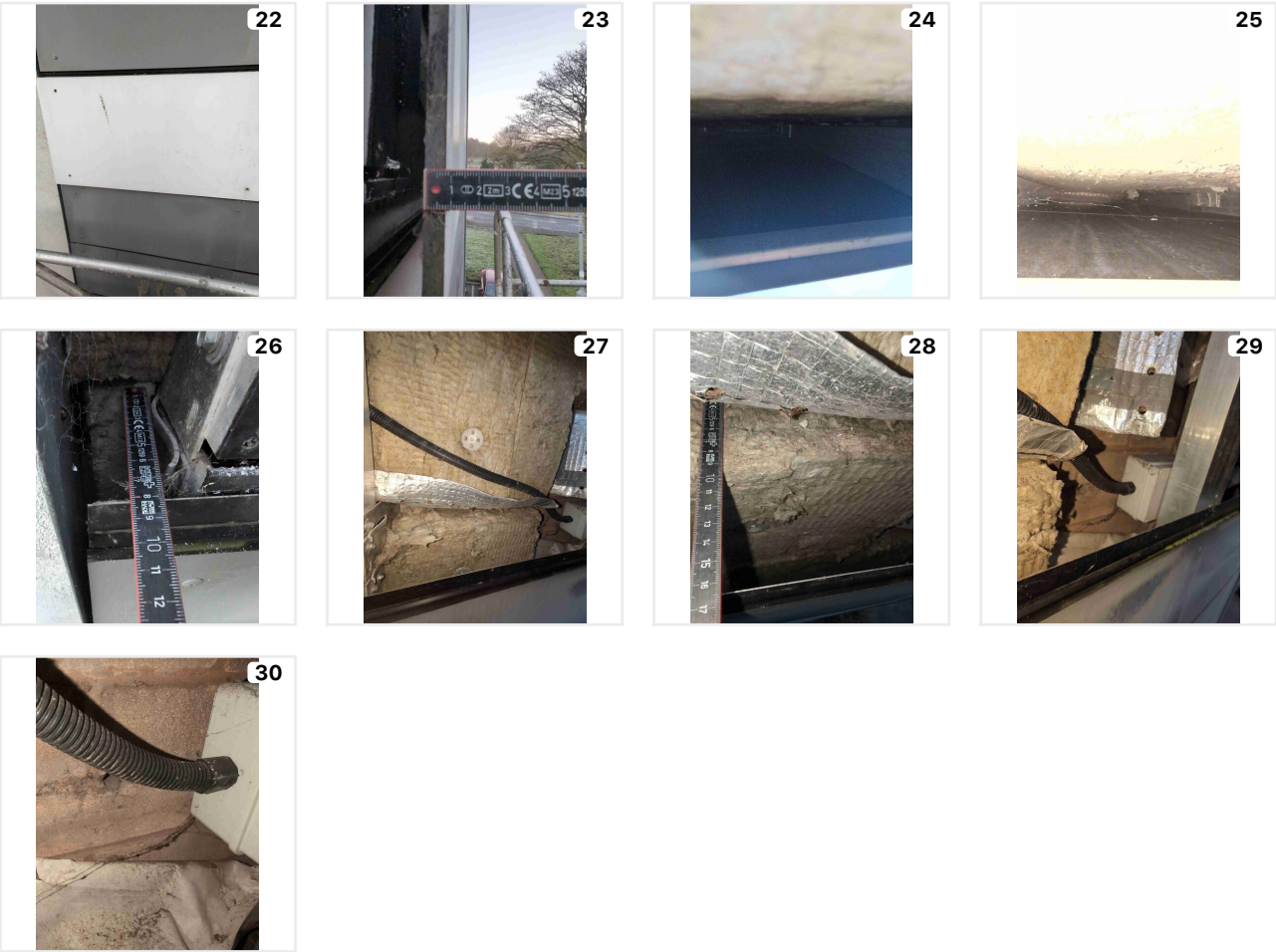
Cavity Barriers

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

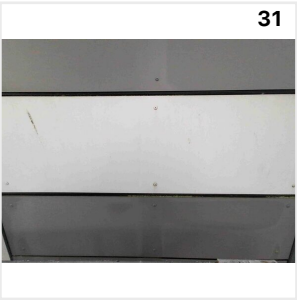
Floor Slab

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

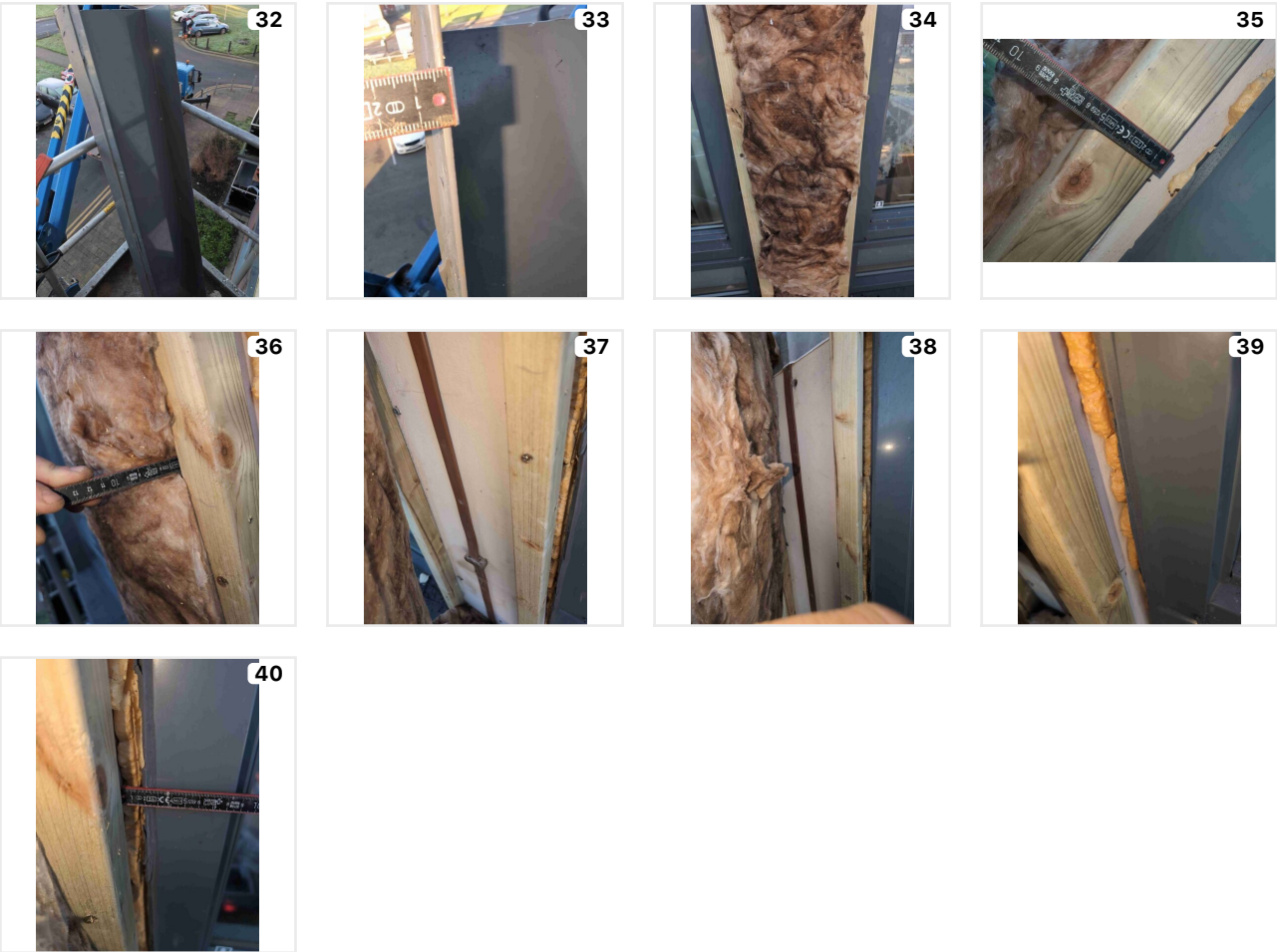
Cavity Barriers

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

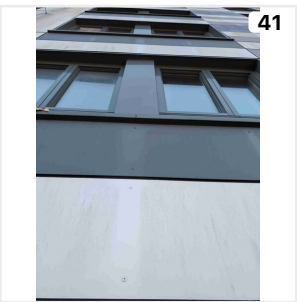
Floor Slab

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	B - 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

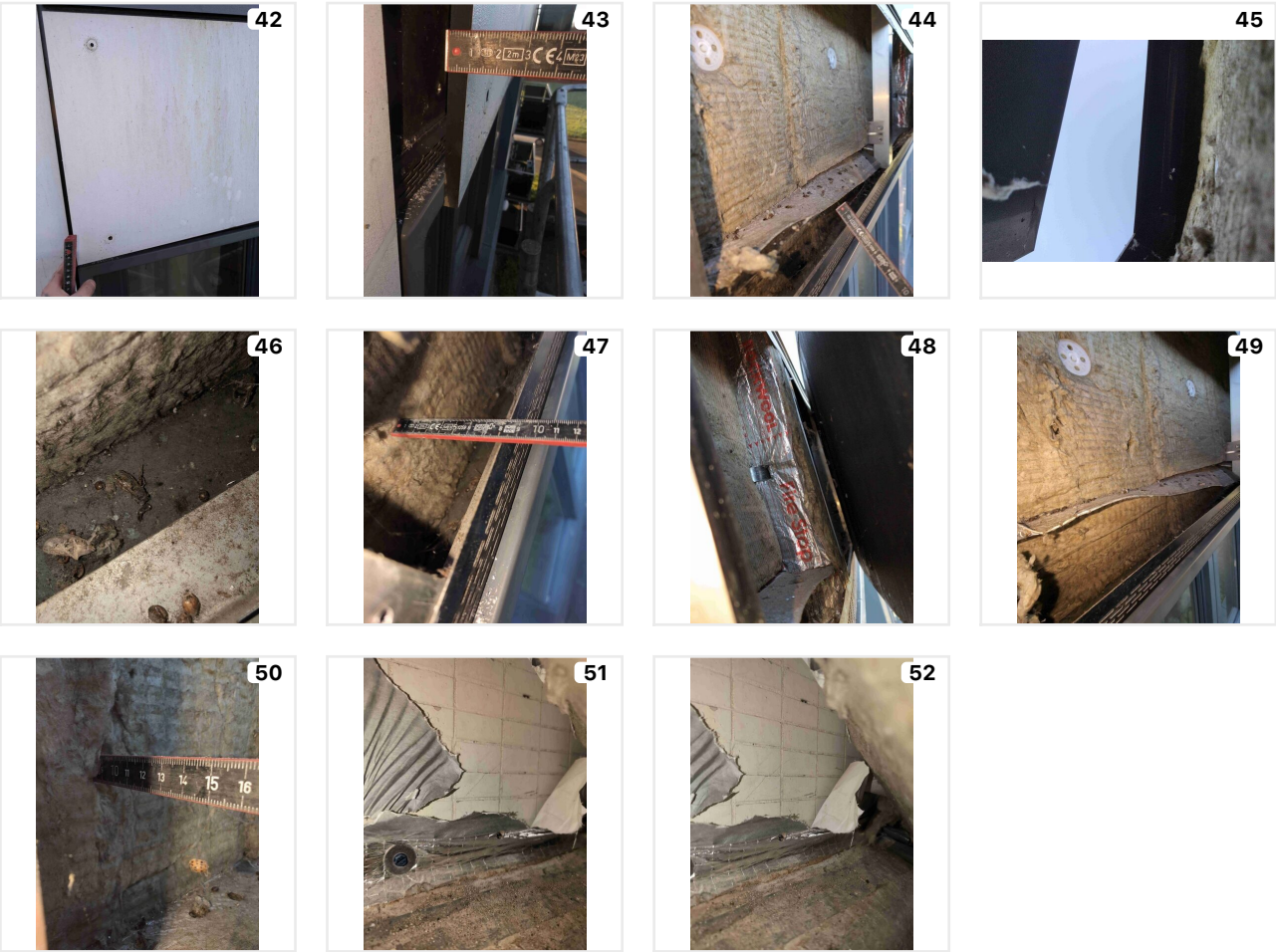
Cavity Barriers

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	B - 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

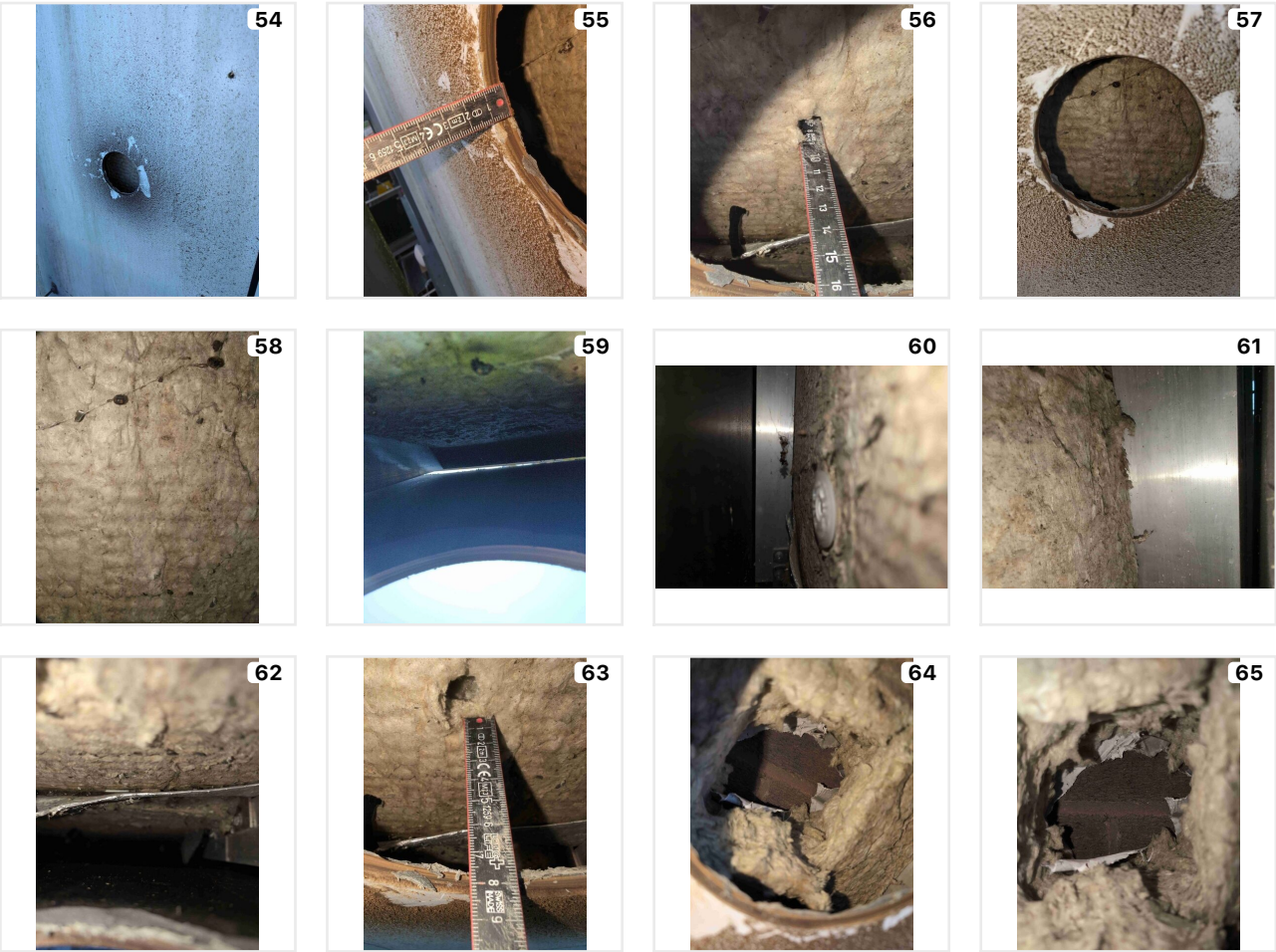
Cavity Barriers

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

L6 Benchmark

Balconies -

Balconies are defined in BS 8579. However, for the purpose of this PAS and the manner in which balconies impact external fire behaviour, balconies fall into one of three categories:

- a) Those which fall entirely within the curtilage of the building structure (i.e. they are built on the slab and appear inset into the building when observed from outside). They might be enclosed to an extent and might effectively be made fully enclosed (sometimes referred to as a "winter garden"). The extent of enclosure needs to be considered in light of whether, from a fire perspective, the space can be treated as part of the outside or whether it is in effect a compartment (i.e. subject to compartment fire behaviour);
- b) Those which project beyond the main building structure but do so on an extension of the floor slab. They provide an advantage in that their construction matches that of the compartment floor within the building, and can deflect fire/smoke plumes away from the building; and
- c) Those which project beyond the main building structure and are fixed to the outside face of the building. They can only be of lightweight construction; their construction needs to be assessed based upon the combustibility and fire resistance of any materials used.

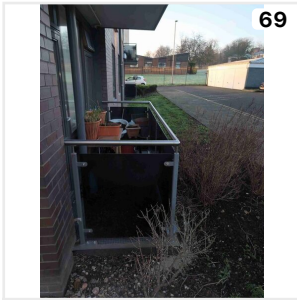
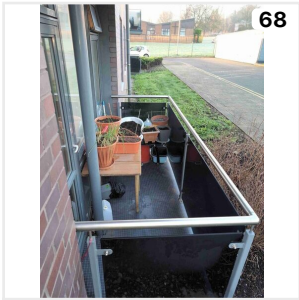
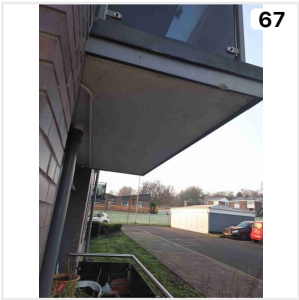
Regardless of balcony type, the materials used to line the balconies (including soffits) need to be assessed in light of their likely contribution to external fire spread.

Storage of materials and other uses by residents also need to be taken into account.

Any bulk storage can pose a significant hazard, as can the use of combustion appliances such as barbecues and heaters.

Aside from the above, means of escape external walkways (a form of balcony) are not within the scope of this PAS, as any risk associated with these would need to be considered as part of the overarching FRA.

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

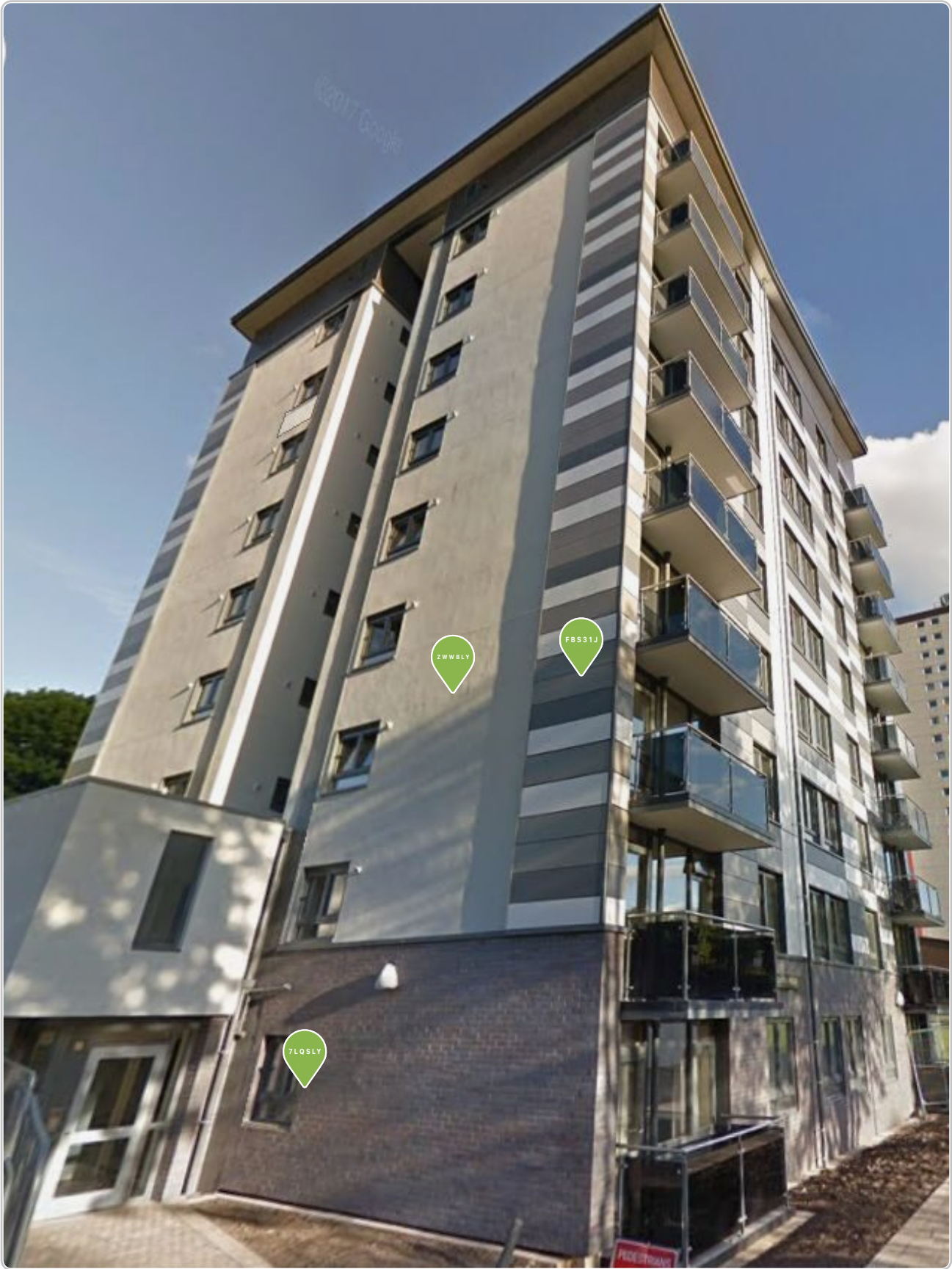
Photos



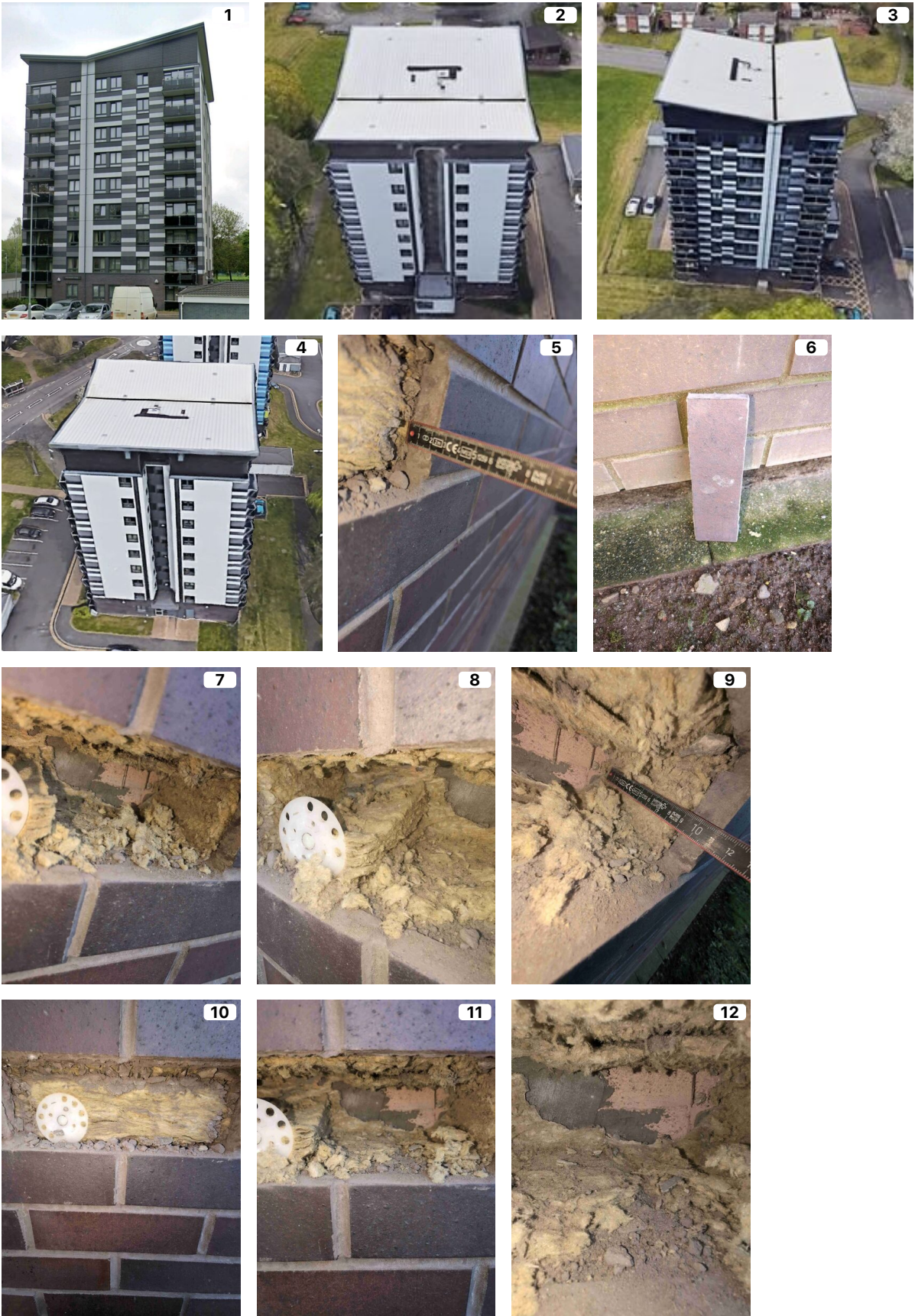
Plan: West elevation



Plan: North elevation



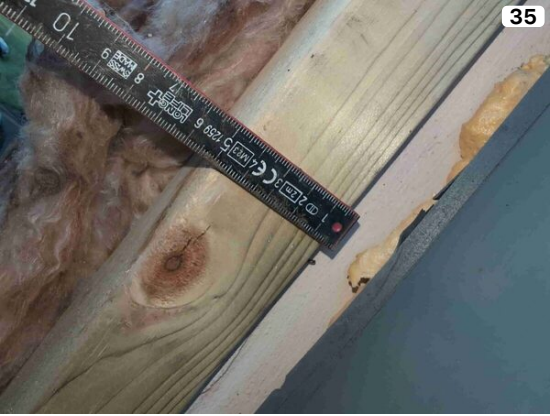
Photos



Photos Continued...



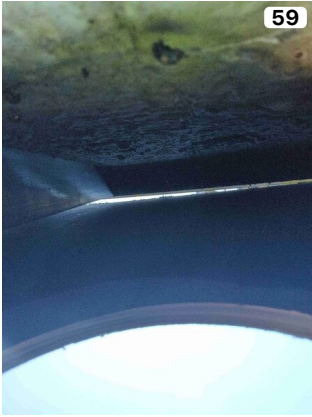
Photos Continued...



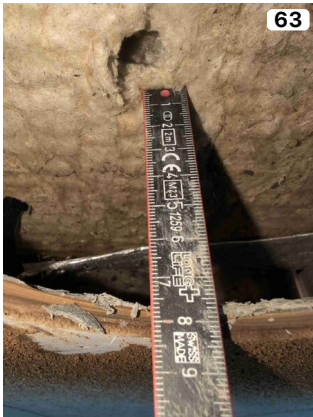
Photos Continued...



Photos Continued...



Photos Continued...





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