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

Document Version 2
Survey Date 28/07/2025
Suggested Review Date 28/07/2030

EXTERNAL WALL SURVEY

BOULTON HOUSE

Spon Lane
Tipton
B70 6BJ

Table of Contents

Summary

External Wall Survey

Assessment and Certificate Reference
RB-Z7UZBU

Assessed On, By
28/07/2025, Gary Noel (AIFSM)

Approved / Validated On, By
19/08/2025, James Major (Facade Manager)

Recommended Review Date
28/07/2030

Produced For the Responsible Person
Sandwell

Specification Conforms To
Our own internal quality system.

Assessment Scope
Assessment applies only to the building specified.

Assessed Property

Property Name
Boulton House

Property Reference
RB-GVTEKJ

Address
Spon Lane
Tipton
B70 6BJ

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

Abbreviation/ Term Definition

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

Terms of Reference

Overview

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

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

Scope of Works

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

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

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

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

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

Limitations

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

- External Wall: Includes all of the following.

• Anything located within any space forming part of the wall.
• Any decoration or other finish applied to any external (but not internal) surface forming part of the wall.
• Any windows and doors in the wall.
• Any part of a roof pitched at an angle of more than 70 degrees to the horizontal if that part of the roof adjoins a space within the building to which persons have access, but not access only for the purpose of carrying out repairs or maintenance

- Specific Attachment Includes any of the following.

• A balcony attached to an external wall.
• A device for reducing heat gain within a building by deflecting sunlight which is attached to an external wall.
• A solar panel attached to an external wall.

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

We endeavour to undertake intrusive inspections at various elevations and varying heights, however, this may not always be achievable due to mitigating factors out of our control such as access or weather conditions.
The findings of the investigation are limited to each precise inspection location and cannot be used to confirm absolute consistency of the façade in its entirety.

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

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

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

Assumptions

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

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

Outcomes

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

The findings of this report may form part of the gathered information to form such reports as:
- PAS9980:2022 Fire risk appraisal of external wall construction and cladding of existing blocks of flats – Code of practice or;
- External Wall Compliance at Time of Construction Report.

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

Asset Information

Client Name

Sandwell

Client Address

Sandwell Council House, Freeth Street, Oldbury B69 3DE

Fire Alarm System

Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test. Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to a combination of LD2 & LD3 standard. There is no effective means for detecting an outbreak of fire to communal areas.

Emergency Lighting

Installed in communal parts

Emergency Lighting

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

Portable Fire Fighting Equipment

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

Portable Fire Fighting Equipment

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

Smoke Control

Natural smoke control, Smoke control installed

Smoke Control

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

Sprinkler system installed within bin rooms only

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 hydrant are available. Located by the front entrance door. Approximately 1m from the building as detailed in the on arrival information.
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

Residential

Building Era / Age

Known Build Date

Known Build Date

1964

Guidance Applicable At Time Of Construction

Model Byelaws 1953

Building Height

Overall Building Height Approximately 27m
Highest Occupied Floor Level 24m
(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 / Render

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

Concrete

Construction (Details)

Traditional concrete frame and brick construction

Exterior Cladding

No Exterior Cladding

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

None

Residents

Yes

Approx number of Residents

72

Residents (Extended)

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

Visitors

Not Known

People With Reduced Mobility

Not Known

Lone Workers

None

Young Persons Employed in the Premises

None

Escapes & Exits

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

direction.

Number Of Internal Escape Stairs

2

Number Of Final Exits

2

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger

Evacuation Chairs Installed

No

Refuge Points Present

No

Stairwells Protected / Lobbied

Yes

Flat Doors Open Onto Stairs

No

Current Evacuation Strategy

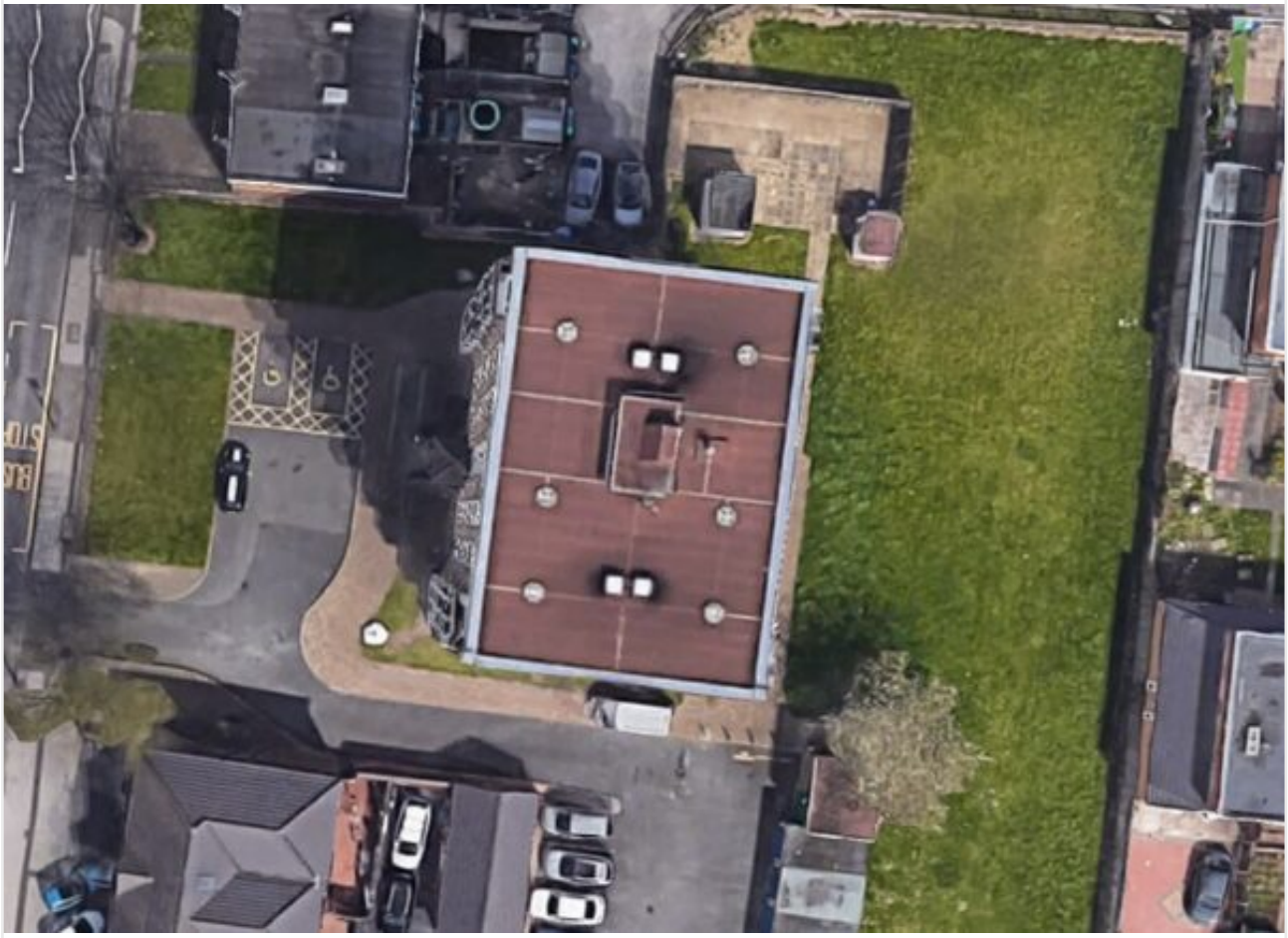
Stay Put

Current Stay Put Strategy Description

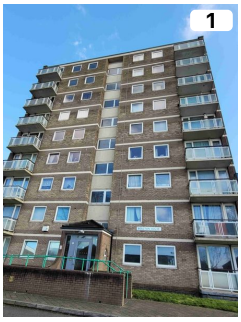
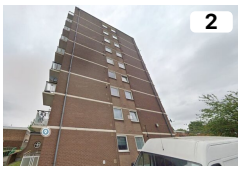
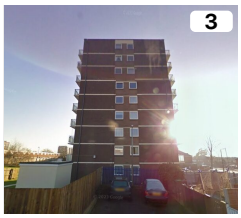
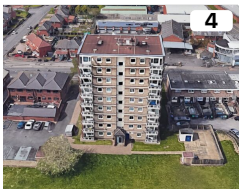
The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area.

Aerial Perspective: Boulton House

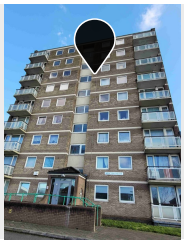
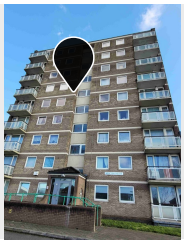
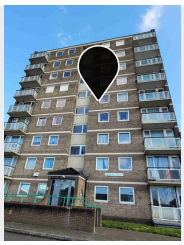
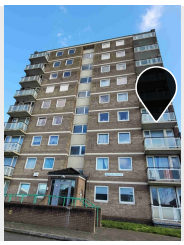
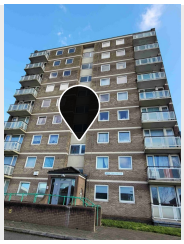
Aerial Perspective (picture sourced from Google Earth)

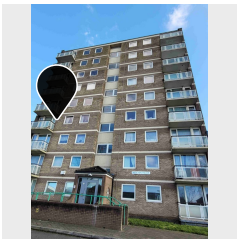
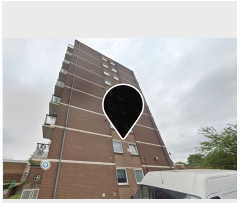
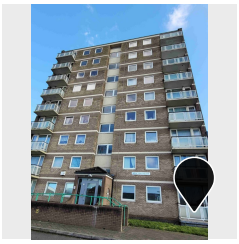
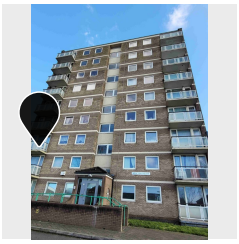


Elevations

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

Inspections

Elevation Location	Inspection	Elements
	**Inspection: T6AI81** West Elevation Compartment Floor and Wall Junction Interface	• External Surface Material (Brickwork) • Insulation (Mineral Wool Insulation) • Substrate (Original blockwork)
	**Inspection: B2QIPA** West Elevation Compartment Floor and Wall Junction Interface	• External Surface Material (Brickwork) • Insulation (Mineral Wool Insulation) • Substrate (Original blockwork)
	**Inspection: HUI2SA** West Elevation Aperture Opening	• External Surface Material (Brickwork) • Cavity • Insulation (PIR Insulation) • Substrate (Original blockwork)
	**Inspection: VMI8VA** West Elevation Balcony Inspection	No elements identified
	**Inspection: TJ6SMR** West Elevation Compartment Floor Junction	• External Surface Material (Render) • Outer leaf • Outer leaf • Cavity • Substrate (Original blockwork)

Elevation Location	Inspection	Elements
	**Inspection: Y4Z78X** West Elevation Aperture Opening	• External Surface Material (Brickwork) • Cavity • Substrate (Reinforced concrete column)
	**Inspection: X4FKDR** South Elevation Compartment Floor and Wall Junction Interface	• External Surface Material (Brickwork) • Cavity • Insulation (PIR Insulation) • Substrate (Original blockwork)
	**Inspection: 5LCNJB** South Elevation Penetration	• External Surface Material (Brickwork) • Cavity • Insulation (PIR Insulation) • Substrate (Original blockwork)
	**Inspection: 9L8E66** West Elevation Confirm presence of infill panel below glazing. If confirmed to be an Infill panel, carry out an intrusive inspection	No elements identified
	**Inspection: D58KXV** West Elevation Balcony below glazing	No elements identified

Inspection: T6AI81

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

Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	5, 6	A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation	7, 8	A1 - Non-Combustible
Loose fit, fully fills cavity				
Substrate		Original blockwork	9	A1 - Non-Combustible

Cavity Barriers

2 Cavity Barriers	Material	Photo Ref.
Vertical Cavity Barrier	Concrete column	10
Cavity closed at compartmentation wall		
Horizontal Cavity Barrier	Concrete	11
Cavity closed horizontally by the concrete floor slab		

Floor Slab

Reinforced concrete

Build-up Photos

5

6

7

8

9

Cavity Barrier Photos

10

11

Inspection Photos

12

13

Inspection: B2QIPA

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

Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	14, 15	A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation	16, 17	A1 - Non-Combustible
Loose fit, fully fills cavity				
Substrate	100mm	Original blockwork	18	A1 - Non-Combustible

Cavity Barriers

2 Cavity Barriers	Material	Photo Ref.
Vertical Cavity Barrier	Concrete	19, 20
Cavity closed at compartmentation wall		
Horizontal Cavity Barrier	Concrete	21
Cavity closed horizontally by the concrete floor slab		

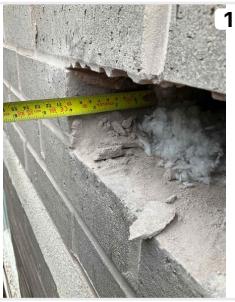
Floor Slab

Reinforced concrete

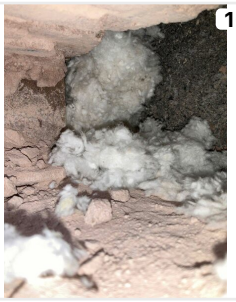
Build-up Photos

14

15



16



17

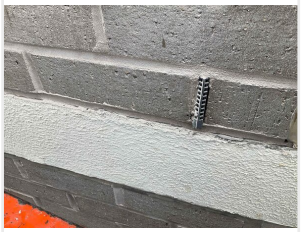
18

Cavity Barrier Photos

19

20

21



Inspection Photos

22

23

Inspection: HUI2SA

Elevation • Location
West Elevation • Aperture Opening

Name/Summary

Masonry (Brickwork)

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	24, 25	A1 - Non-Combustible
Cavity	40mm		26	
Insulation	40mm	PIR Insulation	27, 28	F - Highly Combustible
Substrate	100mm	Original blockwork	29	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Window Aperture	Blockwork	30

Cavity closed at the window opening

Floor Slab

Reinforced concrete

Build-up Photos

24

25

26

27

28

29

Cavity Barrier Photos

30

Inspection Photos

31

32

Inspection: VMI8VA

Elevation • Location
West Elevation • Balcony Inspection

Name/Summary

Balcony

Description

Refer to balconies section

Inspection Photos

Inspection: TJ6SMR

Elevation • Location
West Elevation • Compartment Floor Junction

Name/Summary

Render (White)

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	2mm	Render	34	A1 - Non-Combustible
Outer leaf	10mm		35	A1 - Non-Combustible
Cement dash coat				
Outer leaf	102mm		36, 37	A1 - Non-Combustible
Original brickwork				
Cavity	50mm		38	
Substrate		Original blockwork	39	A1 - Non-Combustible

Cavity Barriers

No cavity barrier identified at this inspection location

Floor Slab

Reinforced concrete

Build-up Photos

34

35

36

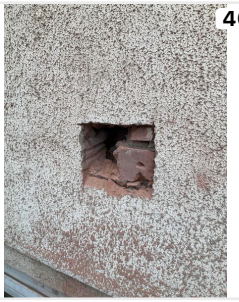
37

38

39

Inspection Photos

40



41

Inspection: Y4Z78X

Elevation • Location
West Elevation • Aperture Opening

Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	42, 43	A1 - Non-Combustible
Cavity	20mm		44	
Substrate		Reinforced concrete column	45	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Window Aperture	Concrete	46

Cavity closed at the window opening

Floor Slab

Reinforced concrete

Build-up Photos

42

43

44

45

Cavity Barrier Photos

46

Inspection Photos

47

48

Inspection: X4FKDR

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

Name/Summary

Masonry (Brickwork)

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	49	A1 - Non-Combustible
Cavity	30mm		50, 51, 52	
Insulation	30mm	PIR Insulation	53, 54	F - Highly Combustible
Substrate	100mm	Original blockwork	55	A1 - Non-Combustible

Cavity Barriers

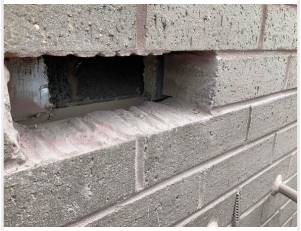
No cavity barrier identified at this inspection location

Floor Slab

Reinforced concrete

Build-up Photos

49



50

51

52

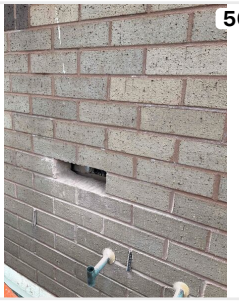
53

54

55

Inspection Photos

56



57

Inspection: 5LCNJB

Elevation • Location
South Elevation • Penetration

Name/Summary

Masonry (Brickwork)

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	58	A1 - Non-Combustible
Cavity	150mm		59	
Insulation	40mm	PIR Insulation	60	F - Highly Combustible
Substrate		Original blockwork	61	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Concrete column	62

Cavity closed horizontally by the concrete floor slab

Floor Slab

Reinforced concrete

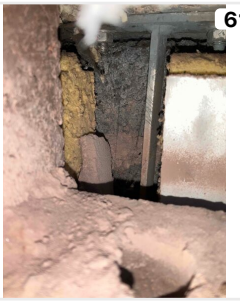
Build-up Photos

58

59

60

61



Cavity Barrier Photos

62

Inspection Photos

63

64

Inspection: 9L8E66

Elevation • Location
West Elevation • Confirm presence of infill panel below glazing.

If confirmed to be an Infill panel, carry out an intrusive inspection

Name/Summary

Infill Panel

Description

Refer to balconies section

Inspection Photos

65

Inspection: D58KXV

Elevation • Location
West Elevation • Balcony below glazing

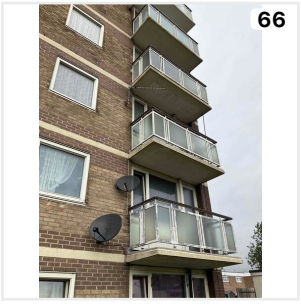
Name/Summary

Infill Panel

Description

Refer to balconies section

Inspection Photos



Attachments & Balconies

Photo	Attachment
	**Cantilever Balcony (69XVKF)** Configuration: Stacked, Single Unit Size: Private balcony spanning only a single compartment

Attachment: Cantilever Balcony

Attachment Reference
69XVKF

Details

Configuration

Stacked, Single Unit

Size

Private balcony spanning only a single compartment

Framework/Structure

Reinforced concrete framework extension of the floor slab

Handrail

Timber

Balustrade

Steel

Soffit

Concrete

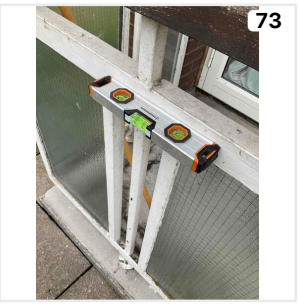
Infill

Georgian wired glass

Details

Visual observations only no access to private balconies

Photos



External Windows

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

External Window: Top, Mid, Side Hung Casements

External Window Reference
WAHWXV

Details

Surface Material

uPVC

Frame Material

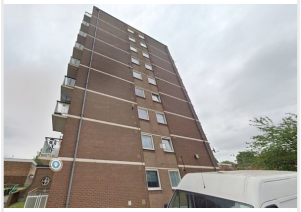
uPVC

Infill / Panel Material

Glazing

Photos

2



74

75

External Doors

Photo	External Door
	Single Leaf Door (YMYKKY)

External Door: Single Leaf Door

External Door Reference
YMYKKY

Details

Surface Material

Aluminium

Frame Material

Aluminium

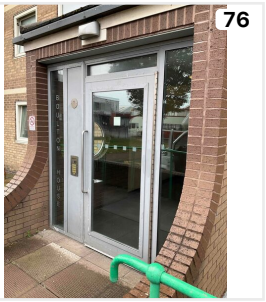
Infill / Panel Material

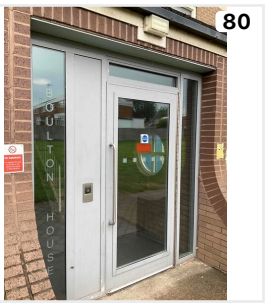
Glazing

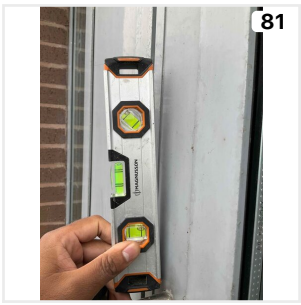
Details

Front/rear entrance/exit door

Photos

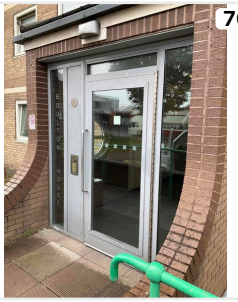






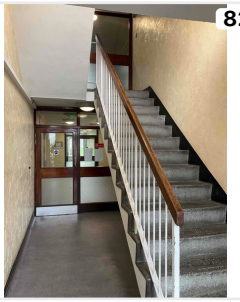
General Observations

76

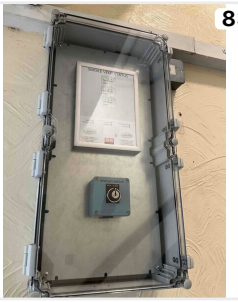


77

82



83



84

85

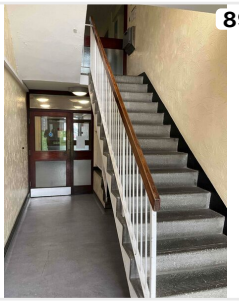
86

87

88

78

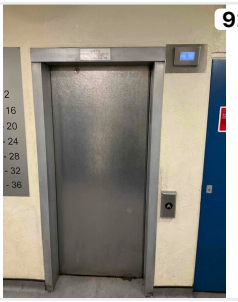
89



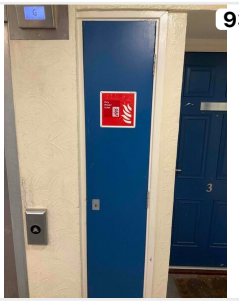
90

91

92

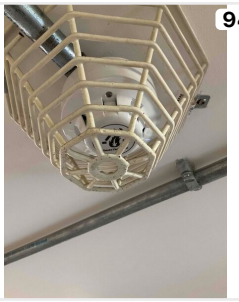


93



79

94



95

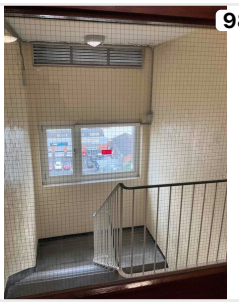
96

74

75

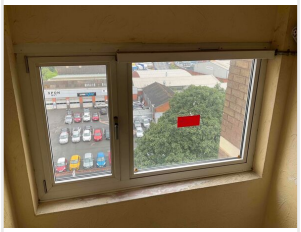
97

98



99

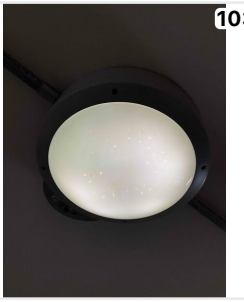
100



101

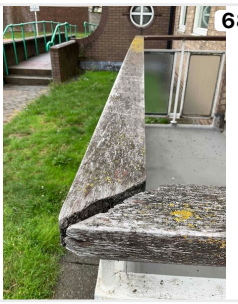
102

103



67

68



69

70

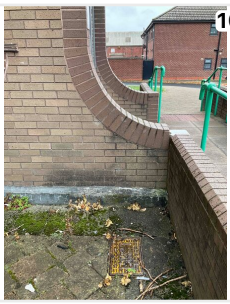
71

72

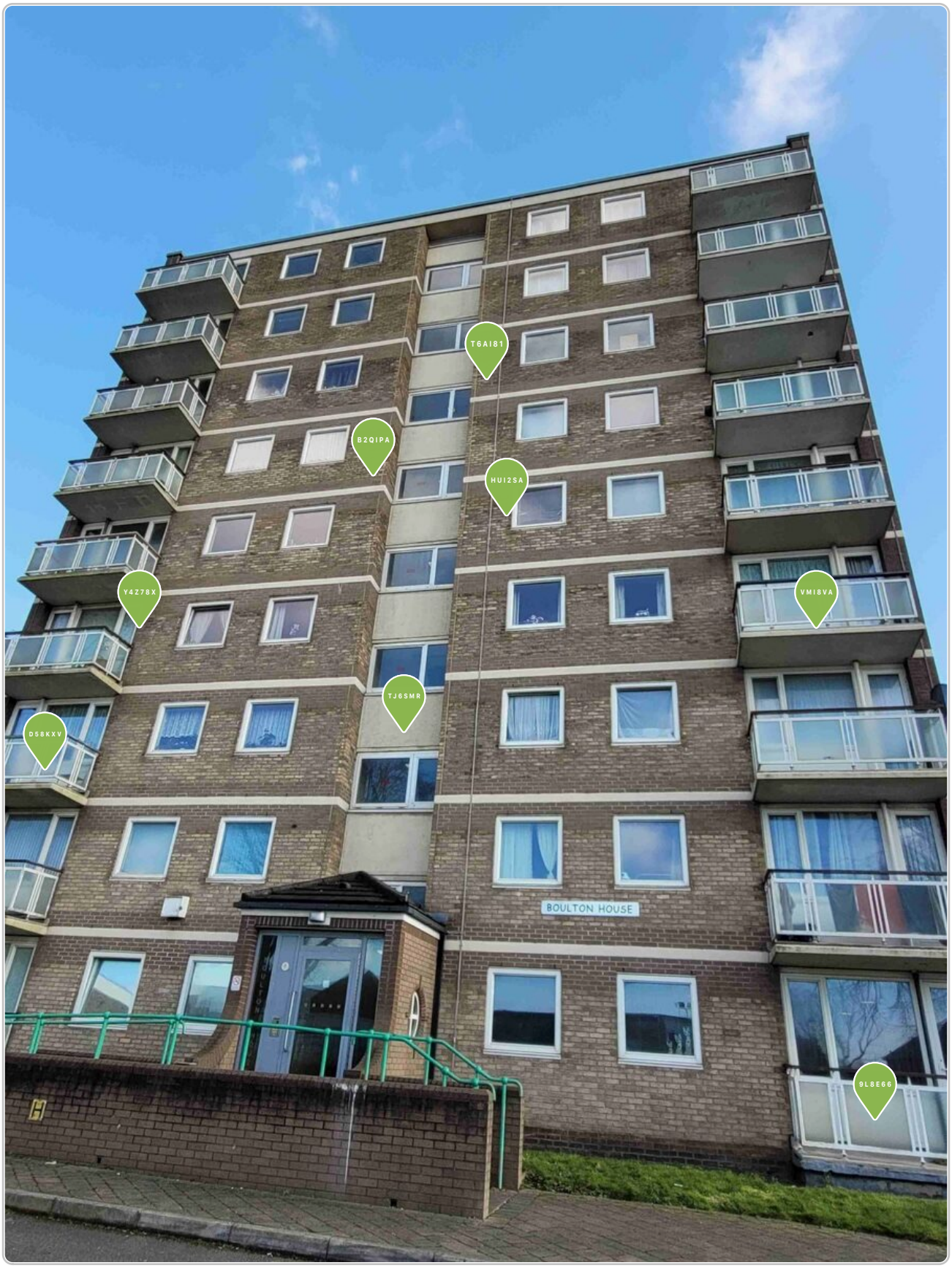
80

104

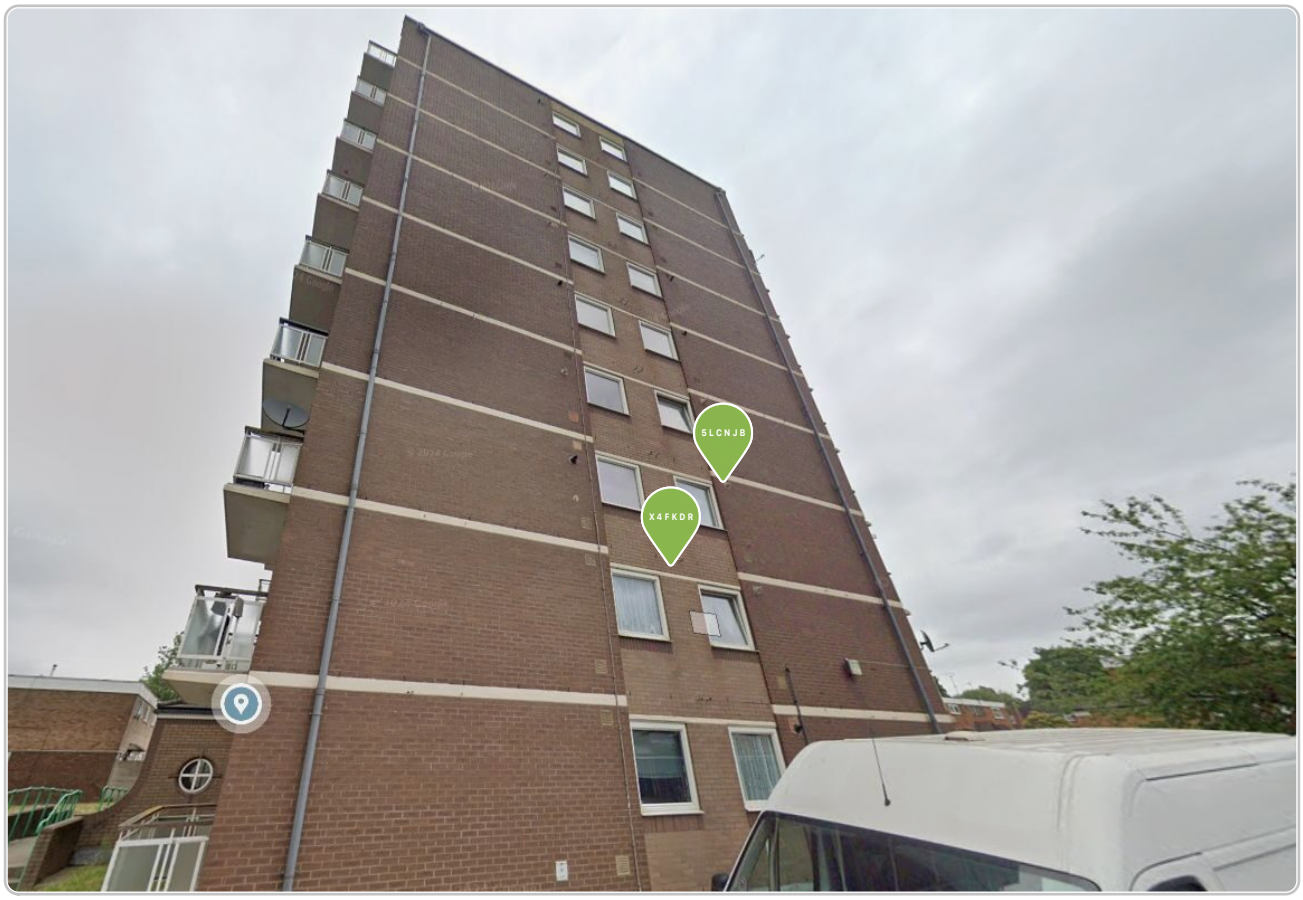
105



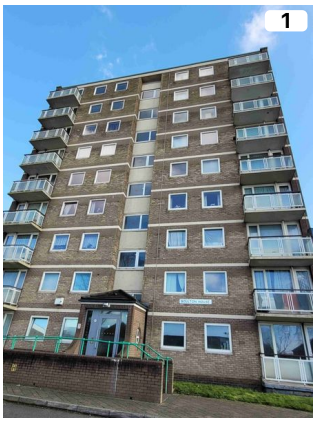
Plan: West Elevation

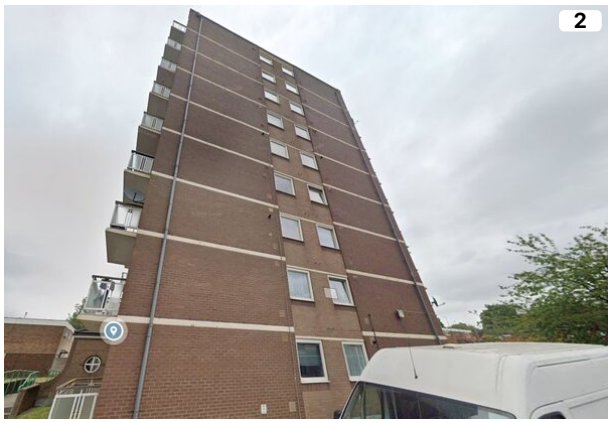


Plan: South Elevation

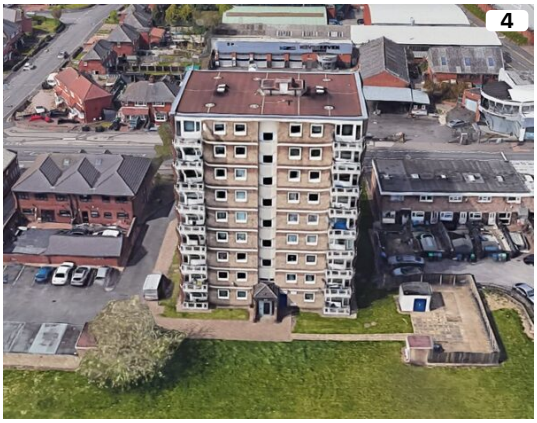


Photos


1


2


3


4

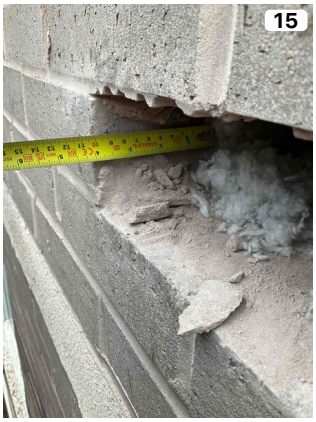

5


6

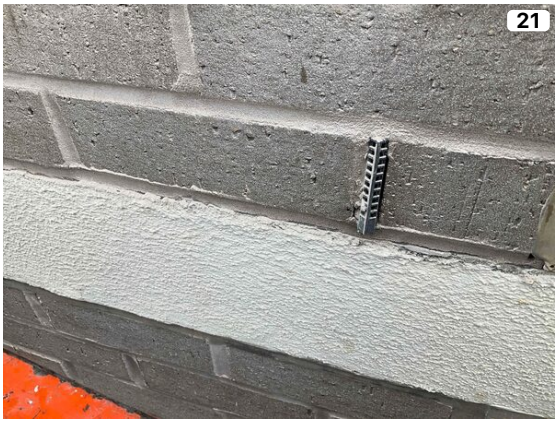

7


8

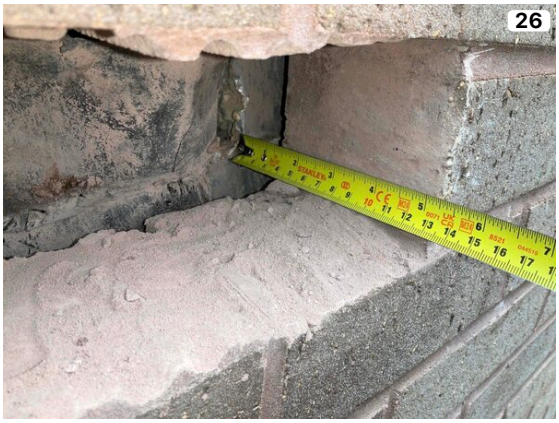
Photos Continued...

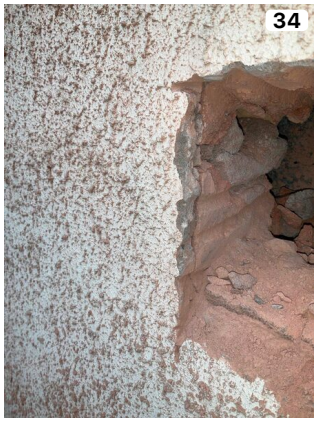


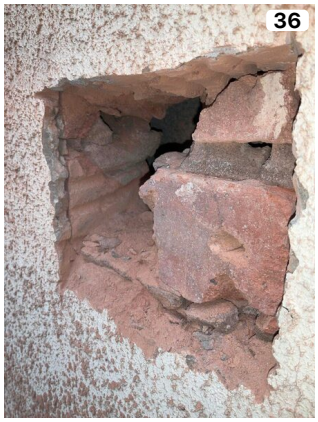
Photos Continued...



Photos Continued...

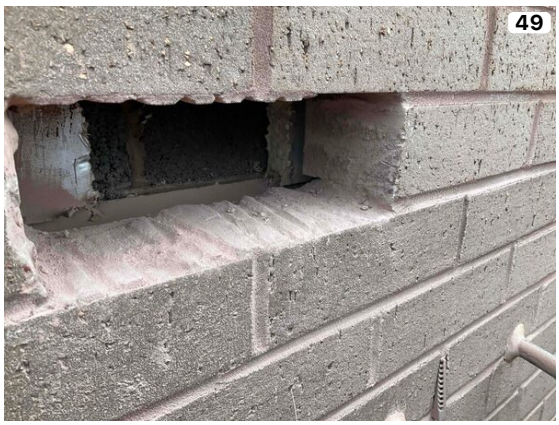


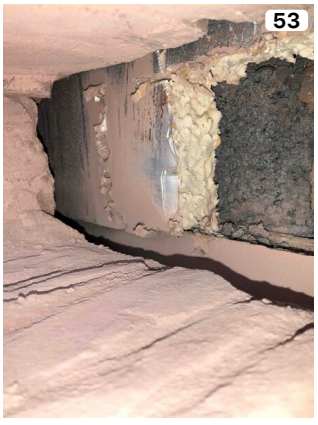




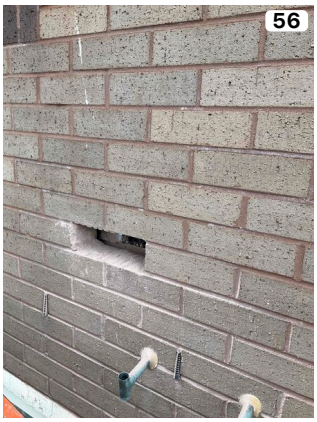
Photos Continued...

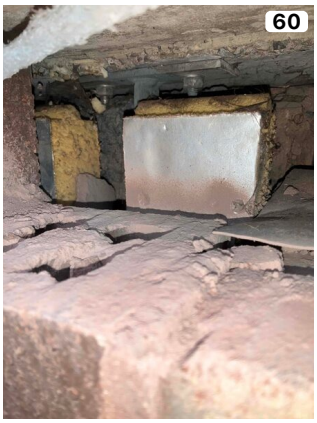
Photos Continued...

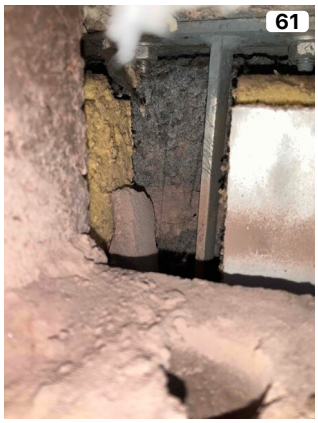




Photos Continued...







Photos Continued...


64


65


66


67


68


69


70


71

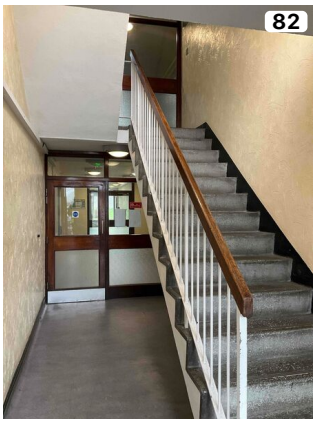

72


73


74

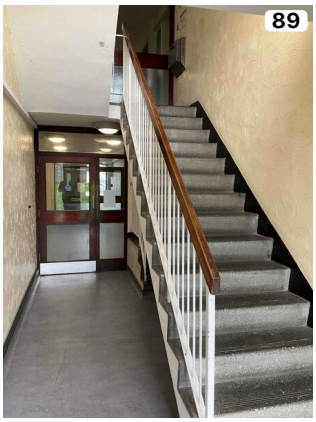

75

Photos Continued...



Photos Continued...

89

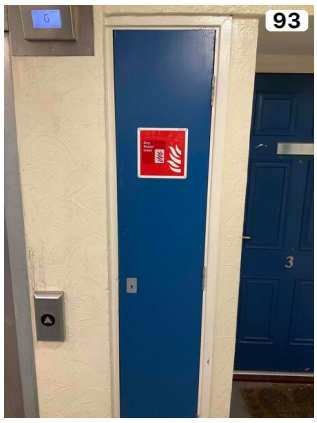


90

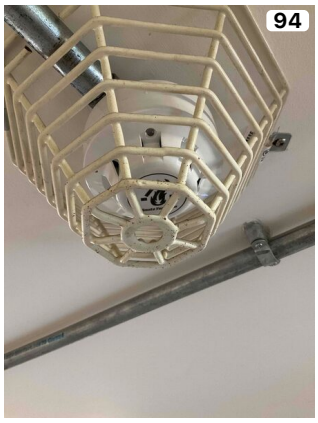
91

92

93



94



95

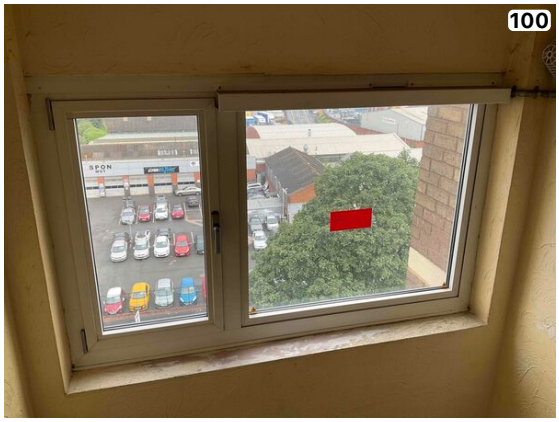
96

97

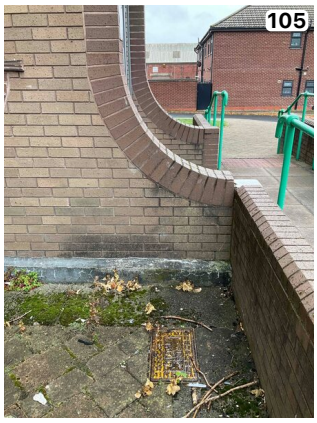
98

99

100



Photos Continued...



FIRNTEC

BUILDING COMPLIANCE

0345 646 1566 | info@firntec.com | www.firntec.com