



FIRNTEC
BUILDING COMPLIANCE

Unit 4a, Darklake View
Estover
Plymouth
PL6 7TL

Document Version 3
Survey Date 12/11/2024
Suggested Review Date 12/11/2029

EXTERNAL WALL SURVEY

BRAYBROOK HOUSE

Braybrook House
Moor Lane
West Brom
B70 7AU

This report must be retained on the premises for inspection by statutory authorities.
Management is responsible for actions required in this report and should brief all staff on the report's findings.

Enforcement Officers are requested to note that this document is designed to inform the Lessee Tenant Manager of the existing Fire Safety Arrangements and any Significant Findings. Issues relating to the control and management of fire safety management for fire safety measures can be found in in-house documents such as:

Fire Policy and Testing and Maintenance records

Table of Contents

Cover Page	1
Table of Contents	2
Summary	3
Abbreviation/ Term Definition	4
Terms of Reference	5
Asset Information	7
Aerial Perspective: Braybrook House Moor Lane West Brom B70 7AU	11
Elevations	12
Inspections	13
Inspection: IUG4VX	14
Inspection: 176J6Q	16
Inspection: 5ZB9BQ	18
Inspection: KK28CT	20
External Windows	23
External Window: Top, Mid, Side Hung Casements (JYQK7N)	24
External Window: Other (NVD9ZU)	25
External Doors	26
External Door: Single Leaf Entrance Doors (8WNS3P)	27
Plans & Elevations	28
Photos	32

Summary

External Wall Survey

Assessment and Certificate Reference

RB-NE7LIX

Assessed On, By

12/11/2024, Haydn Roberts, John Dunn

Recommended Review Date

12/11/2029

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

Braybrook House

Property Reference

RB-L5WYM6

Address

Braybrook House

Moor Lane

West Brom

B70 7AU

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 undertaken by the defined terms as described in Approved Document B:

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

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

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

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

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

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

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

Assumptions

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

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

Outcomes

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

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

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

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

Asset Information

Client Name

Sandwell Metropolitan Council

Responsible Person

Sandwell Metropolitan Council

Contact Details

0121 569 0162 - Lisa Ellis

Fire Alarm System

There is no BS5839 (Part 6 or Part 1) Fire detection/alarm system provided in the common areas of the building. The smoke detection provided is part of the smoke ventilation system and does not appear to be connected to a BS5839 type control panel.

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

No Portable Fire Fighting Equipment installed

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

A suppression system is installed within high risk areas such as the refuse/bin store

Fire Fighting Facilities

Dry Riser

Fire Fighting Facilities

Dry riser outlets were located on each floor within the firefighting lobby area, ensuring accessible water supply for

firefighting operations. This placement allows for efficient connection of firefighting hoses, providing vital water access to emergency services during fire incidents across all floor levels.

Access for fire-fighting vehicles

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

Fire Hydrant Location/ Water Supply

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

Secure Information Boxes

Secure information box (SIB) installed

Signage

Appropriate signage installed throughout premises

Property Type

Residential, Residential Purpose-built

Building Era / Age

Known Build Date

Known Build Date

1963

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

35

Flat Types

Single Storey

Structural Wall Material

Concrete / Brick

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

Concrete

Construction (Details)

Traditional concrete frame and brick construction

Exterior Cladding

FRAEW Completed on Exterior Cladding

Exterior Cladding (Details)

Brick - Aluminium sandwich panels

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

Approx number of Residents

Yes

70

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

Other

People with Reduced Mobility (Extended)

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

Lone Workers

None

Young Persons Employed in the Premises

None

Escapes & Exits

There are sufficient fire exits from the premises of suitable width and within acceptable travel distances. These will

allow all persons in the premises to evacuate safely in the event of fire. Emergency exits open outwards in escape direction.

Number Of Internal Escape Stairs

2

Number Of Final Exits

2

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger

Evacuation Chairs Installed

No

Stairwells Protected / Lobbied

Yes

Flat Doors Open Onto Stairs

No

Current Evacuation Strategy

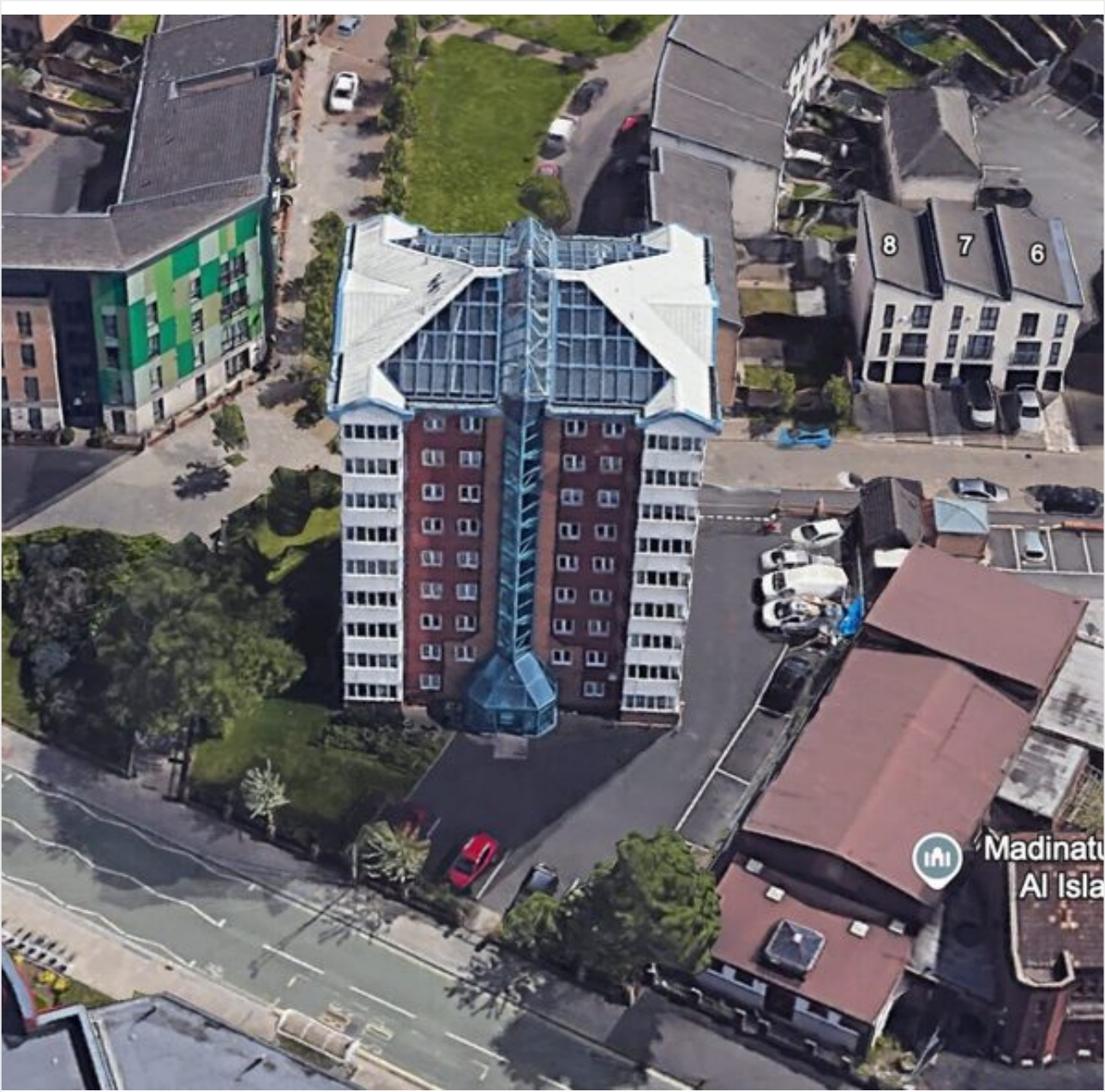
Stay Put

What is the recommended evacuation strategy for the property?

Stay Put

Aerial Perspective: Braybrook House Moor Lane West Brom B70 7AU

Aerial Perspective (picture sourced from Google Earth)



Elevations

Photo

Name



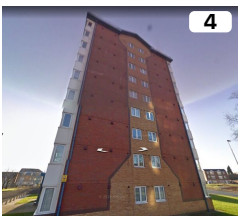
West Elevation (Front Entrance)



South Elevation



East Elevation



North Elevation

Inspections

Elevation Location

Inspection

Elements



Inspection: IUG4VX

West Elevation
Compartment Floor

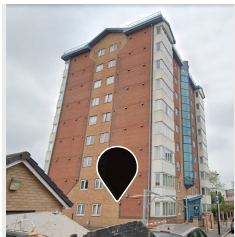
- Surface Finish (Aluminium panel with rockwool then a steel panel on the back)
- Insulation (Mineral Wool Insulation)
- Surface Finish (Sheet Metal)
- Cavity Support Frame (Timber Batten)



Inspection: 176J6Q

East Elevation
Compartment Floor

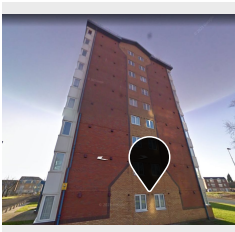
- Surface Finish (Aluminium panel rockwool steel panel)
- Insulation (Mineral Wool Insulation)
- Surface Finish (Sheet Metal)
- Cavity Support Frame (Timber Batten)



Inspection: 5ZB9BQ

South Elevation
Compartment Floor

- Surface Finish (Brickwork)
- Cavity
- Insulation (PIR Insulation)
- Inner Leaf (Blockwork)



Inspection: KK28CT

North Elevation
Vertical Junction

- Outer leaf
- Cavity
- Insulation (PIR Insulation)
- Inner Leaf (Blockwork)
- Other

Inspection: IUG4VX

Elevation • Location
West Elevation • Compartment Floor



Name/Summary

Sample Area 1

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	55mm	Aluminium panel with rockwool then a steel panel on the back	5, 6, 7, 8, 9	A1 - Non-Combustible
Aluminium panel Rockwool Steel panel Slab timber frame makeup to bottom of window cill There is an 8 mm gap behind the cladding panel to slab edge				
Insulation	50mm	Mineral Wool Insulation	7	A1 - Non-Combustible
Surface Finish		Sheet Metal	10	A1 - Non-Combustible
Cavity Support Frame		Timber Batten	11	D - Highly Combustible

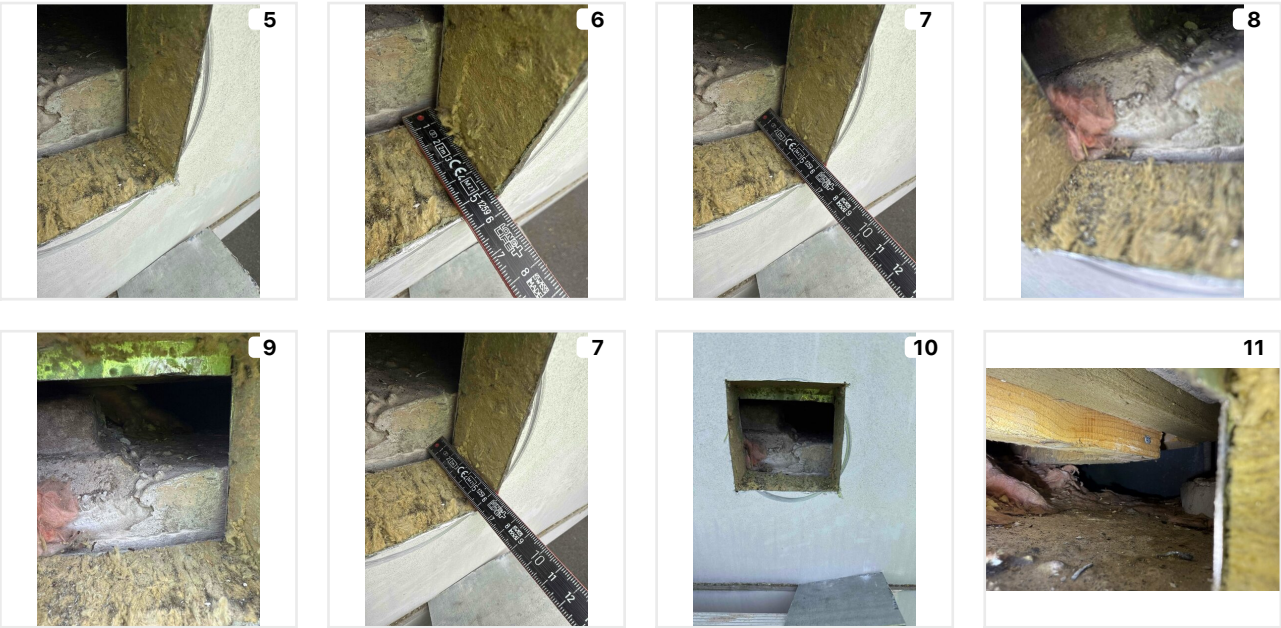
Cavity Barriers

None

Floor Slab

Backing Wall Sits On The Floor Slab

Build-up Photos



Inspection Photos



Inspection: 176J6Q

Elevation • Location
East Elevation • Compartment Floor



Name/Summary

Sample Area 2

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	2mm	Aluminium panel rockwool steel panel	13, 14, 15, 16, 17, 18, 19, 20, 21	A1 - Non-Combustible
Aluminium panel bonded to rockwool then a steel panel				
Slab to panel 23mm gap				
A steel beam above slab 80mm from timber to back of panel				
Insulation	50mm	Mineral Wool Insulation	13	A1 - Non-Combustible
Surface Finish	2mm	Sheet Metal	22	A1 - Non-Combustible
Cavity Support Frame		Timber Batten	22	D - Highly Combustible

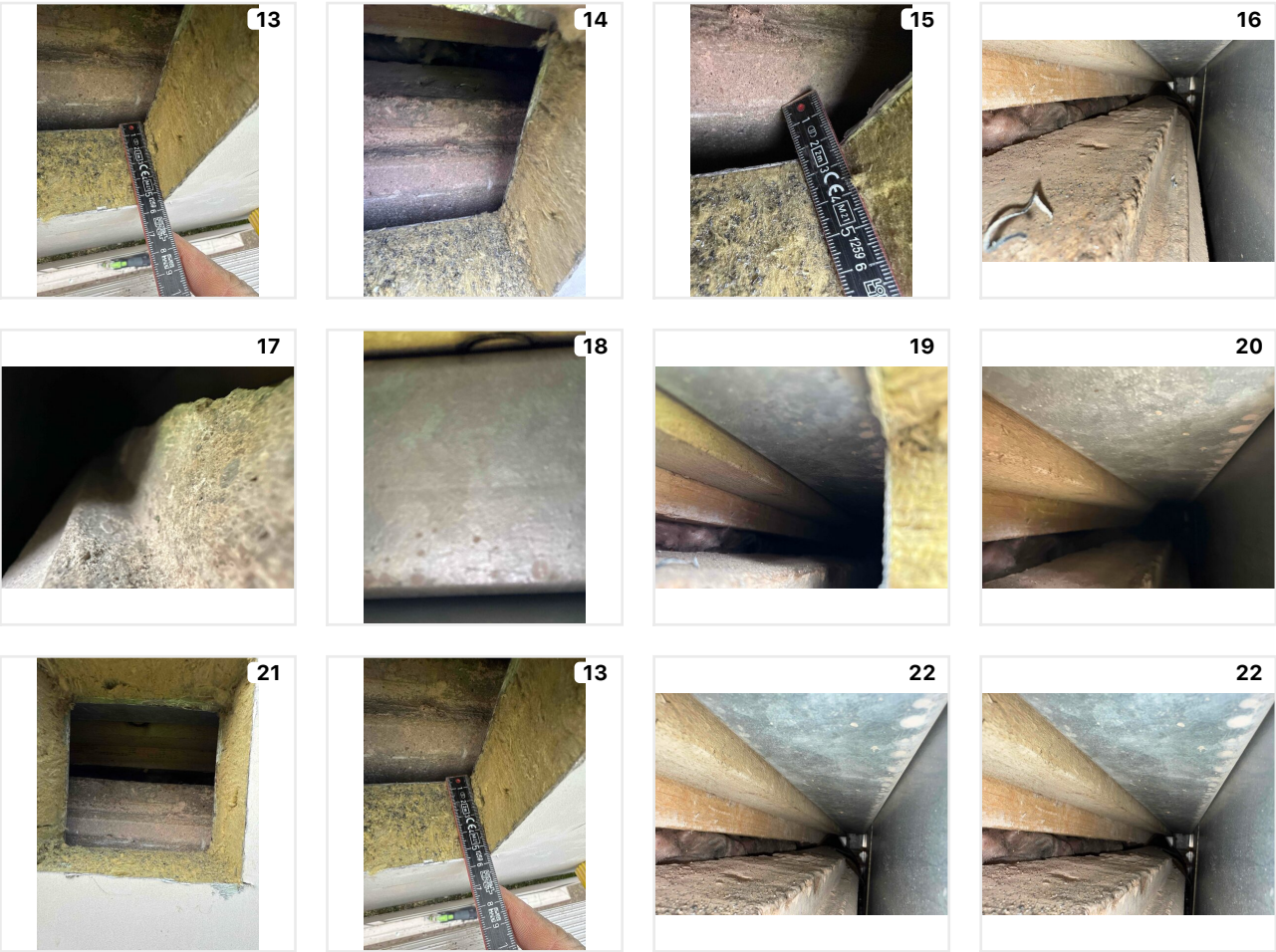
Cavity Barriers

None

Floor Slab

Backing Wall Sits On The Floor Slab

Build-up Photos



Inspection Photos



Inspection: 5ZB9BQ

Elevation • Location
South Elevation • Compartment Floor



Name/Summary

Sample Area 3

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	100mm	Brickwork	25	A1 - Non-Combustible
Cavity	170mm		26, 27	
Insulation	100mm	PIR Insulation Material Brand: Kingspan	28, 29	C - Combustible
Inner Leaf	100mm	Blockwork	30	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Loose fill mineral wool at slab	31, 32

Floor Slab

Backing Wall Sits On The Floor Slab

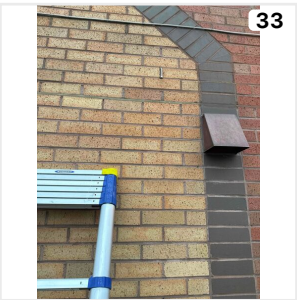
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: KK28CT

Elevation • Location
North Elevation • Vertical Junction



Name/Summary

Sample Area 4

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
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Outer leaf	100mm		34, 35	A1 - Non-Combustible
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Brick

Cavity	180mm		36, 37	
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Insulation	100mm	PIR Insulation Material Brand: Kingspan	38, 39, 40	C - Combustible
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Inner Leaf	100mm	Blockwork	41, 42	A1 - Non-Combustible
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Other			43, 44	A1 - Non-Combustible
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Steel column in cavity with pir covering the steel

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
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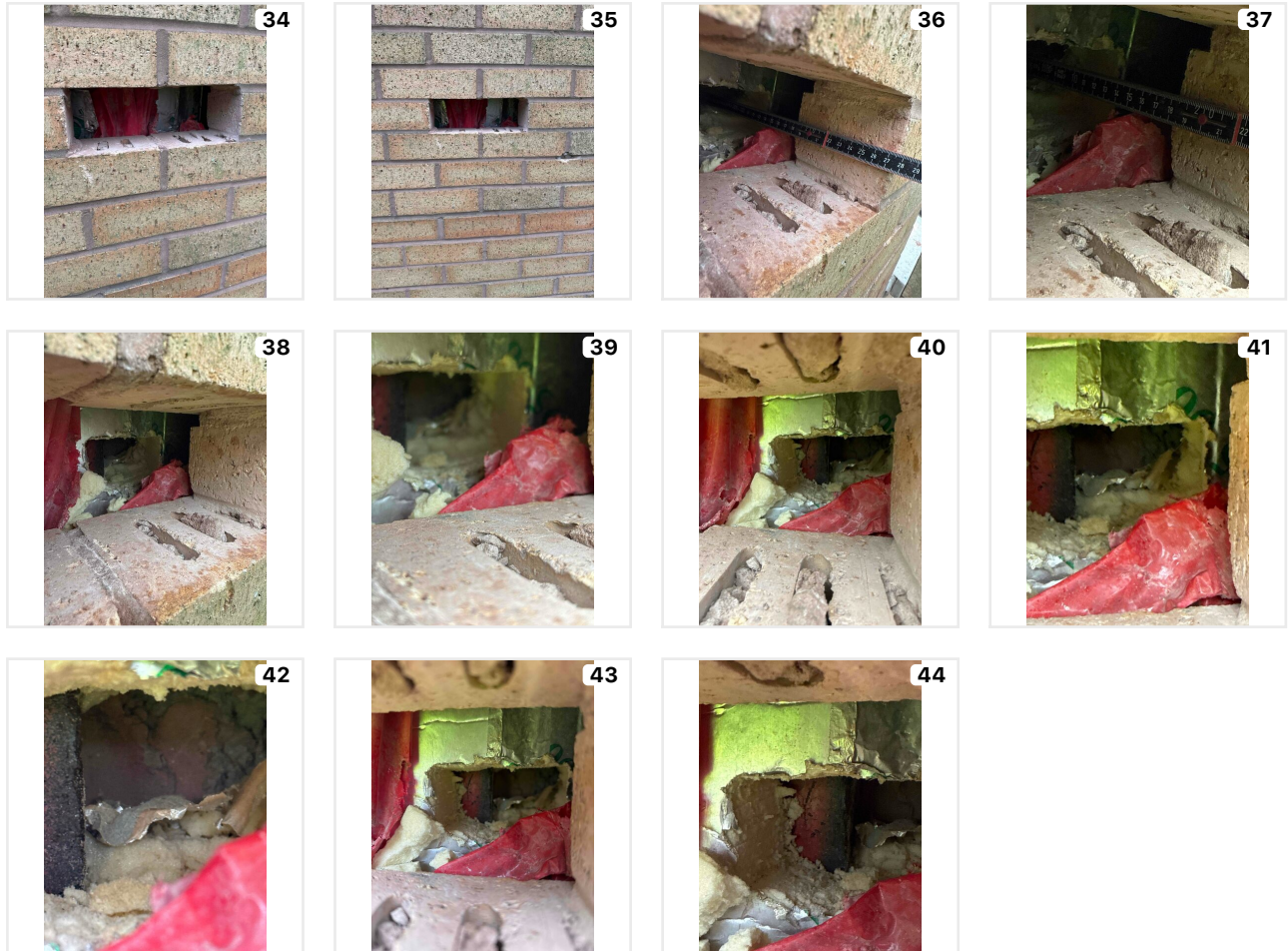
Vertical Cavity Barrier	Cavity Sock	45, 46, 47, 48, 49, 50, 51
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Cavity sock is on top of PIR and to back of brickwork but there is no mineral wool inside this section of vertical barrier also window jam see pic

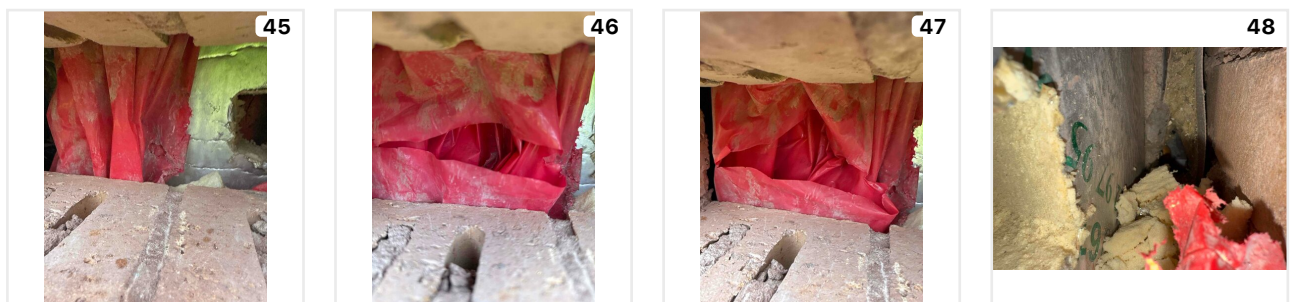
Floor Slab

Reinforced concrete

Build-up Photos



Cavity Barrier Photos





Inspection Photos



External Windows

Photo

External Window



Top, Mid, Side Hung Casements (JYQK7N)



Other (NVD9ZU)

External Window: Top, Mid, Side Hung Casements

External Window Reference
JYQK7N

Details

Surface Material

uPVC

Frame Material

uPVC

Infill / Panel Material

Toughened Glass

Photos



External Window: Other

External Window Reference
NVD9ZU

Details

Surface Material

Aluminium

Infill / Panel Material

Toughened Glass

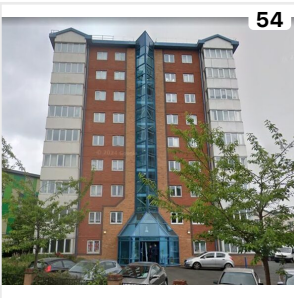
Frame Material

Aluminium

Details

Glazing curtain wall

Photos



External Doors

Photo

External Door



Single Leaf Entrance Doors (8WNS3P)

External Door: Single Leaf Entrance Doors

External Door Reference
8WNS3P

Details

Surface Material

Timber

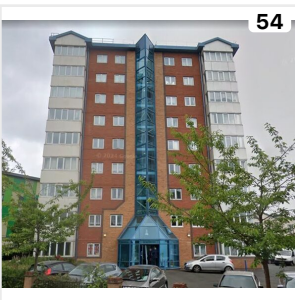
Frame Material

Timber

Infill / Panel Material

Toughened Glass

Photos



Plan: West Elevation



Plan: South Elevation



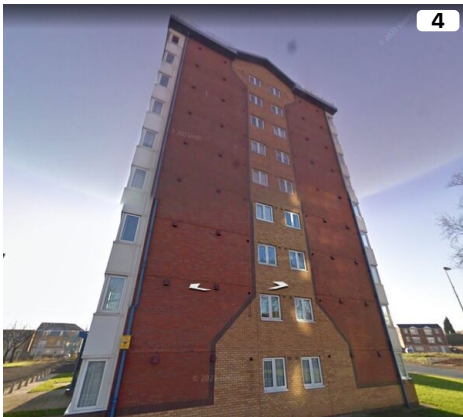
Plan: East Elevation



Plan: North Elevation



Photos



Photos Continued...



12



13



14



15



16



17



18



19

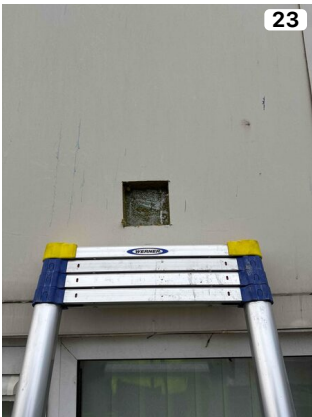


20



21

Photos Continued...



Photos Continued...



Photos Continued...





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