



FIRNTEC
BUILDING COMPLIANCE

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

Document Version 1

Survey Date 29/05/2025

Suggested Review Date 29/05/2030

FIRE RISK APPRAISAL EXTERNAL WALLS

FARLEY STREET

West Brom
DY4 7LA



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Summary

Fire Risk Appraisal External Walls

Assessment and Certificate Reference

RB-8RWYBZ

Assessed On, By

29/05/2025, Tom Barry CFPA-E Dip TC, TIFireE,
MIFSM, AMIFPO, CFRAR

Approved / Validated On, By

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

Recommended Review Date

29/05/2030

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

Farley Street

Address

West Brom
DY4 7LA

Property Reference

RB-2JDJSF

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 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
Fire Risk Assessment (07/02/2025) Sandwell Fire Risk Assessment	Received

Executive Summary

External Wall Systems and Attachments on the Building

12 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.

4 Items	Effect	Risk
Wall Construction Masonry (RSG3B7)	Positive	Low
Wall Construction Render (WGLHTL)	Positive	Low
Attachment Cantilever Balcony (NIVRBS)	Positive	Low
External Window Top, Mid, Side Hung Casements (1SRIF4)	Neutral	Medium

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 **P1XGAP** which includes wall construction **RSG3B7**.

Conclusion: The external surface is masonry brickwork. This 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.

Beyond the brickwork is a cavity ahead of the insulating layer. In most sample areas, the cavity between masonry leaves was observed to be clear, containing no insulation. In 1 sample location, the thermal insulation was identified to be a blown wool insulation, which is considered to be non-combustible and would restrict the spread of smoke/fire within the cavity in the event of a fire. The presence of wool insulation is considered to have a positive impact in accordance with the recommendations of PAS 9980:2022.

The insulation was not mechanically secured to the inner leaf block substrate. The inner leaf blockwork prevents the same fire behaviour as the outer leaf.

Due to the external wall construction (double skin masonry), cavity barriers are not typically required in line with compartment walls and floors; however, existing mineral wool insulation will act as a barrier within the cavity.

Around aperture openings, cavity barriers were identified, but the windows were viewed to close the cavity to assist in preventing the free flow of air within the cavity. Window frames are constructed via aluminium and will provide a degree of fire resistance in the early stages of a fire.

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.

It is accepted that the brickwork wall type begins at ground floor, however, the external facing construction provided is non-combustible as well as the insulation; therefore, the risk of external fire spread is sufficiently low that no remedial works are recommended.

It is accepted that the property height is considered to have a negative impact in accordance with PAS 9980:2022, however, multiple staircases are provided from all floors to aid relevant persons with a safe and quick escape. All materials installed as part of this facade configuration are non-combustible; therefore, the risk of external fire spread is considered to be low.

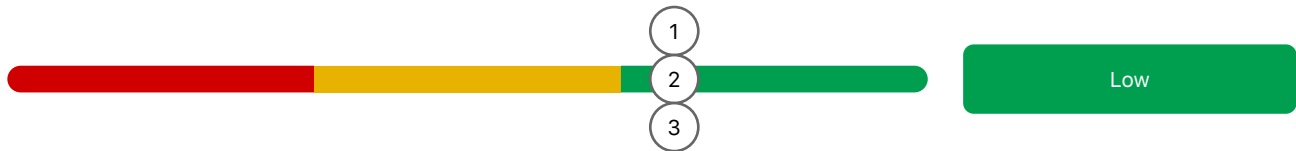
The majority of the fire safety features provided to the block are in line with expectations for a general needs block of this size. The property operates a stay put policy and the existing fire safety provisions within the block would appear to support that.

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

circumstances at the building in question; and/or

- a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.
- b) 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.
- c) 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 there is no requirement for remediation within this wall type.



Risk Factor Analysis 2

This analysis looks at façade configuration **QJP4U9** which includes wall construction **WGLHTL**.

Conclusion: Silicon render (9mm) has been adhesively applied to a dash coat, which has been installed onto a render mesh. The render mesh is adhesively applied onto the mineral wool insulation (90mm). The mineral wool insulation appears to be mechanically fixed to the concrete substrate.

The silicon render system has a fire classification of Class A2 when tested in accordance with EN13501-1, as stated by the provided FRA, and was installed during the refurbishment of the property in 2009. The render was found to be in good condition, with no obvious signs of damage.

Beyond the render, thermal insulation is provided. The thermal insulation was identified to be mineral wool insulation (90mm), which is non-combustible and would restrict the spread of smoke/fire within the cavity in the event of a fire. The presence of mineral wool insulation is considered to have a positive impact in accordance with the recommendations of PAS 9980:2022.

Concrete is inherently resistant to fire and does not ignite, burn, or contribute fuel to a fire, making it excellent for containing flames and preventing fire spread.

During a fire, masonry 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 concrete 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.

Around aperture openings, cavity barriers were identified, but the windows were viewed to close the cavity to assist in preventing the free flow of air within the cavity. Window frames are constructed of aluminium and will provide a degree of fire resistance in the early stages of a fire.

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.

It is accepted that the render wall type begins at first floor level and extends to the full height of the property; however, the external facing construction provided is non-combustible as well as the insulation provided; therefore, the risk posed is sufficiently low that no remedial works are recommended.

It is accepted that the property height is considered to have a negative impact in accordance with PAS 9980:2022, however, multiple staircases are provided from all floors to aid relevant persons with a safe and quick escape. All materials installed as part of this facade configuration are non-combustible; therefore, the risk of external fire spread is considered to be low.

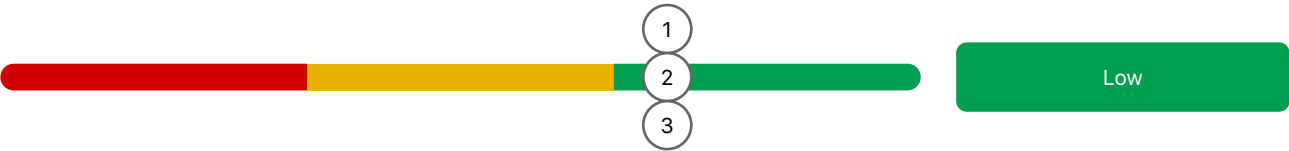
The majority of the fire safety features provided to the block are in line with expectations for a general needs block of this size. The property operates a stay put policy, and the existing fire safety provisions within the block would appear to support that.

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

circumstances at the building in question; and/or

- a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.
- b) 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.
- c) 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 there is no requirement for remediation within this wall type.



Overall Building Risk Rating



Our professional opinion is that overall this Building represents a Positive 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

Photo Ref. 1, 2, 3, 4, 5, 6, 7

F.3 Escape Route Design

Access to more than one staircase for escape

Positive

Photo Ref. 8, 9, 10, 11, 12, 13, 14, 15, 16

F.4 Compartmentation

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

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

Photo Ref. 17, 18

Neutral

F.7 Fire Suppression

Client details state suppression system is present within the refuse room.

Neutral

F.8 - Firefighting Facilities

Good access for firefighting vehicles

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

Positive

F.9 Rising Mains

Suitable rising main present

Photo Ref. 19, 20, 21

Neutral

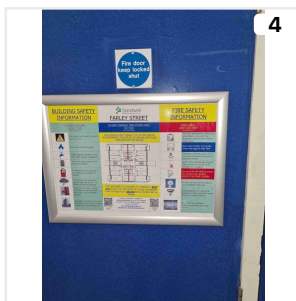
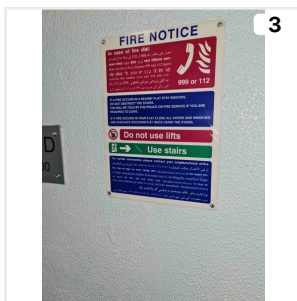
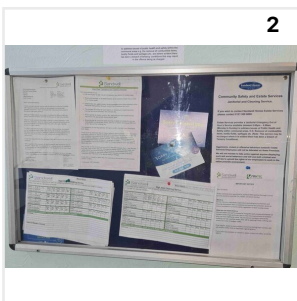
F.10 Lifts Used By Firefighters

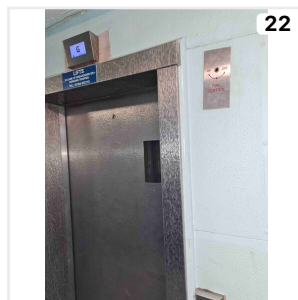
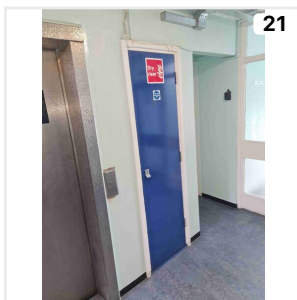
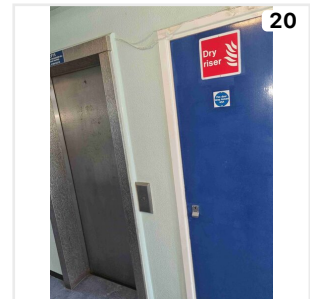
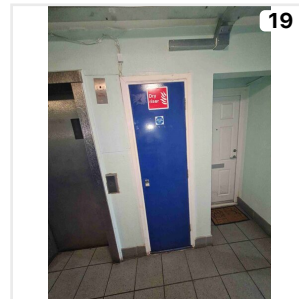
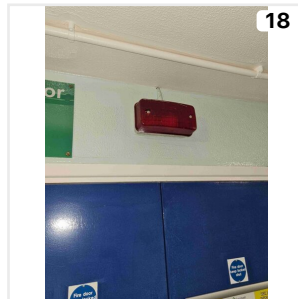
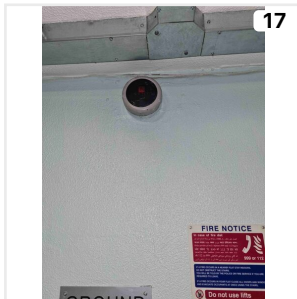
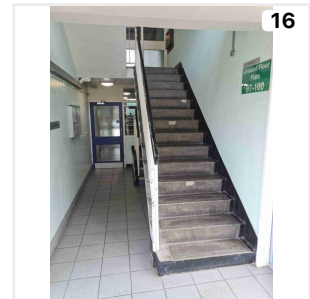
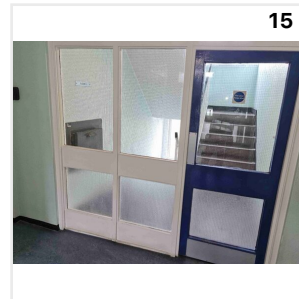
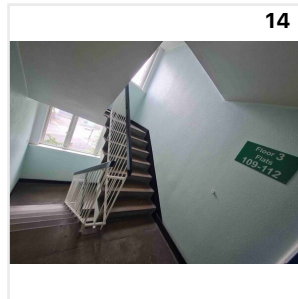
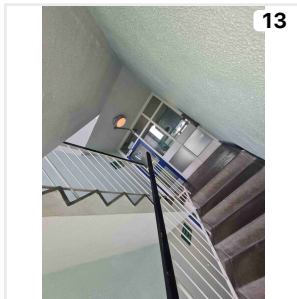
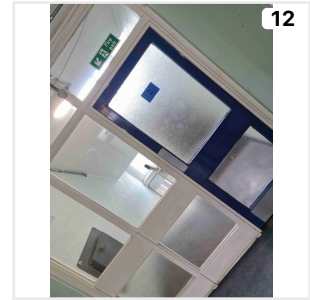
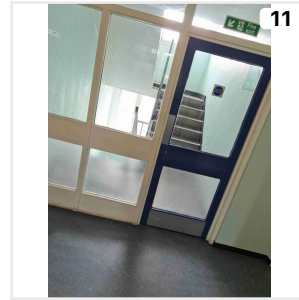
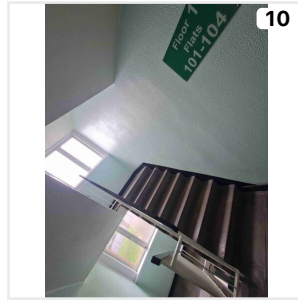
Suitable firefighting lift present

Photo Ref. 22

Neutral

Photos





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	360 Seconds	6 Minutes
Arrival Protocol And Entry Preparation Time	180 Seconds	3 Minutes
Firefighting Travel In Firefighting Lift	60 Seconds	1 Minute
Firefighter Travel Walking Up Two Flights Of Stairs To Fire Floor (75 Seconds)	75 Seconds	1 Minute 15 Seconds
Total Time	935 Seconds	15 Minutes 35 Seconds

Nearest Fire Station

Tipton Fire Station, 1.4 miles, approx 6 minute travel time in normal traffic conditions

Wall Constructions

Wall Construction	Build-up
Masonry (RSG3B7)	• External Surface Material (Brickwork) • Cavity • Inner Leaf (Concrete wall)
Render (WGLHTL)	• External Surface Material (Sto render) • Insulation (Mineral wool) • Inner Leaf (Concrete wall)

Wall Construction: Masonry

Construction Reference
RSG3B7

This wall construction was identified by wall inspections RWIUUY, DBVDPY, KV62FW, and BKN2AC. The build-up, cavity barrier, and floor slab information is taken directly from inspection RWIUUY. See the Inspections section of this report for full inspection details.

Construction	Effect	Risk
Masonry (RSG3B7)	Positive	Low

Build-Up

3 Elements	Thickness/Depth	Material	Rating (BS EN13501)
External Surface Material	100mm	Brickwork	A1 - Non-Combustible
Cavity	20mm		
Inner Leaf		Concrete wall	A1 - Non-Combustible

Cavity Barriers

None

Fire Performance

K.1 General

Materials with a calorific value (gross heat of combustion) of ≤ 3 MJ/kg	Positive
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K.2 External Surfaces

Class A1

Positive

K.3 Facings/Cladding Panels

Low HRR

Positive

K.4 Panel Construction

Not Applicable

K.5 Cavities

Facings into the cavity at least Class A2

Positive

K.6 Insulation

Class A1/A2 - Identified in 1 sample location.

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

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
WGLHTL

This wall construction was identified by wall inspections UTRCFT, JBUWJN, and CEHK1Z. The build-up, cavity barrier, and floor slab information is taken directly from inspection UTRCFT. See the Inspections section of this report for full inspection details.

Construction

Effect

Risk

Render (WGLHTL)

Positive

Low

Build-Up

3 Elements

Thickness/Depth

Material

Rating (BS EN13501)

External Surface
Material

9mm

Sto render

A2 - Limited
Combustibility

Insulation

90mm

Mineral wool

A1 - Non-Combustible

Inner Leaf

Concrete wall

A1 - Non-Combustible

Cavity Barriers

None

Fire Performance

K.1 General

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

Positive

K.2 External Surfaces

Class A2

Positive

K.3 Facings/Cladding Panels

Low HRR

Positive

K.4 Panel Construction

Not Applicable

K.5 Cavities

Facings into the cavity at least Class A2

Positive

K.6 Insulation

Mineral 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

Façade Configuration: P1XGAP

Items in Façade

3 Items	Effect	Risk
Wall Construction Masonry (RSG3B7)	Positive	Low
Attachment Cantilever Balcony (NIVRBS)	Positive	Low
External Window Top, Mid, Side Hung Casements (1SRIF4)	Neutral	Medium

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

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

N.4 Cavities & Openings

Continuous vertically running cavity with cavity barriers or fire stops as appropriate	Positive
--	----------

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

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

Positive

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.

No combustible materials.

Positive

N.11 Attachments

Non-combustible balconies.

Neutral

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 external surface is masonry brickwork. This 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.

Beyond the brickwork is a cavity ahead of the insulating layer. In most sample areas, the cavity between masonry leaves was observed to be clear, containing no insulation. In 1 sample location, the thermal insulation was identified to be a blown wool insulation, which is considered to be non-combustible and would restrict the spread of smoke/fire within the cavity in the event of a fire. The presence of wool insulation is considered to have a positive impact in accordance with the recommendations of PAS 9980:2022.

The insulation was not mechanically secured to the inner leaf block substrate. The inner leaf blockwork prevents the same fire behaviour as the outer leaf.

Due to the external wall construction (double skin masonry), cavity barriers are not typically required in line with compartment walls and floors; however, existing mineral wool insulation will act as a barrier within the cavity.

Around aperture openings, cavity barriers were identified, but the windows were viewed to close the cavity to assist in preventing the free flow of air within the cavity. Window frames are constructed via aluminium and will provide a degree of fire resistance in the early stages of a fire.

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.

It is accepted that the brickwork wall type begins at ground floor, however, the external facing construction provided is non-combustible as well as the insulation; therefore, the risk of external fire spread is sufficiently low that no remedial works are recommended.

It is accepted that the property height is considered to have a negative impact in accordance with PAS 9980:2022, however, multiple staircases are provided from all floors to aid relevant persons with a safe and quick escape. All materials installed as part of this facade configuration are non-combustible; therefore, the risk of external fire spread is considered to be low.

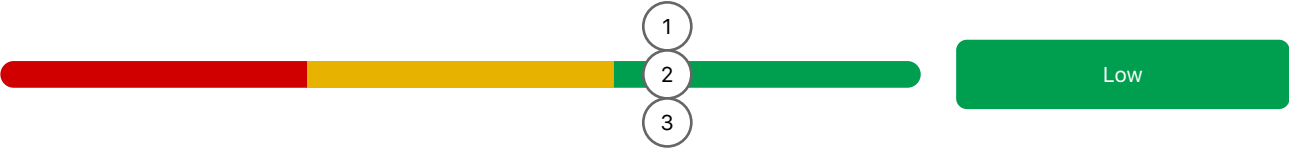
The majority of the fire safety features provided to the block are in line with expectations for a general needs block of this size. The property operates a stay put policy and the existing fire safety provisions within the block would appear to support that.

In the event of a fire, fire spread is likely to be at a rate within expectations for a building of this height, given the circumstances at the building in question; and/or

- a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.
- b) 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.

c) 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 there is no requirement for remediation within this wall type.



Façade Configuration: QJP4U9

Items in Façade

3 Items	Effect	Risk
Wall Construction Render (WGLHTL)	Positive	Low
Attachment Cantilever Balcony (NIVRBS)	Positive	Low
External Window Top, Mid, Side Hung Casements (1SRIF4)	Neutral	Medium

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

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

N.4 Cavities & Openings

Continuous vertically running cavity with cavity barriers or fire stops as appropriate	Positive
--	----------

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

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

Positive

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

Remote from windows and openings, such that fire and smoke spread into the escape routes to give rise to untenable conditions is not possible.

No combustible elements.

Positive

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: Silicon render (9mm) has been adhesively applied to a dash coat, which has been installed onto a render mesh. The render mesh is adhesively applied onto the mineral wool insulation (90mm). The mineral wool insulation appears to be mechanically fixed to the concrete substrate.

The silicon render system has a fire classification of Class A2 when tested in accordance with EN13501-1, as stated by the provided FRA, and was installed during the refurbishment of the property in 2009. The render was found to be in good condition, with no obvious signs of damage.

Beyond the render, thermal insulation is provided. The thermal insulation was identified to be mineral wool insulation (90mm), which is non-combustible and would restrict the spread of smoke/fire within the cavity in the event of a fire. The presence of mineral wool insulation is considered to have a positive impact in accordance with the recommendations of PAS 9980:2022.

Concrete is inherently resistant to fire and does not ignite, burn, or contribute fuel to a fire, making it excellent for containing flames and preventing fire spread.

During a fire, masonry 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 concrete 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.

Around aperture openings, cavity barriers were identified, but the windows were viewed to close the cavity to assist in preventing the free flow of air within the cavity. Window frames are constructed of aluminium and will provide a degree of fire resistance in the early stages of a fire.

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.

It is accepted that the render wall type begins at first floor level and extends to the full height of the property; however, the external facing construction provided is non-combustible as well as the insulation provided; therefore, the risk posed is sufficiently low that no remedial works are recommended.

It is accepted that the property height is considered to have a negative impact in accordance with PAS 9980:2022, however, multiple staircases are provided from all floors to aid relevant persons with a safe and quick escape. All materials installed as part of this facade configuration are non-combustible; therefore, the risk of external fire spread is considered to be low.

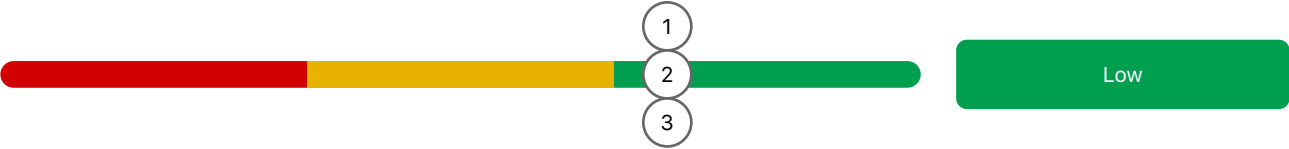
The majority of the fire safety features provided to the block are in line with expectations for a general needs block of this size. The property operates a stay put policy, and the existing fire safety provisions within the block would appear to support that.

In the event of a fire, fire spread is likely to be at a rate within expectations for a building of this height, given the circumstances at the building in question; and/or

- a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.
- b) 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.

c) 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 there is no requirement for remediation within this wall type.



APPENDIX

Asset Information

Client Name

Sandwell Metropolitan Council

Client Address

Sandwell Council House, Freeth St, Oldbury B69 3DE

Responsible Person

Sandwell Metropolitan Council

Fire Alarm System

Detection and alarm system installed in accordance with BS 5839 Part 6: 2019. British Standard that provides guidance and recommendations for the design, installation, commissioning, and maintenance of fire detection and fire alarm systems in domestic premises.

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 current and previous fire risk assessment, smoke alarms within resident's flats are installed to a combination of LD2 & LD3 standard.

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

There is a CO2 fire extinguisher within the lift motor room.

Smoke Control

Natural smoke control

Smoke Control

Automatic opening vents are installed to the rear stairwell on the 7th floor only. Louvre vents provide natural ventilation to all landings of the front staircase.

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

A deluge system is provided to the 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

Good access for firefighting vehicles

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

Fire Hydrant Location/ Water Supply

Public fire hydrant are available. There is a fire hydrant adjacent to the front main entrance. Location is highlighted 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

Apartment Block

Building Era / Age

Assumed 1950 - 1979

Guidance Applicable At Time Of Construction

Building Regulations 1965

Building Height

Overall Building Height Approximately 24m

Highest Occupied Floor Level 21m

(calculated at 3m per floor as per PAS 9980-2022 section 3.1.22)

Number of Storeys (Ground and above)

8

Number of Flats

32

Flat Types

Single Storey

Structural Wall Material

Concrete / Brick

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

Concrete

Residents

Yes

Approx number of Residents

64

Residents (Extended)

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

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

Current Evacuation Strategy

Stay Put

Current Evacuation Strategy for the property considered appropriate?

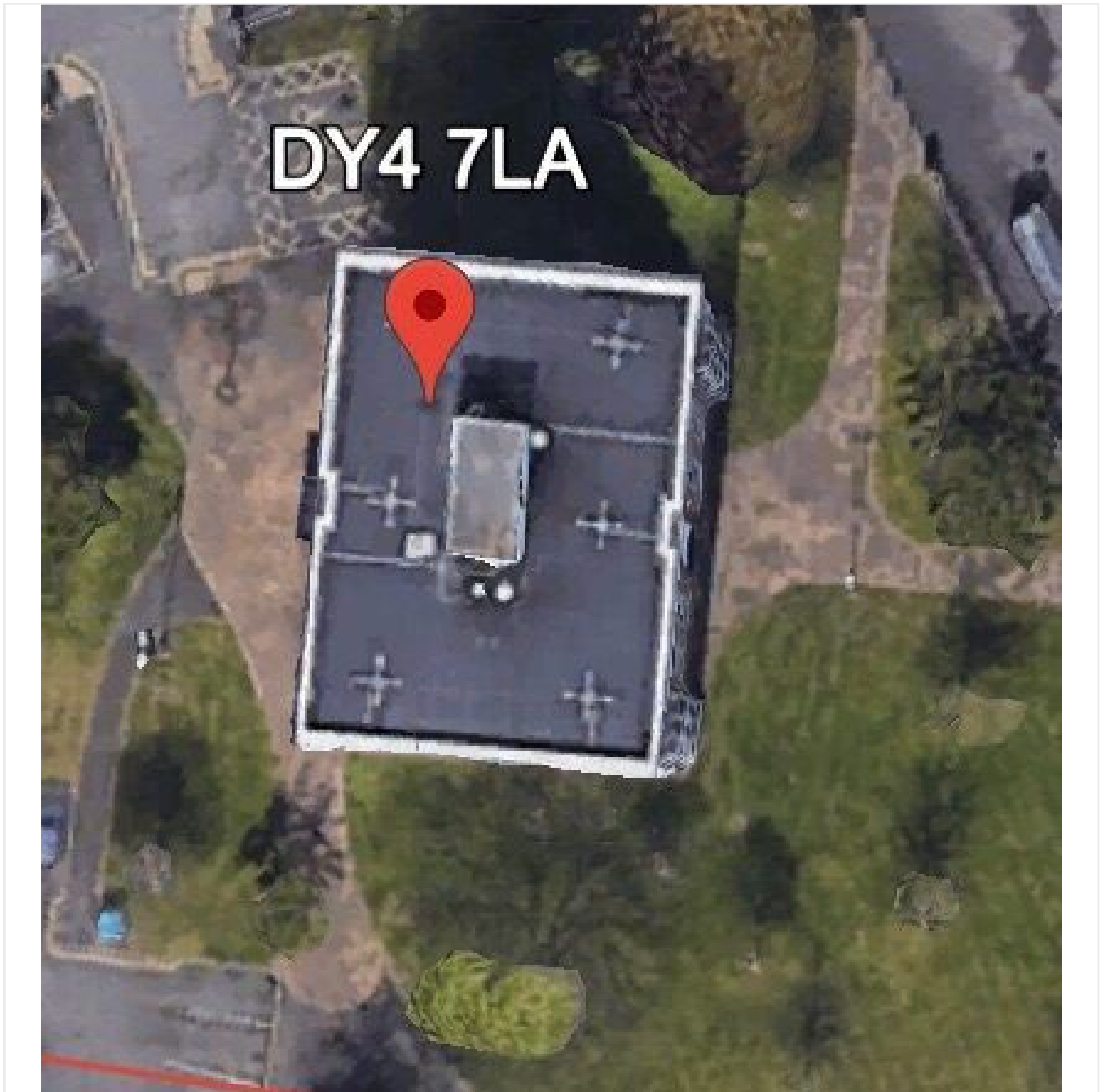
Yes

What is the recommended evacuation strategy for the property?

Stay Put

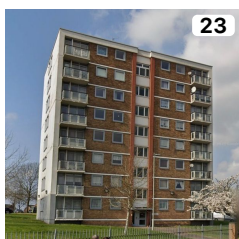
Aerial Perspective: Aerial Image

Image sourced from Google Earth



Elevations

Photo	Name	No. of Storeys
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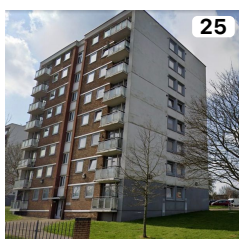
NORTH

8 Storeys



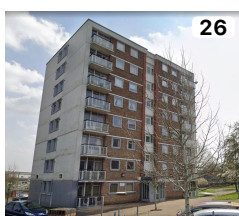
SOUTH

8 Storeys



EAST

8 Storeys



WEST

8 Storeys

Inspections

Elevation Location

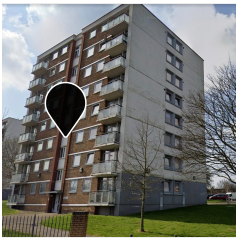
Inspection

Elements



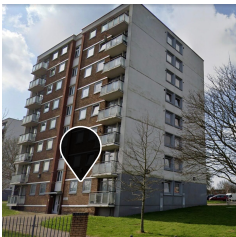
Inspection: PWFYZX
Wall Inspection
Compartment Floor Junction

No elements identified



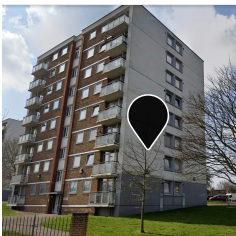
Inspection: W82XJC
Wall Inspection
Compartment Floor Junction

No elements identified



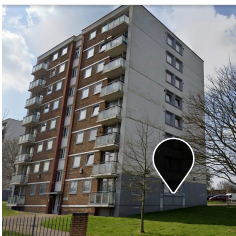
Inspection: BKN2AC
Wall Inspection
Aperture Opening

- External Surface Material (Brickwork)
- Cavity
- Inner Leaf (Block work)



Inspection: UTRCFT
Wall Inspection
Compartment Floor Junction

- External Surface Material (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)



Inspection: JBUWJN
Wall Inspection
Aperture Opening

- External Surface Material (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)

Elevation Location**Inspection****Elements****Inspection: CEHK1Z**

Wall Inspection
Compartment Floor Junction

- External Surface Material (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)

**Inspection: DBVDPY**

Wall Inspection
Compartment Floor Junction and window

- External Surface Material (Brickwork)
- Insulation (Blown in insulation)
- Inner Leaf (Block)

**Inspection: RWIUUY**

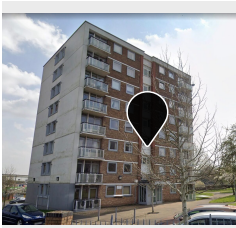
Wall Inspection
Compartment Wall Junction

- External Surface Material (Brickwork)
- Cavity
- Inner Leaf (Concrete wall)

**Inspection: KV62FW**

Wall Inspection
Compartment Wall Junction

- External Surface Material (Brickwork)
- Cavity
- Inner Leaf (Concrete wall)

**Inspection: LFTD6A**

Wall Inspection
Compartment Floor Junction

- External Surface Material (Block render)
- Cavity
- Inner Leaf (Blockwork)

**Inspection: K7M6T7**

Wall Inspection
Compartment Floor and Wall Junction
Interface

- External Surface Material (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)

Elevation Location**Inspection****Elements****Inspection: 6Q2RB2**

Wall Inspection

Aperture Opening

- External Surface Material (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)

Inspection: PWFYZX

Elevation • Location
Wall Inspection • Compartment Floor Junction



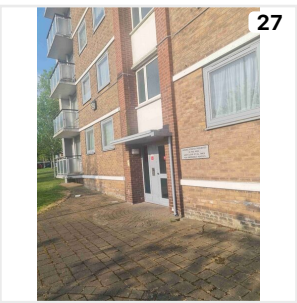
Name/Summary

Infill panel

Description

Unable to access, mewt cannot drive on grass and wheels will be on grass. Unable to use ladder due to ledge

Inspection Photos



Inspection: W82XJC

Elevation • Location
Wall Inspection • Compartment Floor Junction



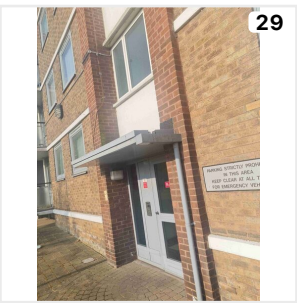
Name/Summary

Infill panel

Description

Unable to access, mewt cannot drive on grass and wheels will be on grass. Unable to use ladder due to ledge

Inspection Photos



Inspection: BKN2AC

Elevation • Location
Wall Inspection • Aperture Opening



Name/Summary

Masonry

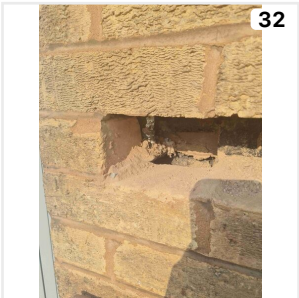
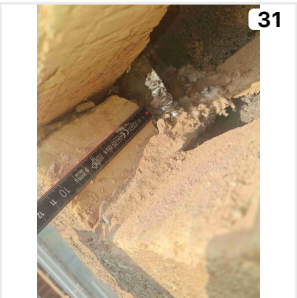
Description

Location dropped down due to mewt access. Ladders used

Build-Up

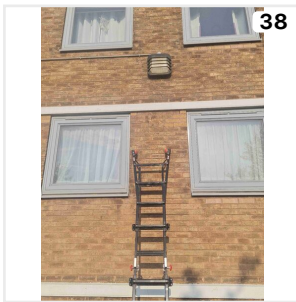
3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	100mm	Brickwork	31, 32	A1 - Non-Combustible
Cavity	80mm		33, 34, 35	
Inner Leaf		Block work	36, 37	A1 - Non-Combustible

Build-up Photos





Inspection Photos



Inspection: UTRCFT

Elevation • Location
Wall Inspection • Compartment Floor Junction



Name/Summary

Render

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

The Engineer will be looking to determine the:

- a) External Leaf (Identify the material and Euroclass)
- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
- d) Sheathing Board (the presence of any Sheathing Board)
- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

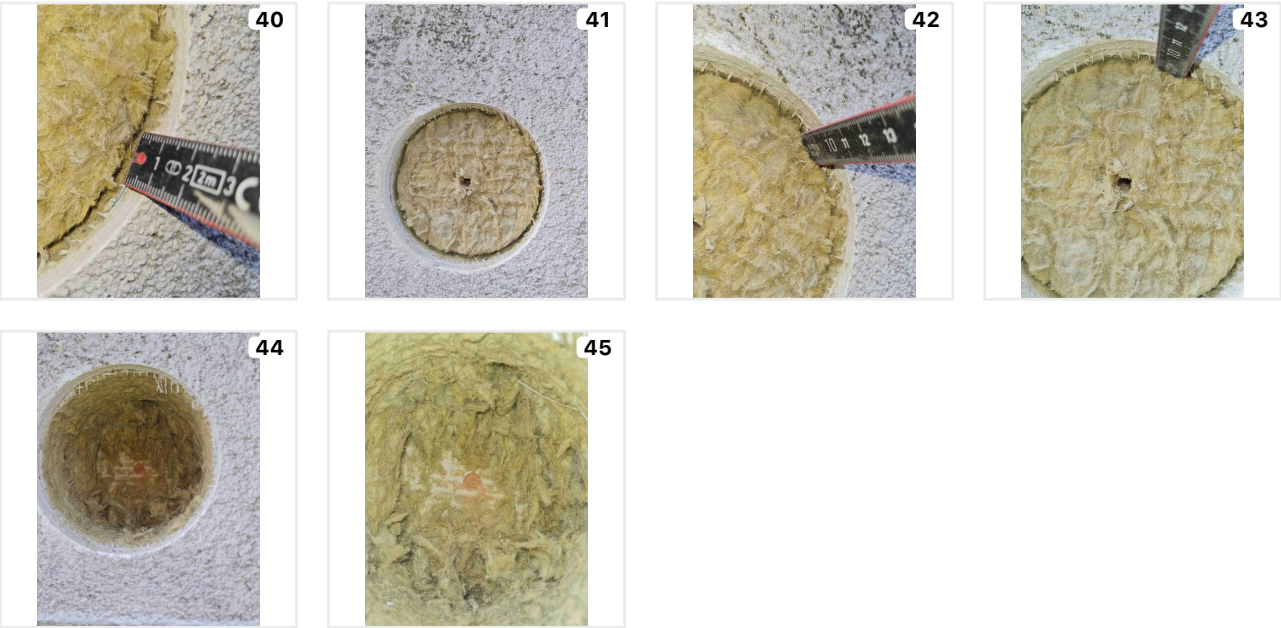
The external inspection is undertaken by either using an approximate 25mm – 150mm bore in a discreet location or the removal of the external surface material. The engineer will then gather the external walls construction from external to internal.

The materials are then measured and observed in there construction along with photographic evidence. Upon completion the removed material is placed back into the opening and sealed to a fire safe condition but will not conduct any decorative repairs.

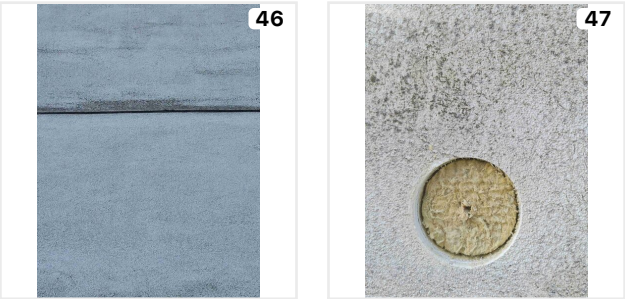
Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	9mm	Sto render	40, 41	A2 - Limited Combustibility
Insulation	90mm	Mineral wool	42, 43	A1 - Non-Combustible
Inner Leaf		Concrete wall	44, 45	A1 - Non-Combustible

Build-up Photos



Inspection Photos



Inspection: JBUWJN

Elevation • Location
Wall Inspection • Aperture Opening



Name/Summary

Render

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

The Engineer will be looking to determine the:

- a) External Leaf (Identify the material and Euroclass)
- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
- d) Sheathing Board (the presence of any Sheathing Board)
- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

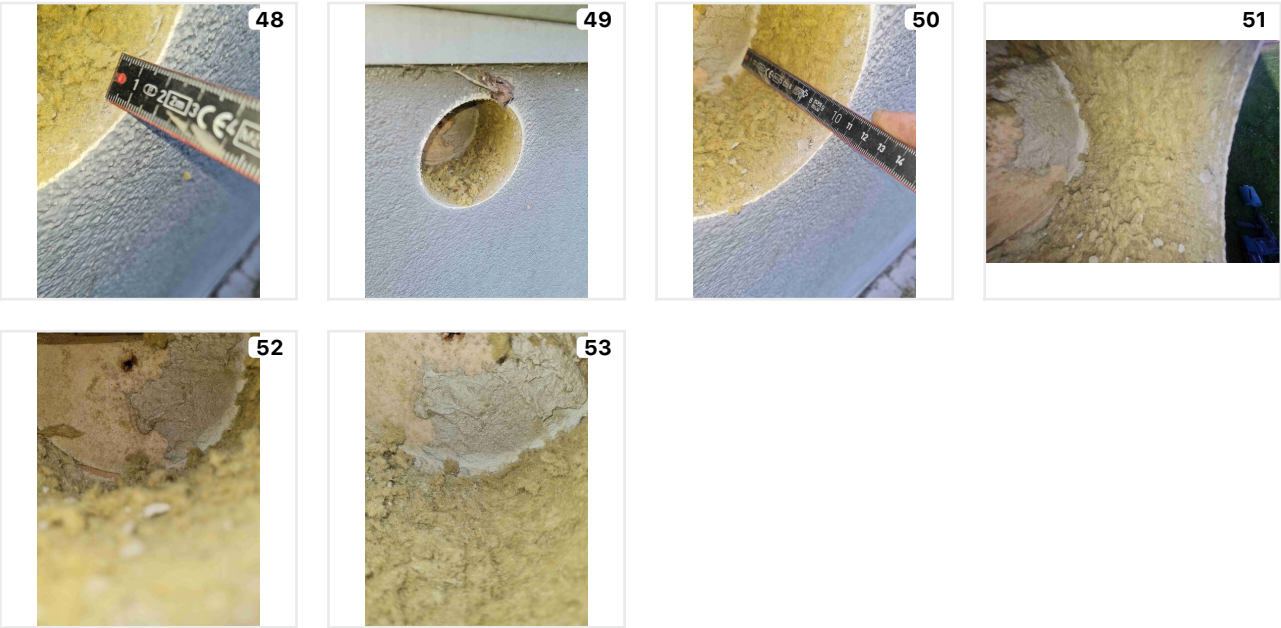
The external inspection is undertaken by either using an approximate 25mm – 150mm bore in a discreet location or the removal of the external surface material. The engineer will then gather the external walls construction from external to internal.

The materials are then measured and observed in there construction along with photographic evidence. Upon completion the removed material is placed back into the opening and sealed to a fire safe condition but will not conduct any decorative repairs.

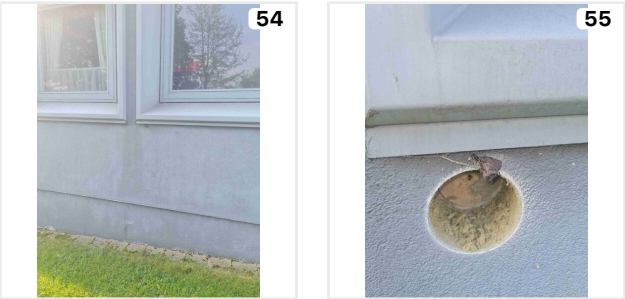
Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	9mm	Sto render	48, 49	A2 - Limited Combustibility
Insulation	90mm	Mineral wool	50, 51	A1 - Non-Combustible
Inner Leaf		Concrete wall	52, 53	A1 - Non-Combustible

Build-up Photos



Inspection Photos



Inspection: CEHK1Z

Elevation • Location
Wall Inspection • Compartment Floor Junction



Name/Summary

Render

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

The Engineer will be looking to determine the:

- a) External Leaf (Identify the material and Euroclass)
- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
- d) Sheathing Board (the presence of any Sheathing Board)
- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

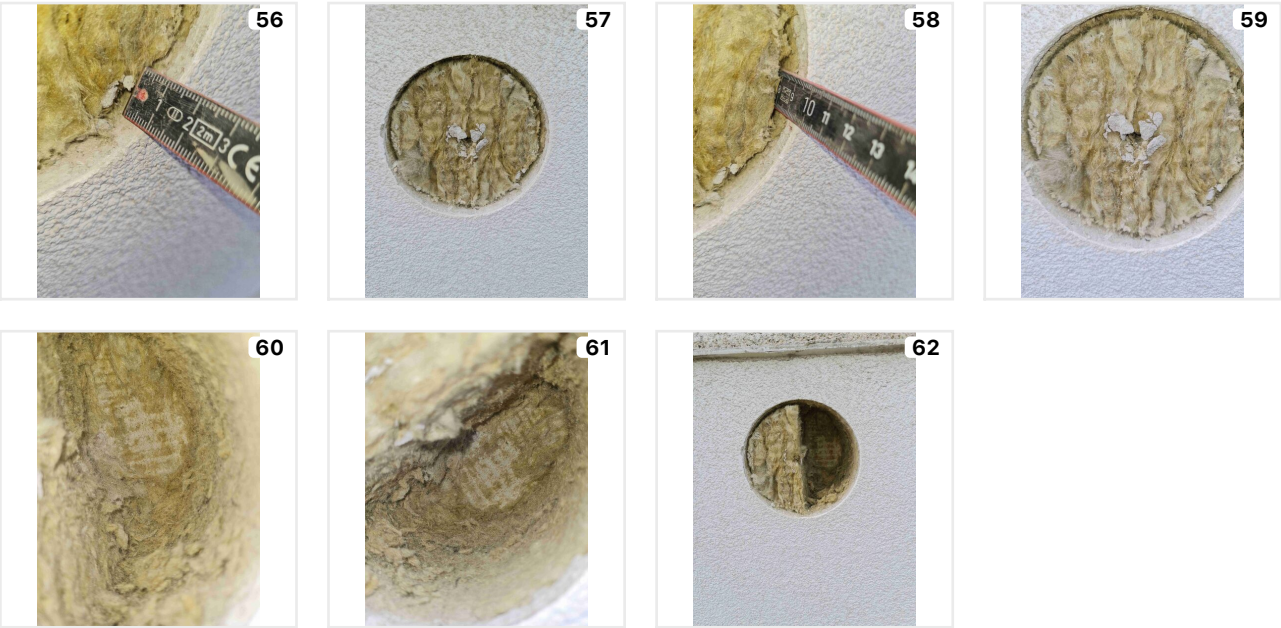
The external inspection is undertaken by either using an approximate 25mm – 150mm bore in a discreet location or the removal of the external surface material. The engineer will then gather the external walls construction from external to internal.

The materials are then measured and observed in there construction along with photographic evidence. Upon completion the removed material is placed back into the opening and sealed to a fire safe condition but will not conduct any decorative repairs.

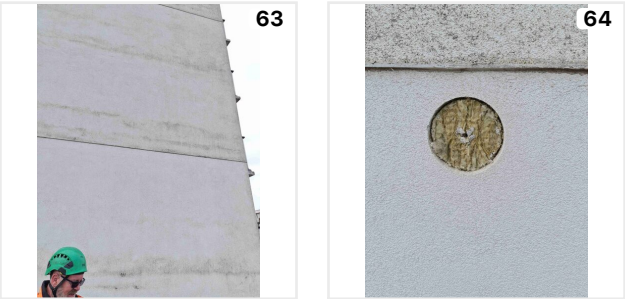
Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	9mm	Sto render	56, 57	A2 - Limited Combustibility
Insulation	90mm	Mineral wool	58, 59	A1 - Non-Combustible
Inner Leaf		Concrete wall	60, 61, 62	A1 - Non-Combustible

Build-up Photos



Inspection Photos



Inspection: DBVDPY

Elevation • Location
Wall Inspection • Compartment Floor Junction and window



Name/Summary

Masonry

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

The Engineer will be looking to determine the:

- a) External Leaf (Identify the material and Euroclass)
- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
- d) Sheathing Board (the presence of any Sheathing Board)
- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

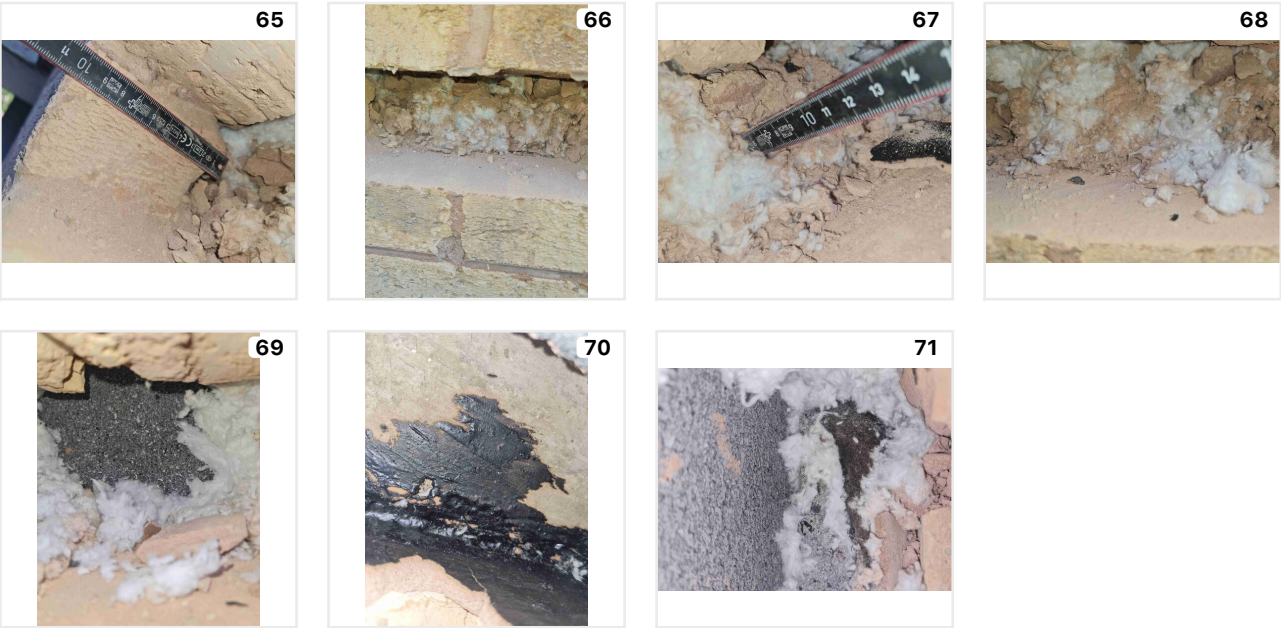
The external inspection is undertaken by either using an approximate 25mm – 150mm bore in a discreet location or the removal of the external surface material. The engineer will then gather the external walls construction from external to internal.

The materials are then measured and observed in there construction along with photographic evidence. Upon completion the removed material is placed back into the opening and sealed to a fire safe condition but will not conduct any decorative repairs.

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	100mm	Brickwork	65, 66	A1 - Non-Combustible
Insulation	60mm	Blown in insulation	67, 68	A1 - Non-Combustible
Inner Leaf		Block	69, 70, 71	A1 - Non-Combustible

Build-up Photos



Inspection Photos



Inspection: RWIUUY

Elevation • Location
Wall Inspection • Compartment Wall Junction



Name/Summary

Masonry

Proposed Inspection

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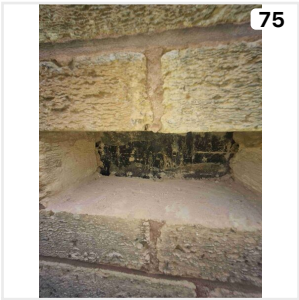
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Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	100mm	Brickwork	74, 75	A1 - Non-Combustible
Cavity	20mm		76, 77, 78	
Inner Leaf		Concrete wall	79, 80	A1 - Non-Combustible

Build-up Photos



Inspection Photos



Inspection: KV62FW

Elevation • Location
Wall Inspection • Compartment Wall Junction



Name/Summary

Masonry

Proposed Inspection

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- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

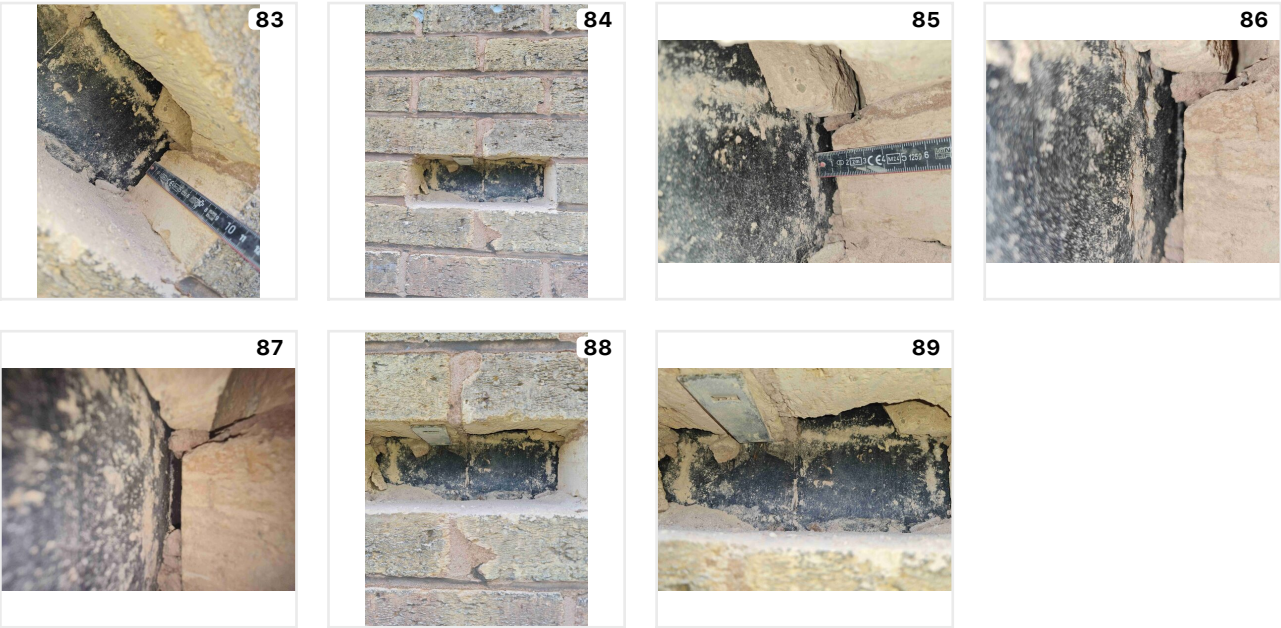
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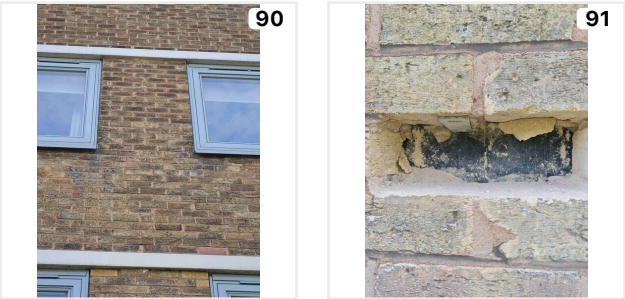
Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	100mm	Brickwork	83, 84	A1 - Non-Combustible
Cavity	12mm		85, 86, 87	
Inner Leaf		Concrete wall	88, 89	A1 - Non-Combustible

Build-up Photos



Inspection Photos



Inspection: LFTD6A

Elevation • Location
Wall Inspection • Compartment Floor Junction



Name/Summary

Infill panel

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

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- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
- d) Sheathing Board (the presence of any Sheathing Board)
- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

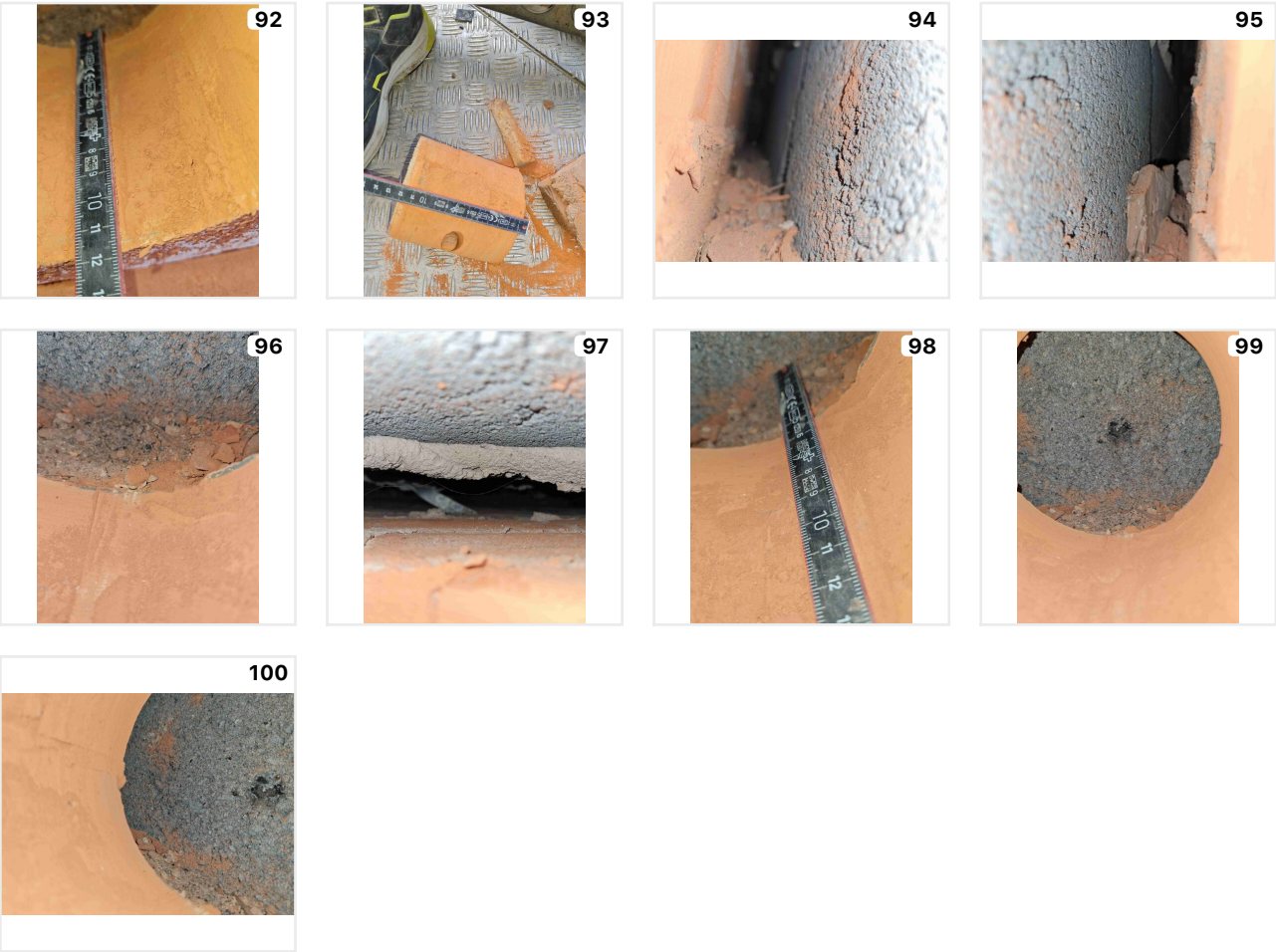
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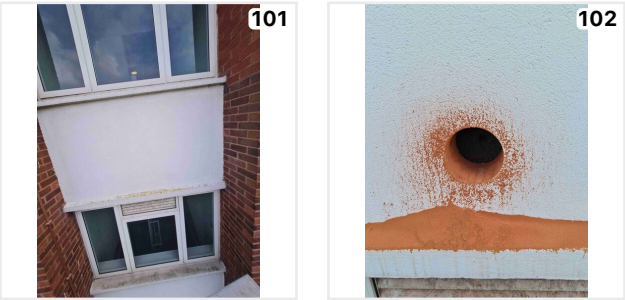
Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	120mm	Block render	92, 93	A1 - Non-Combustible
Cavity	55mm		94, 95, 96, 97, 98	
Inner Leaf		Blockwork	99, 100	A1 - Non-Combustible

Build-up Photos



Inspection Photos



Inspection: K7M6T7

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



Name/Summary

Render

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

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- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
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- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

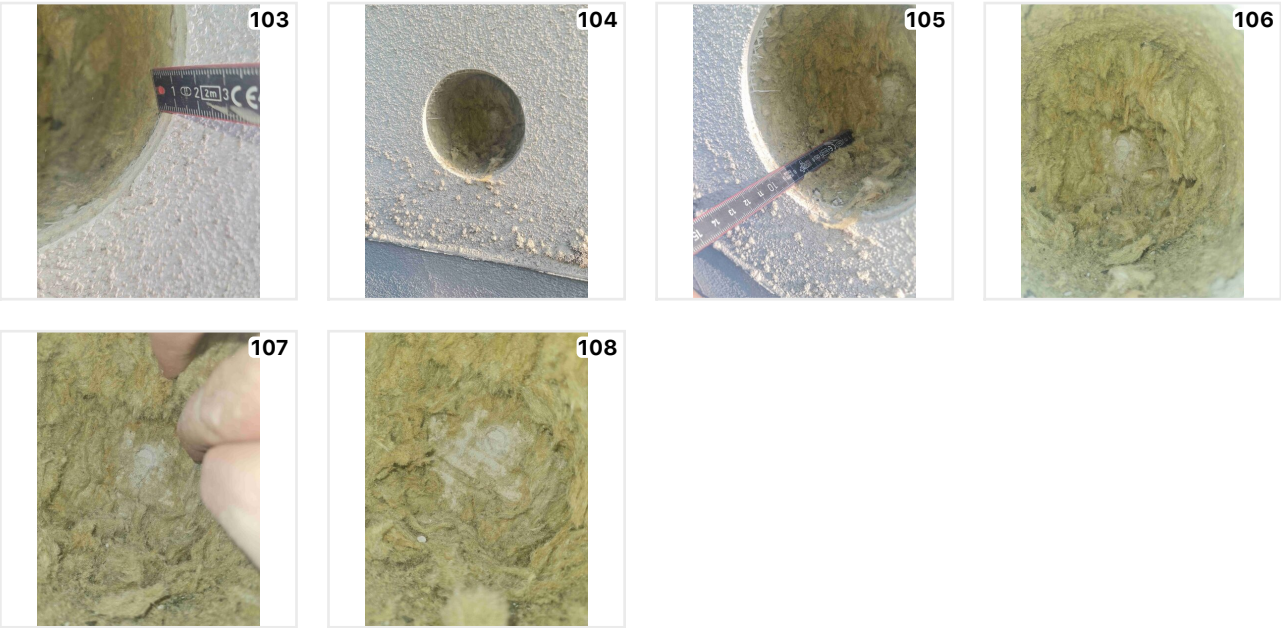
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The materials are then measured and observed in there construction along with photographic evidence. Upon completion the removed material is placed back into the opening and sealed to a fire safe condition but will not conduct any decorative repairs.

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	9mm	Sto render	103, 104	A2 - Limited Combustibility
Insulation	90mm	Mineral wool	105, 106	A1 - Non-Combustible
Inner Leaf		Concrete wall	107, 108	A1 - Non-Combustible

Build-up Photos



Inspection Photos



Inspection: 6Q2RB2

Elevation • Location
Wall Inspection • Aperture Opening



Name/Summary

Render

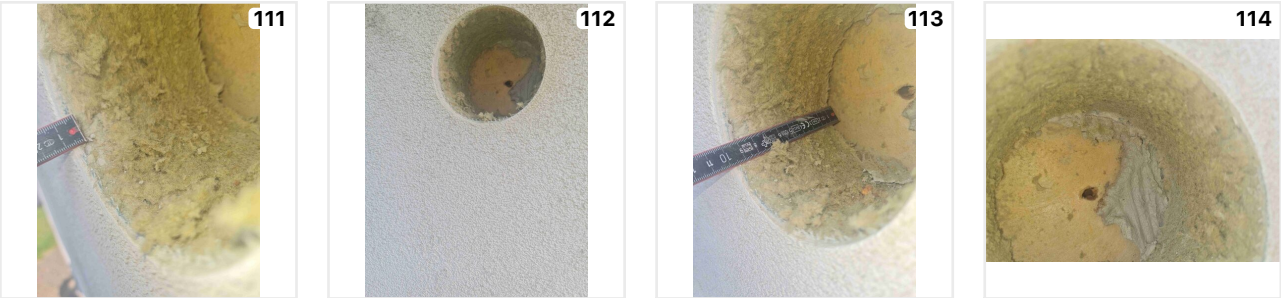
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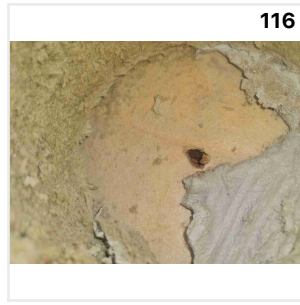
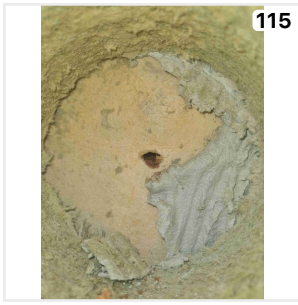
Location dropped due to no mewt access because of grass

Build-Up

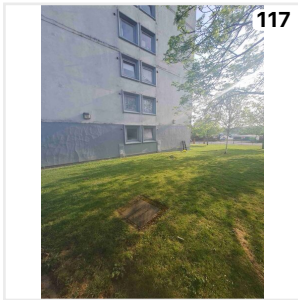
3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	9mm	Sto render	111, 112	A2 - Limited Combustibility
Insulation	90mm	Mineral wool	113, 114	A1 - Non-Combustible
Inner Leaf		Concrete wall	115, 116	A1 - Non-Combustible

Build-up Photos





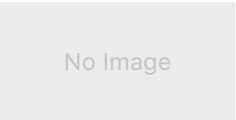
Inspection Photos



Attachments & Balconies

Photo

Attachment



Cantilever Balcony (NIVRBS)
Configuration: Stacked, Single Unit
Size: Private balcony spanning only a single compartment

Attachment: Cantilever Balcony

Attachment Reference
NIVRBS

Details

Configuration

Stacked, Single Unit

Size

Private balcony spanning only a single compartment

Framework/Structure

Reinforced concrete framework extension of the floor slab

Handrail

Steel

Balustrade

Glazing

Soffit

Concrete

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.

Fire Engineer Comments

Attachments to the external wall system are considered to be non-combustible and would not promote rapid fire spread; therefore, no remedial works are considered necessary.

Positive

External Windows

Photo

External Window

No Image

Top, Mid, Side Hung Casements (1SRIF4)

External Window: Top, Mid, Side Hung Casements

External Window Reference
1SRIF4

Details

Surface Material

Aluminium

Frame Material

Aluminium

Infill / Panel Material

Toughened Safety Glass

Fire Engineer Comments

Aluminium is a non-combustible material and does not contribute to the spread of fire. However, its relatively low melting point (approximately 660°C) and high thermal conductivity mean that it may deform or fail when exposed to high levels of heat.

The window infill has been identified as laminated glass, which consists of layers of glass bonded with a polymer interlayer, typically PVB or EVA. While these interlayers are combustible, they are generally slow to ignite. Under prolonged exposure to elevated temperatures or direct flame, the interlayers may degrade, and the glass may crack or shatter due to thermal stress.

The windows are vertically aligned with less than 2 metres of separation between openings, which could create a potential pathway for vertical fire spread.

However, the aluminium window frames are likely to maintain integrity beyond flashover temperatures. This offers a temporary barrier to flame ingress within the cavity, potentially delaying fire spread and supporting occupant evacuation and external firefighting intervention.

Neutral

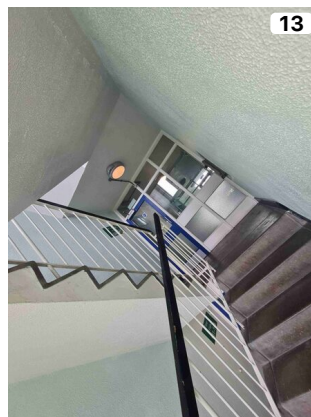
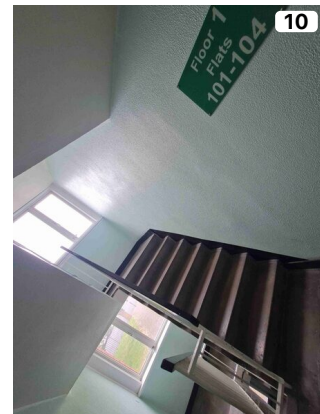
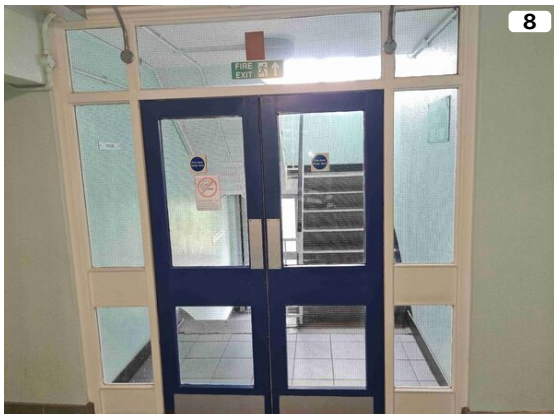
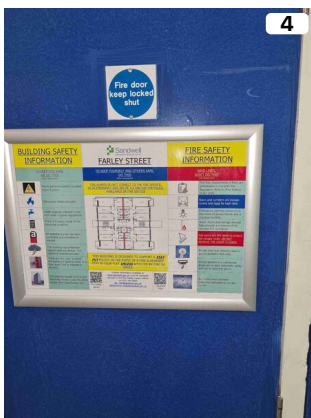
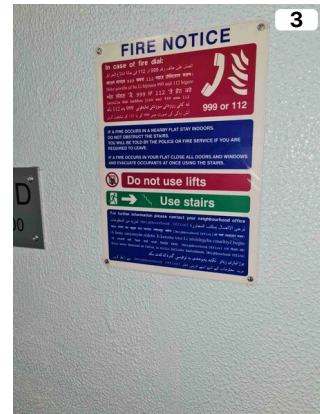
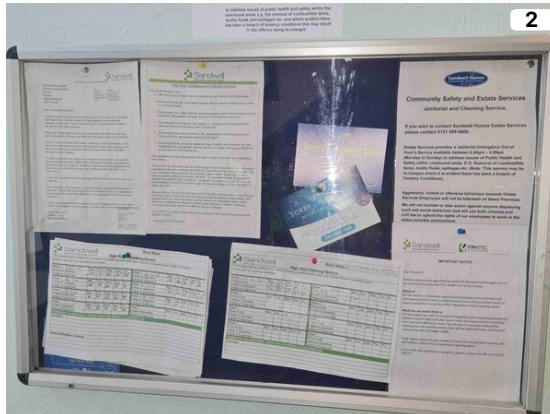
Plan: Wall Inspection



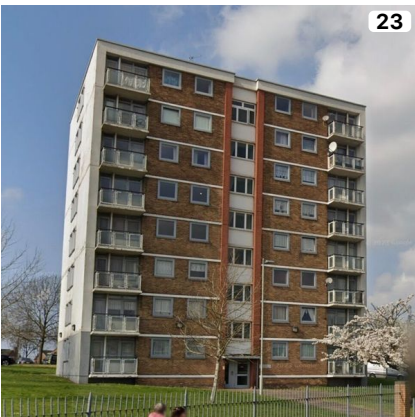
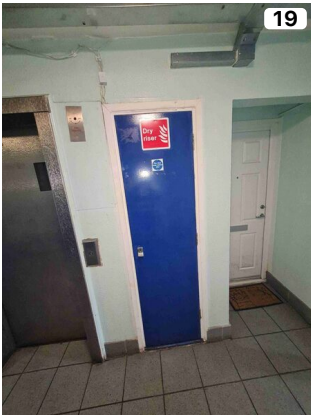
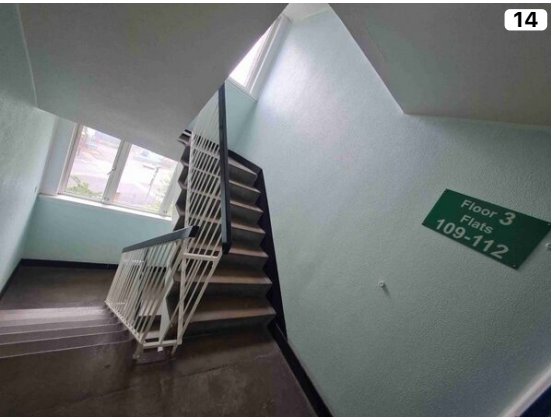
Plan: Wall Inspection



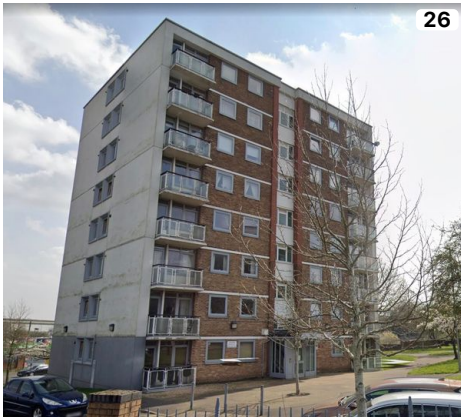
Photos



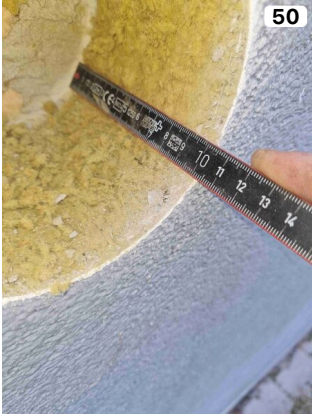
Photos Continued...



Photos Continued...



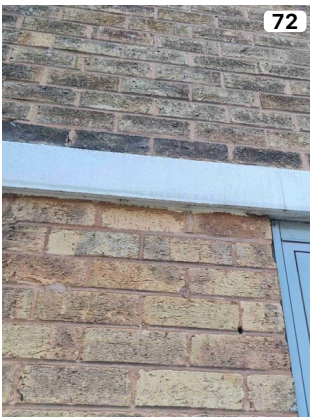
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Photos Continued...



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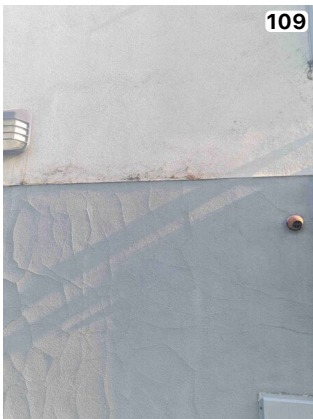
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BUILDING COMPLIANCE