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

Document Version 1
Survey Date 23/07/2025
Suggested Review Date 23/07/2030

EXTERNAL WALL SURVEY

KYNASTON HOUSE

Kynaston House
Rydding Lane
West Brom
B71 2HD

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Summary

External Wall Survey

Assessment and Certificate Reference
RB-PPZBKP

Assessed On, By
23/07/2025, Douglas Murray (Building Safety Consultant)
(BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA)

Approved / Validated On, By
28/07/2025, James Major (Facade Manager)

Recommended Review Date
23/07/2030

Produced For the Responsible Person
Sandwell Metropolitan Borough Council

Specification Conforms To
Our own internal quality system.

Assessment Scope
Assessment applies only to the building specified.

Assessed Property

Property Name
Kynaston House

Property Reference
RB-MBPKTL

Address
Kynaston House
Rydding Lane
West Brom
B71 2HD

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

Abbreviation/ Term Definition

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

Terms of Reference

Overview

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

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

Scope of Works

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

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

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

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

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

Limitations

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

- External Wall: Includes all of the following.

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

- Specific Attachment Includes any of the following.

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

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

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

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

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

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

Assumptions

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

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

Outcomes

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

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

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

Asset Information

Client Name

Sandwell Metropolitan Borough Council

Client Address

Sandwell Council House, Freeth Street, Oldbury B69 3DE

Responsible Person

Sandwell Metropolitan Borough Council

Safety Assistance

Not Required

Contact Details

As Provided by Client

Fire Alarm System

No communal alarm; LD3 detection in flats with many upgraded to LD2 .There is no communal fire alarm system installed.

Emergency Lighting

Installed in communal parts

Emergency Lighting

Sufficient; monthly tested and maintained .

Portable Fire Fighting Equipment

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

Portable Fire Fighting Equipment

CO_2 extinguisher in lift motor room; annually serviced

Smoke Control

Smoke control installed

Smoke Control

Automatic Opening Vent (AOV) system
Automatically in the event of smoke detection (noting no communal detection), with override
Manual status panel and override switch in ground floor lobby
Biannual (April and October) by competent contractor as per BS 7346-1

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

A water-based deluge suppression system is installed in the bin store and maintained biannually, providing localised fire control in a high-risk area..

Fire Fighting Facilities

Dry Riser

Fire Fighting Facilities

A dry riser system serves all floors with exposed outlets, maintained biannually and tested annually in accordance with BS 9990.

Access for fire-fighting vehicles

Fire-fighting vehicle access is available directly to the front entrance, with the dry riser inlet, firefighter override switch, and premise information box all accessible at ground level.

Fire Hydrant Location/ Water Supply

The nearest fire hydrant is located to the left-hand side of the building's rear entrance, providing immediate water supply for firefighting operations.

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Housekeeping

Clean; daily checks and bulk item removal in place .

Secure Information Boxes

Secure information box (SIB) installed

Secure Information Boxes

Kynaston House has a ground floor Premises Information Box (Gerda) secured with a WMFS-suited key, containing floor plans, orientation details, and PEEPs, supported by a firefighter's key box externally by the main entrance.

Signage

Appropriate signage installed throughout premises

Signage

Generally adequate throughout

Property Type

Apartment Block, Residential Purpose-built

Building Era / Age

Known Build Date

Known Build Date

Circa 1961, LPS build with facade and roof refurbishment circa 2016.

Guidance Applicable At Time Of Construction

CP3 Chapter IV (1962) – Fire precautions and means of escape
BS 476: Parts 4 & 5 (1953, 1959)
Local byelaws (pre-1965)
Joint Fire Code / MoH Circulars
Building Regulations 1965 likely applied retrospectively to minor works

Building Height

Overall Building Height Approximately 25.9m
Highest Occupied Floor Level 22.3m
(11 storeys including ground floor; ~2.7 m floor height assumption as per PAS 9980:2022 S3.1.22)

Number of Storeys (Ground and above)

11 storeys total including ground floor. Additional roof void levels (2 levels) not used for occupancy

Number of Basement Levels

Not applicable

Number of Flats

44 flats (4 per floor, across 11 floors)

Flat Types

Single Storey

Structural Wall Material

Traditional build with concrete floor slab

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

Concrete

Construction (Details)

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

Exterior Cladding

FRAEW Completed on Exterior Cladding

Exterior Cladding (Details)

As detailed in client provided FRA.

Fundermax HPL panels (B,s2,d0) – Front, rear, and part sides
Rockwool Duo Slab insulation – all areas
CEP aluminium rail & bracket system with fire breaks
Brick Shield system (up to 1st floor) with Rockwool Ultra Façade board
RedArt Silicone Render (EWI) – to sides
Rockwool insulation throughout (Euroclass A1)
Balconies: Open, cantilevered concrete with steel/glass balustrades

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

Day staff

~ Number of Employees on duty

1

Employees (Extended)

No staff on site (Occasional staff attendance expected - low numbers anticipated)

Residents

Yes

Approx number of Residents

88

Residents (Extended)

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

Visitors

Not Known

People With Reduced Mobility

Not Known

Lone Workers

None

Young Persons Employed in the Premises

None

Escapes & Exits

Single protected stair (1050mm width)
2 final exit doors (front & rear)
AOVs installed to all dead-end corridors
All lobbies compartmented
Flat entrance doors FD30s composite with intumescent and smoke seals

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

A single protected staircase serve all floors, located centrally within the building.

Number Of Final Exits

Served by a Front entrance and Rear entrance

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger + Fireman's Control

Evacuation Chairs Installed

No

Refuge Points Present

No

Stairwells Protected / Lobbied

Yes

Flat Doors Open Onto Stairs

No

Current Evacuation Strategy

Stay Put

Current Stay Put Strategy Description

Occupants remain unless directly affected by smoke/fire or instructed to evacuate by emergency services.

Current Evacuation Strategy for the property considered appropriate?

Yes

What is the recommended evacuation strategy for the property?

Stay Put

Executive Summary

Summary

General Description – Kynaston House (Step 1 FRAEW)
A Step 1 Fire Risk Assessment of External Wall Construction (FRAEW) was undertaken on 16/01/2025 at Kynaston House, Rydding Lane, Millfield's, B71 2HD, in accordance with PAS 9980:2022. The assessment focused on the risk of fire spread via external wall systems and balconies, considering the building's height, construction, cladding components, means of escape, and evacuation strategy. The approach was evidence-based and proportionate, fulfilling statutory requirements under the Fire Safety Act 2021 and the Regulatory Reform (Fire Safety) Order 2005.

Kynaston House is an 11-storey residential block comprising 44 self-contained flats, with 4 dwellings per floor accessed via a single protected staircase and two lifts serving alternating floors. The building was originally constructed in 1961 using a large panel system (LPS) with brick and concrete structure. Significant refurbishment works were completed in 2016, during which the external façade was overclad and the roof replaced.

Flats are accessed via protected internal lobbies with a Stay Put – Unless Affected evacuation strategy. A bin store suppression system, dry riser system, and an automatic smoke ventilation (AOV) system support tenability within escape routes.

BUILDING RISK PROFILE (PAS 9980:2022)
Occupancy Profile:
Ci – Long-term residential occupants; no permanent staffing
A/B – Awake persons within common areas (residents, contractors, WMFS, etc.)
Fire Growth Rate Assumed: 2 (consistent with residential occupancy and contents)
Risk Categories Applied:
A2 / B2 – Escape routes and communal lobbies
Ci2 – Sleeping accommodation in flats
Detection/Warning Systems:
LD3 to LD2 smoke detection in flats (hallways, kitchens, lounges), with some LD1
No communal alarm system (Stay Put strategy)
AOVs to all access corridors and stairhead
Suppression system installed to bin store only

EXTERNAL WALL CONSTRUCTION
Front and Rear Elevations:
Fundermax High Pressure Laminate (HPL) boards (Euroclass B,s2,d0)
Rockwool Duo Slab insulation throughout
CEP aluminium bracket and rail system with vertical and horizontal fire barriers
Brick slip cladding with Rockwool Ultra façade insulation up to 1st floor
Side Elevations:
Rockwool RedArt Silicone Render system with mineral wool insulation (presumed A1)
Render over EWI board fixed with mechanical and adhesive methods
No identified high-risk materials in rendered elevations

Balconies:
Open cantilevered concrete slabs with non-combustible steel and glass balustrades
No combustible attachments or privacy screens observed
No noted cavity closers to balcony junctions (assumed low risk due to non-combustibility)

Façade Summary:
Entire system incorporates mineral wool insulation (Euroclass A1)
System is compartmented with vertical and horizontal fire barriers per O&M data
Risk of external fire spread via cladding deemed low to trivial, subject to confirmation by full FRAEW

FIRE SAFETY SYSTEMS & MEANS OF ESCAPE
Evacuation Strategy: Stay Put – Unless Affected
Means of Escape: Single protected stair, 2 final exits
Smoke Control: AOVs to all flat access lobbies and stairhead

Detection: LD2/LD3/LD1 detectors in flats; no communal alarm
Firefighting: Dry riser to all floors (rear elevation inlet); firefighter lift override provided

Suppression: Fire suppression system to bin store only
Compartmentation: ≥60-minute vertical and horizontal separation confirmed; flat doors nominal FD30s (composite or timber flush)

FIRE RISK RATING (FRAEW Step 1)
Based on available evidence, the external wall system at Kynaston House presents a Low to Trivial risk of external fire spread. Materials used are either non-combustible or of limited combustibility, and installation includes documented fire barriers. No combustible insulation (e.g., PIR, EPS, PF) was identified, and no combustible balcony attachments were observed. However, confirmation via Step 2 FRAEW is scheduled by Firntec, in line with Sandwell MBC's risk-based programme for high-rise buildings.

Assessor Details

Douglas Murray Bsc Building Surveying GIFireE NEBOSH Fire Safety ABBE DipFRA | Firntec
Fire Safety Consultant
Main Line: 01752 977147

Assessor Competency Statement

Mr. Douglas Murray is a highly experienced Building Surveyor and Fire Safety Consultant with over 30 years of industry expertise, including eight years specialising in fire safety, cladding risk assessment, and regulatory compliance across complex residential and mixed-use settings. He holds a BSc in Building Surveying, the ABBE Level 4 Diploma in Fire Risk Assessment, and the NEBOSH Fire Safety Certificate. Douglas is a Graduate of the Institution of Fire Engineers (GIFireE), a Member of the Fire Protection Association (MFPA), and an Associate Member of the Royal Institution of Chartered Surveyors (AssocRICS).

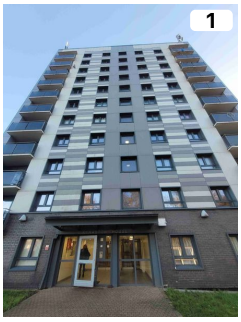
Douglas's professional practice spans all major fire risk assessment types (Type 1–4), Fire Risk Assessments of External Walls (FRAEW), retrospective and design-stage Fire Strategy Reports, and litigation-support surveys under the Defective Premises Act. He has led fire consultancy input for housing associations, local authorities, NHS Trusts, commercial developers, and hotel operators, including high-rise buildings, sheltered housing, heritage refurbishments, and occupied retrofit schemes.

Recognised for his rigorous, evidence-based approach and clarity in technical reporting, Douglas consistently delivers proportionate, standards-aligned fire safety advice tailored to building use, risk profile, and client need.

Aerial Perspective: Kynaston House

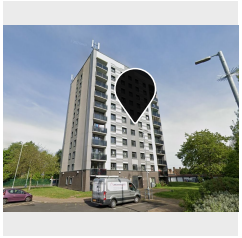
Aerial Perspective (picture sourced from Google Earth)

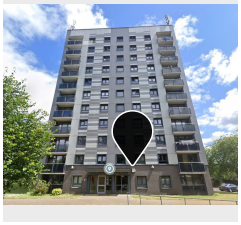
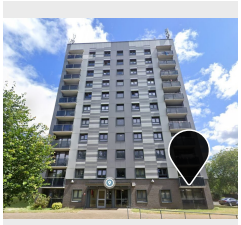
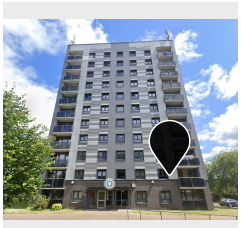
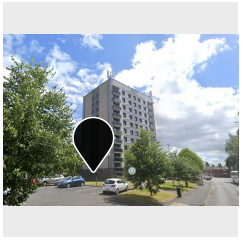
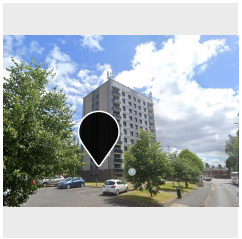
Elevations

Photo	Name	No. of Storeys	Features
	West Elevation	11 Storeys	• Escape Route Exit
	South Elevation	11 Storeys	
	East Elevation	11 Storeys	
	North Elevation	11 Storeys	

Inspections

Elevation Location	Inspection	Elements
	**Inspection: GN6IRW** East Elevation Aperture Opening	• External Surface Material (Brick slip) • Insulation (Mineral Wool Insulation) • Inner Leaf (Concrete)
	**Inspection: 7YDYAM** East Elevation Balcony Inspection	• External Surface Material (Concrete)
	**Inspection: YPJJ36** East Elevation Compartment Floor Junction	• External Surface Material (High Pressure Laminate (HPL) Panel) • Framework (Aluminium L/T Rail) • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (LPS)
	**Inspection: C1FK33** East Elevation Compartment Floor and Wall Junction Interface	• External Surface Material (High Pressure Laminate (HPL) Panel) • Framework (Aluminium L/T Rail) • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (LPS)
	**Inspection: S2U43U** East Elevation Aperture Opening	• External Surface Material (Suspected High Pressure Laminate (HPL) Panel) • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (LPS)

Elevation Location	Inspection	Elements
	**Inspection: WTSDS6** East Elevation Compartment Floor and Wall Junction Interface	• External Surface Material (Suspected High Pressure Laminate (HPL) Panel) • Framework (Aluminium L/T Rail) • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (LPS)
	**Inspection: BDKFS3** East Elevation Aperture Opening	• External Surface Material (High Pressure Laminate (HPL) Panel) • Framework (Aluminium L/T Rail) • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (LPS)
	**Inspection: J5XHUG** South Elevation Compartment Floor and Wall Junction Interface	• External Surface Material (Brick slip) • Insulation (Mineral Wool Insulation) • Inner Leaf
	**Inspection: SNZQ4X** South Elevation Aperture Opening	• External Surface Material (Render) • Insulation (Mineral Wool Insulation) • Inner Leaf (LPS)
	**Inspection: Q2C5WC** South Elevation Compartment Floor and Wall Junction Interface	• External Surface Material (Render) • Insulation (Mineral Wool Insulation) • Inner Leaf (LPS)
	**Inspection: CBAD4P** South Elevation Compartment Floor Junction	• External Surface Material (Render) • Insulation (Mineral Wool Insulation) • Inner Leaf (LPS)

Elevation Location	Inspection	Elements
	**Inspection: VHAHQG** West Elevation Compartment Floor and Wall Junction Interface	• External Surface Material (Brick slip) • Insulation (Mineral Wool Insulation) • Outer leaf
	**Inspection: 3ACSSK** West Elevation Balcony Inspection	• External Surface Material (Concrete)
	**Inspection: 7F5YFJ** West Elevation Aperture Opening	• External Surface Material (High Pressure Laminate (HPL) Panel) • Framework (Aluminium L/T Rail) • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (LPS)
	**Inspection: QSQI91** North Elevation Compartment Floor and Wall Junction Interface	• External Surface Material (Brick slip) • Insulation (Mineral Wool Insulation) • Inner Leaf
	**Inspection: C19SE8** North Elevation Aperture Opening	• External Surface Material (Render) • Insulation (Mineral Wool Insulation) • Inner Leaf (LPS)

Inspection: GN6IRW

Elevation • Location
East Elevation • Aperture Opening

Name/Summary

Masonry (Brickslip)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	12mm	Brick slip		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	Concrete		A1 - Non-Combustible

Cavity Barriers

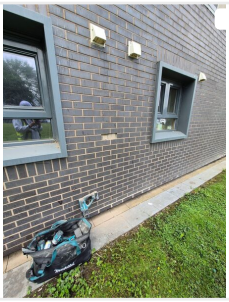
No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos


5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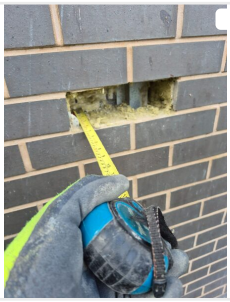
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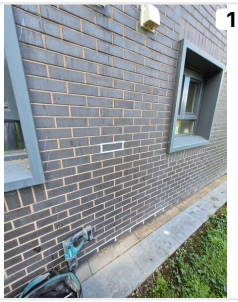
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Inspection: 7YDYAM

Elevation • Location
East Elevation • Balcony Inspection

Name/Summary

Balcony

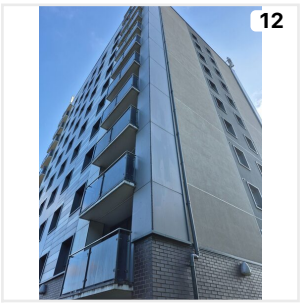
Build-Up

1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	200mm	Concrete		A1 - Non-Combustible

Floor Slab

Reinforced concrete

Inspection Photos



Inspection: YPJJ36

Elevation • Location
East Elevation • Compartment Floor Junction

Name/Summary

Cladding Panel

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	9mm	High Pressure Laminate (HPL) Panel Material Brand: Fundermax (As per FRA)		B - Combustible
Framework		Aluminium L/T Rail		A2 - Limited Combustibility
Cavity	100mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	LPS		A1 - Non-Combustible

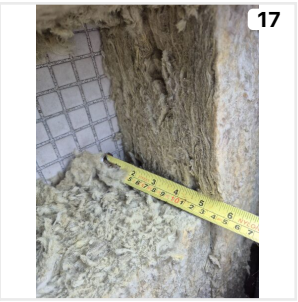
Cavity Barriers

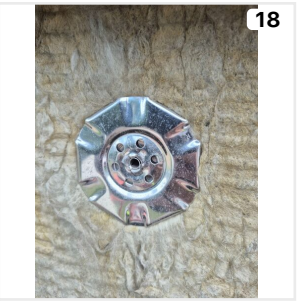
1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Tenmat FF109 or FF102/25 Or another horizontal open-state barrier system designed to allow drainage and ventilation under normal conditions, but to swell and seal off the cavity during fire exposure.	

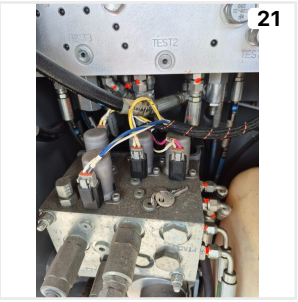
Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos







Inspection: C1FK33

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

Name/Summary

Cladding Panel

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	9mm	High Pressure Laminate (HPL) Panel Material Brand: Fundermax (As per FRA)		B - Combustible
Framework		Aluminium L/T Rail		A2 - Limited Combustibility
Cavity	100mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	LPS		A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Tenmat FF109 or FF102/25 Or another horizontal open-state barrier system designed to allow drainage and ventilation under normal conditions, but to swell and seal off the cavity during fire exposure.	

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos

Inspection: S2U43U

Elevation • Location
East Elevation • Aperture Opening

Name/Summary

Cladding Panel

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	9mm	Suspected High Pressure Laminate (HPL) Panel Material Brand: Fundermax		B - Combustible
Cavity	100mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	LPS		A1 - Non-Combustible

Cavity Barriers

Material	Photo Ref.
Tenmat FF109 or FF102/25 Or another horizontal open-state barrier system designed to allow drainage and ventilation under normal conditions, but to swell and seal off the cavity during fire exposure.	

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos

Inspection: WTSDS6

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

Name/Summary

Cladding Panel

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	9mm	Suspected High Pressure Laminate (HPL) Panel Material Brand: Fundermax		B - Combustible
Framework		Aluminium L/T Rail		A2 - Limited Combustibility
Cavity	100mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	LPS		A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Tenmat FF109 or FF102/25 Or another horizontal open-state barrier system designed to allow drainage and ventilation under normal conditions, but to swell and seal off the cavity during fire exposure.	

Floor Slab

Backing Wall Sits On The Floor Slab

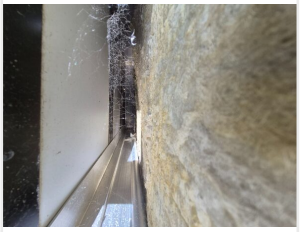
Inspection Photos

35

36

37

38



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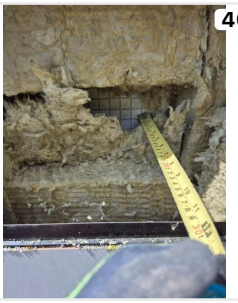

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Inspection: BDKFS3

Elevation • Location
East Elevation • Aperture Opening

Name/Summary

Cladding Panel

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	9mm	High Pressure Laminate (HPL) Panel Material Brand: Fundermax		B - Combustible
Framework		Aluminium L/T Rail		A2 - Limited Combustibility
Cavity	100mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	LPS		A1 - Non-Combustible

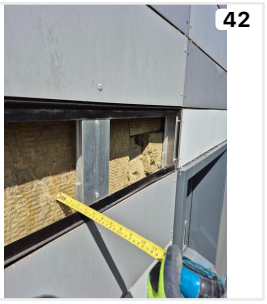
Cavity Barriers

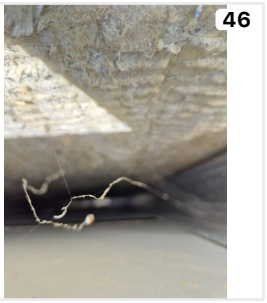
1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Tenmat FF109 or FF102/25 Or another horizontal open-state barrier system designed to allow drainage and ventilation under normal conditions, but to swell and seal off the cavity during fire exposure.	

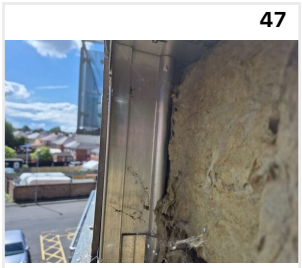
Floor Slab

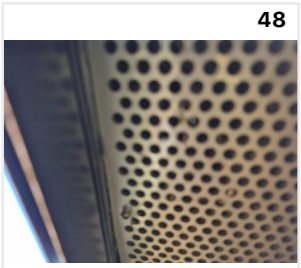
Backing Wall Sits On The Floor Slab

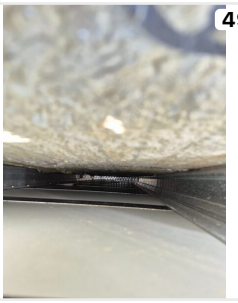
Inspection Photos











Inspection: J5XHUG

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

Name/Summary

Masonry (Brickslip)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	12mm	Brick slip		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm			A1 - Non-Combustible

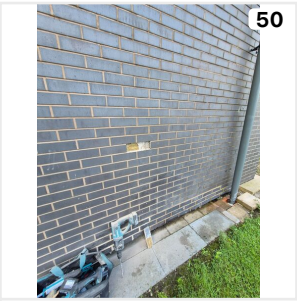
Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: SNZQ4X

Elevation • Location
South Elevation • Aperture Opening

Name/Summary

Render (Grey)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	6mm	Render		A2 - Limited Combustibility
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	LPS		A1 - Non-Combustible

Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos

Inspection: Q2C5WC

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

Name/Summary

Render (Grey)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	6mm	Render		A2 - Limited Combustibility
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	LPS		A1 - Non-Combustible

Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos

Inspection: CBAD4P

Elevation • Location
South Elevation • Compartment Floor Junction

Name/Summary

Render (White)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	6mm	Render		A2 - Limited Combustibility
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	LPS		A1 - Non-Combustible

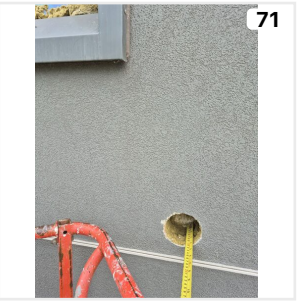
Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: VHAHQG

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

Name/Summary

Masonry (Brickslip)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	12mm	Brick slip		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Outer leaf	100mm			A1 - Non-Combustible

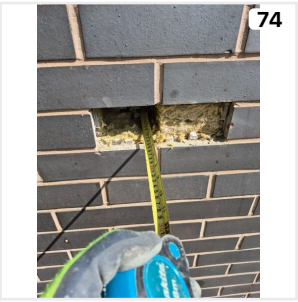
Cavity Barriers

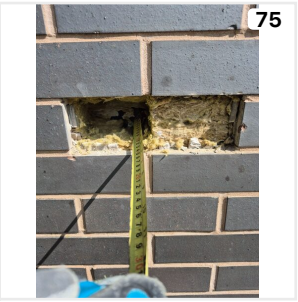
No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos





Inspection: 3ACSSK

Elevation • Location
West Elevation • Balcony Inspection

Name/Summary

Balcony

Build-Up

1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	200mm	Concrete		A1 - Non-Combustible

Floor Slab

Reinforced concrete

Inspection Photos

Inspection: 7F5YFJ

Elevation • Location
West Elevation • Aperture Opening

Name/Summary

Cladding Panel

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	9mm	High Pressure Laminate (HPL) Panel Material Brand: Fundermax (As per FRA)		B - Combustible
Framework		Aluminium L/T Rail		A2 - Limited Combustibility
Cavity	100mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	LPS		A1 - Non-Combustible

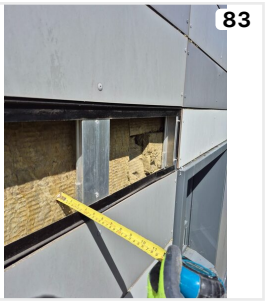
Cavity Barriers

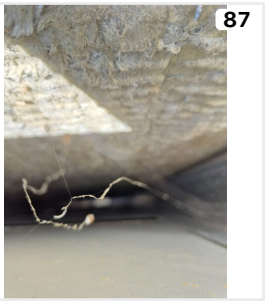
1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Tenmat FF109 or FF102/25 Or another horizontal open-state barrier system designed to allow drainage and ventilation under normal conditions, but to swell and seal off the cavity during fire exposure.	

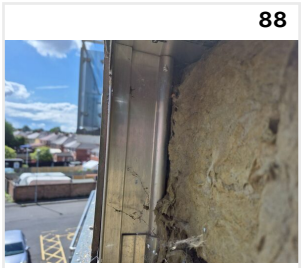
Floor Slab

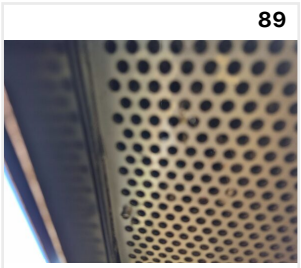
Backing Wall Sits On The Floor Slab

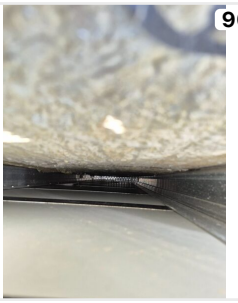
Inspection Photos











Inspection: QSQI91

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

Name/Summary

Masonry (Brickslip)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	12mm	Brick slip		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible

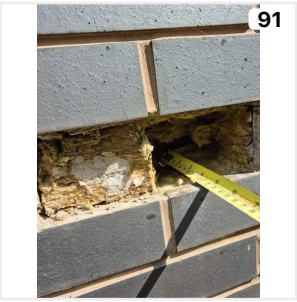
Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: C19SE8

Elevation • Location
North Elevation • Aperture Opening

Name/Summary

Render (Grey)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	6mm	Render		A2 - Limited Combustibility
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	LPS		A1 - Non-Combustible

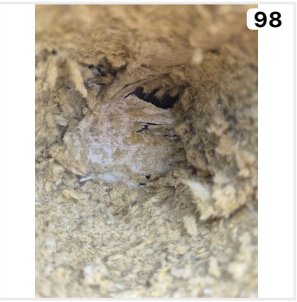
Cavity Barriers

No external cavity

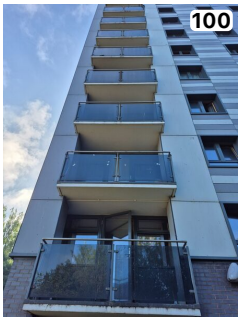
Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Attachments & Balconies

Photo	Attachment
	**Cantilever Balcony (DJUPAI)** Configuration: Stacked Size: Private balcony spanning only a single compartment

Attachment: Cantilever Balcony

Attachment Reference
DJUPAI

Details

Configuration

Stacked

Size

Private balcony spanning only a single compartment

Framework/Structure

Reinforced concrete framework extension of the floor slab

Handrail

Steel

Balustrade

Steel

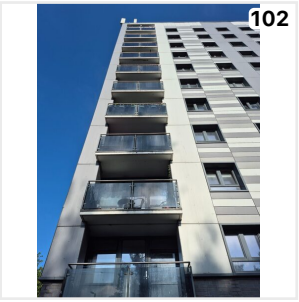
Soffit

Concrete

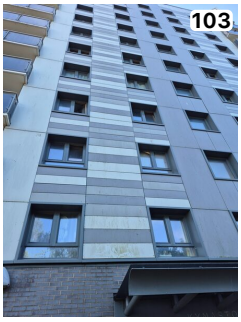
Infill

Glazing

Photos



External Windows

Photo	External Window
	**Top, Mid, Side Hung Casements (7IQYIZ)**

External Window: Top, Mid, Side Hung Casements

External Window Reference
7IQYIZ

Details

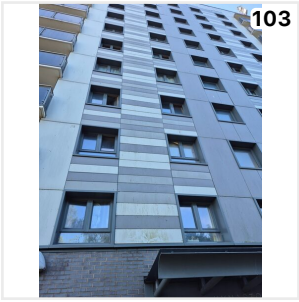
Surface Material

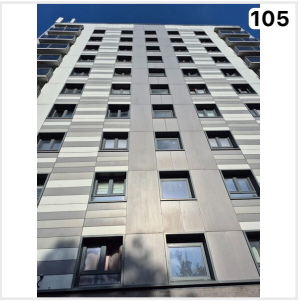
Aluminium

Frame Material

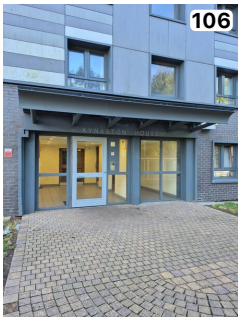
Aluminium

Photos





External Doors

Photo	External Door
	**Single Leaf Door (CJSPG8)**

External Door: Single Leaf Door

External Door Reference
CJSPG8

Details

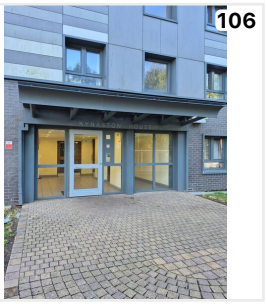
Surface Material

Aluminium

Frame Material

Aluminium

Photos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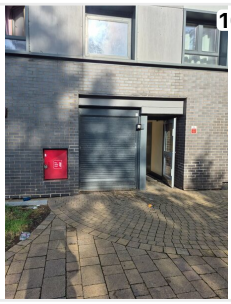

107

General Observations

General Observations – Kynaston House
1. Overall Fire Risk Level
Current risk rating: Tolerable

Risk control summary: Risk is expected to reduce to Trivial following minor remedial actions (cold smoke seals and fire stopping)

2. Structure and Compartmentation
Built in 1961 using a large panel system with concrete and brick structure.
Underwent refurbishment in 2016, including external wall upgrades and pitched roof replacement.
Compartmentation generally effective, providing ≥1-hour vertical and horizontal fire resistance.
Doors: FD30s to lobbies, FD60s to key service areas.
Fire stopping defects are minor and localised:
Service cupboards (floors 1–10) require cold smoke seals.
Small penetrations to lift lobby (10th floor), landing (5th), and Flat 14 entrance noted

3. Access and Egress
Single protected staircase; two final exits (front and rear).
All corridors meet minimum width (≥1050mm).
Travel distance from furthest flat to stair: ≤6 metres.
Fire doors and lobby separation in place; AOVs support dead-end corridors.
Access to roof and plant areas is secured and controlled

4. Active Systems
Smoke alarms in all flats (LD3 minimum); many LD2 or LD1.
No communal fire alarm (Stay Put strategy).
AOVs to lobbies and stairhead linked to local smoke detection.
Emergency lighting is a central battery system with monthly testing.
Suppression system installed in bin store; tested twice annually

5. Firefighting Facilities
Dry riser: inlet at rear; outlets on floors 1–10; maintained to BS 9990.
CO_2 extinguisher in lift motor room; others removed/decommissioned.
Firefighter lift override switch at ground level.
Secure Premises Information Box (Gerda) contains plans and PEEP data

6. External Wall and Balcony Risk
Multiple EWS materials:
Fundermax HPL (B,s2,d0)
Rockwool Duo Slab (A1)
RedArt silicone render (EWI system)
Brick slip system to 1st floor
Balconies: Open concrete with steel/glass balustrades
External wall system considered to present a low fire risk, pending confirmation through full FRAEW

7. Resident and Arson Risk
Stay Put – Unless Affected policy is in place and signposted.
Resident housekeeping was generally good, though minor items (e.g. toys and door mats) were noted and immediately addressed.
Arson risk: Some evidence (burnt signage on 3rd floor, damage on 10th floor handrail); access control and patrols in place.
CCTV absent inside the block; this may warrant consideration depending on local incident trends

8. Action Plan – Key Required Remedial Works
Cold smoke seals to be retrofitted to service/cleaner cupboards (Floors 1–10)
Firestopping:
Lift lobby frame (10th)
5th floor cable penetration
Small holes in Flat 14 door
All actions rated P2 (1–3 months) and assigned to Rapid Response Team

Summary Position
Kynaston House is broadly compliant with fire safety expectations for a high-rise residential building. Active and passive measures are robust, and only minor, non-urgent defects were recorded. Key features such as

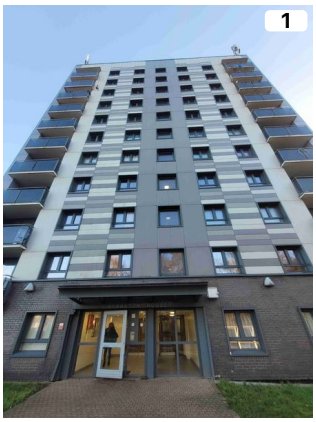
Plan: East Elevation

Plan: South Elevation

Plan: West Elevation

Plan: North Elevation

Photos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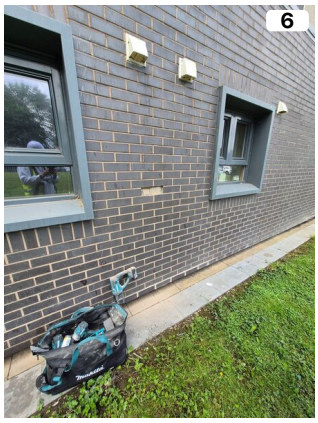
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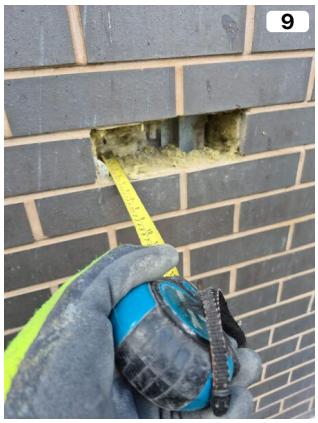
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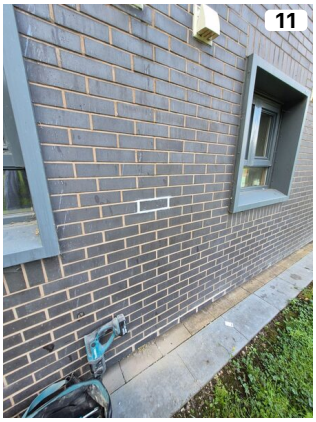
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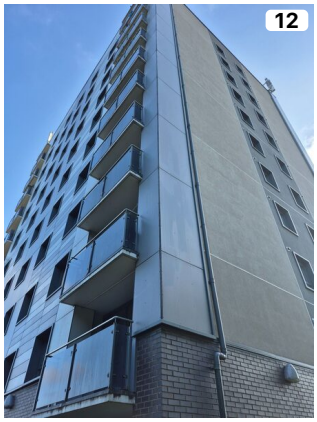
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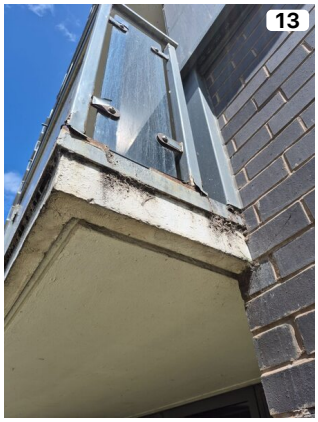
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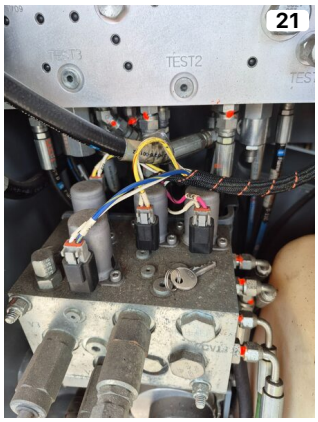
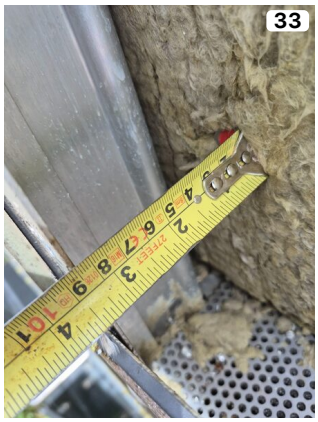
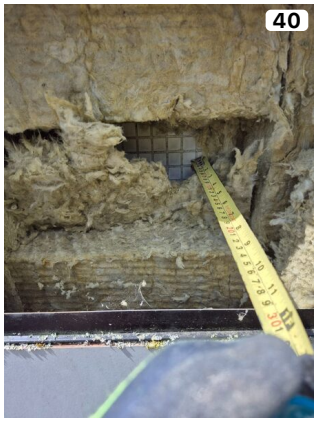


Photos Continued...





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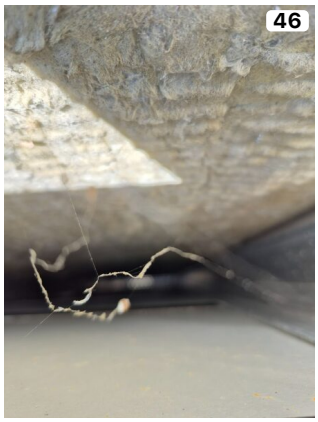

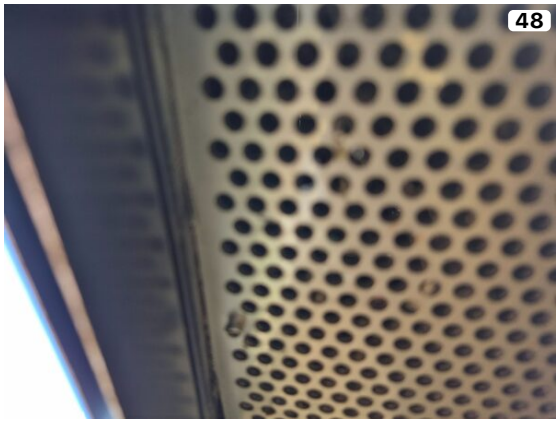

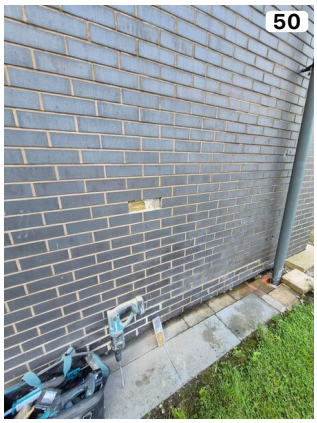

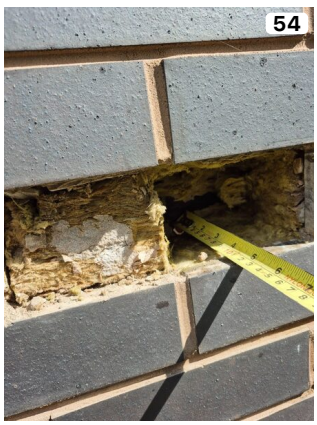

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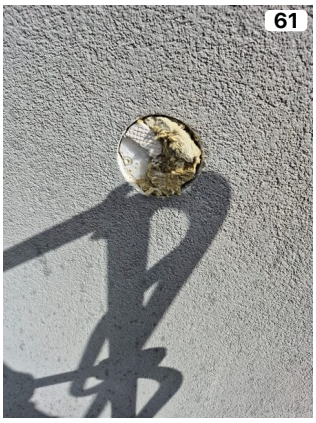

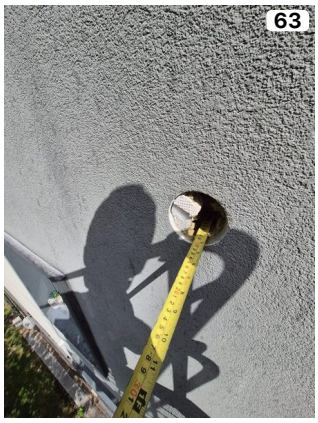

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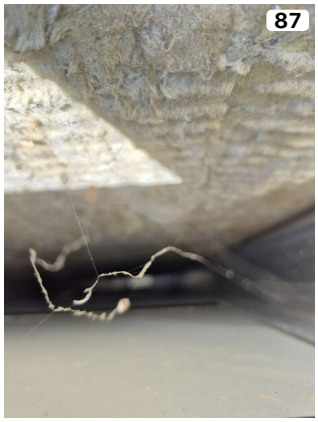

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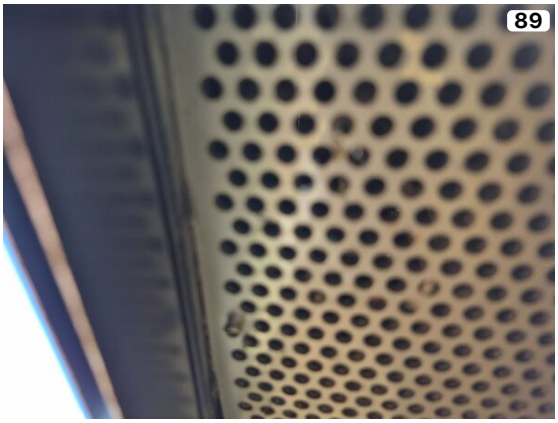

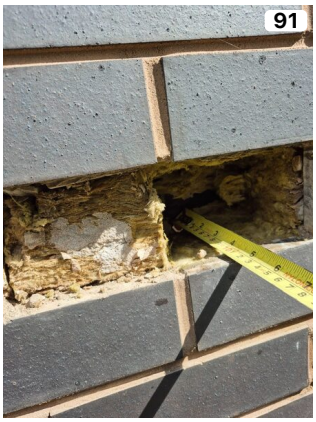

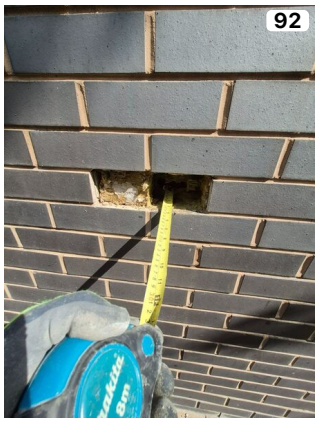

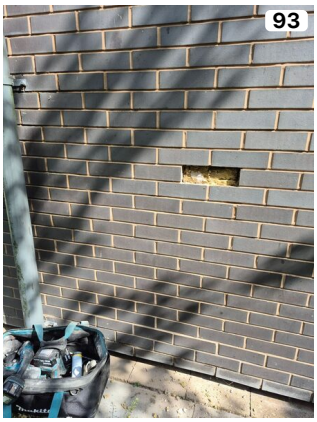

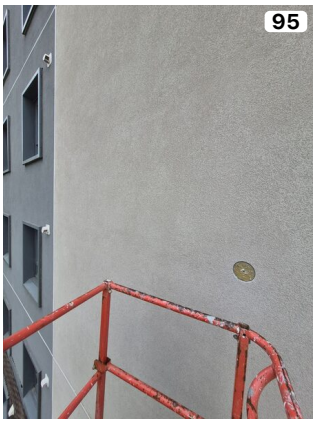

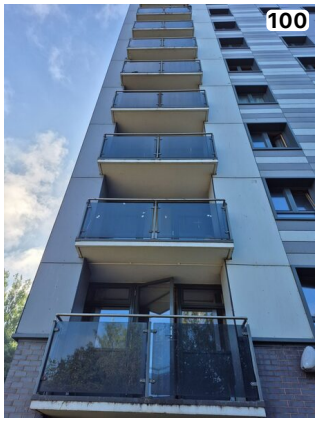

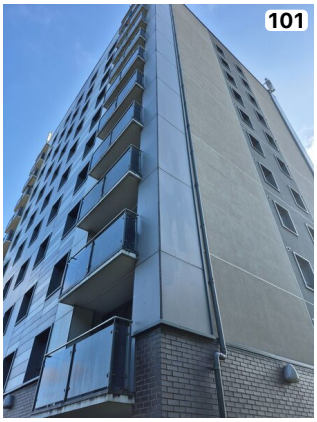

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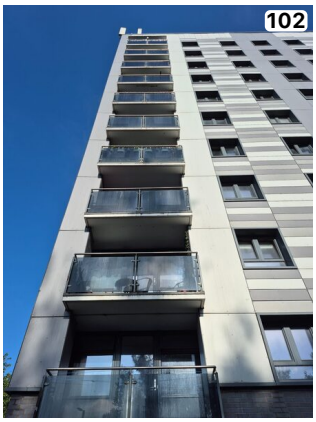

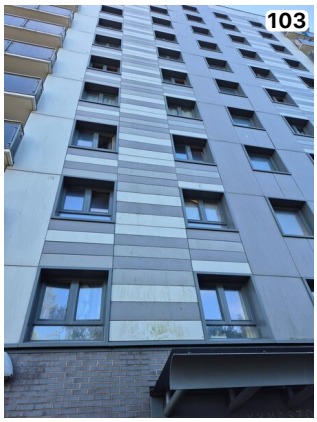

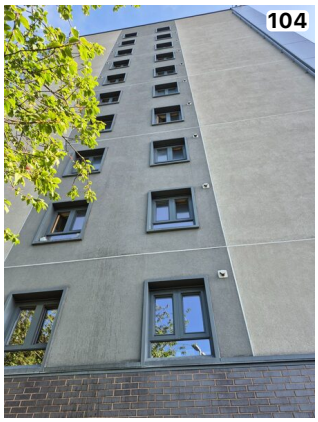

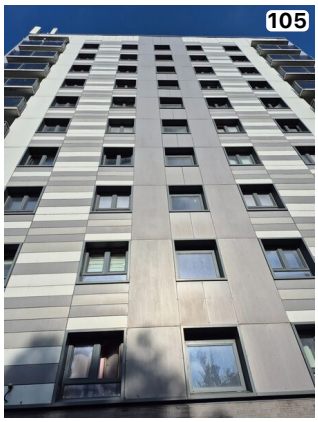

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0345 646 1566 | info@firntec.com | www.firntec.com