



FIRNTEC
BUILDING COMPLIANCE

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

Document Version 3
Survey Date 13/02/2025
Suggested Review Date 13/02/2030

EXTERNAL WALL SURVEY

ASPEN HOUSE

Aspen House
Meadow Avenue
West Brom
B71 3EN

Table of Contents

Cover Page	1
Table of Contents	2
Summary	3
Abbreviation/ Term Definition	4
Terms of Reference	5
Asset Information	7
Aerial Perspective: ASPEN HOUSE	12
Elevations	13
Inspections	15
Inspection: YMZNXE	16
Inspection: FQTR57	18
Inspection: YMPR3T	20
Inspection: 9YWVZM	22
Inspection: WNPW8C	24
Attachments & Balconies	26
Attachment: Cantilever Balcony (UEK477)	27
External Windows	28
External Window: Top, Mid, Side Hung Casements (NQ8M5D)	29
Plans & Elevations	30
Photos	32

Summary

External Wall Survey

Assessment and Certificate Reference

RB-XETZNN

Assessed On, By

13/02/2025, Haydn Roberts

Recommended Review Date

13/02/2030

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

Aspen House

Property Reference

RB-WEDGPJ

Address

Aspen House
Meadow Avenue
West Brom
B71 3EN

Assessing Organisation

Firntec Ltd

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

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Abbreviation/ Term Definition

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

Terms of Reference

Overview

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

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

Scope of Works

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

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

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

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

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

Limitations

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

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

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

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

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

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

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

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

Assumptions

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

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

Outcomes

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

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

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

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

Asset Information

Client Name

Sandwell Metropolitan Council

Responsible Person

Sandwell Metropolitan Council

Contact Details

0121 569 0162 - Lisa Ellis

Fire Alarm System

There is no BS5839 (Part 6 or Part 1) Fire detection/alarm system provided in the common areas of the building. The smoke detection provided is part of the smoke ventilation system. As per the building's FRA there is a control panel located within the main entrance lobby.

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

Extinguisher equipment is installed within staff only / Restricted access areas of the building.

Smoke Control

Natural smoke control, Smoke control installed

Smoke Control

The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Manual openable windows within the stairwell and the stairs and lobbies are provided with an automatic smoke ventilation system

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

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

Fire Fighting Facilities

Dry Riser

Fire Fighting Facilities

Dry riser outlets were located on each floor within the firefighting lobby area, ensuring accessible water supply for firefighting operations. This placement allows for efficient connection of firefighting hoses, providing vital water access to emergency services during fire incidents across all floor levels.

Access for fire-fighting vehicles

Adequate access for firefighting vehicles

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

Fire Hydrant Location/ Water Supply

Public fire hydrant is available, located in close proximity to the front of the building, as detailed in the On Arrival Information.

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

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Secure Information Boxes

Secure information box (SIB) installed

Signage

Appropriate signage installed throughout premises

Property Type

Residential

Building Era / Age

Assumed 1950 - 1979

Known Build Date

1962

Guidance Applicable At Time Of Construction

CP3: Chapter IV: Part 1 (1962)

Building Height

Approximately 24m to the highest occupied floor level. (calculated at 3m per floor as per PAS 9980-2022 section 3.1.22)

Number of Storeys (Ground and above)

9

Number of Flats

36

Flat Types

Single Storey

Structural Wall Material

Concrete / Brick

Structural 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)

Render system with insulation, suspected HPL panels attached to balconies

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

Day staff

Employees (Extended)

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

Residents

Yes

Approx number of Residents

72

Residents (Extended)

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

Visitors

Day

Approx number of Visitors

10

Visitors (Extended)

Residential block - low number of visitors expected at any one time

People With Reduced Mobility

None

People with Reduced Mobility (Extended)

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

Lone Workers

None

Young Persons Employed in the Premises

None

Escapes & Exits

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

Number Of Internal Escape Stairs

1

Number Of Final Exits

2

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger

Evacuation Chairs Installed

No

Stairwells Protected / Lobbied

Yes

Flat Doors Open Onto Stairs

No

Current Evacuation Strategy

Stay Put

Current Stay Put Strategy Description

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

Current Evacuation Strategy for the property considered appropriate?

Yes

Description

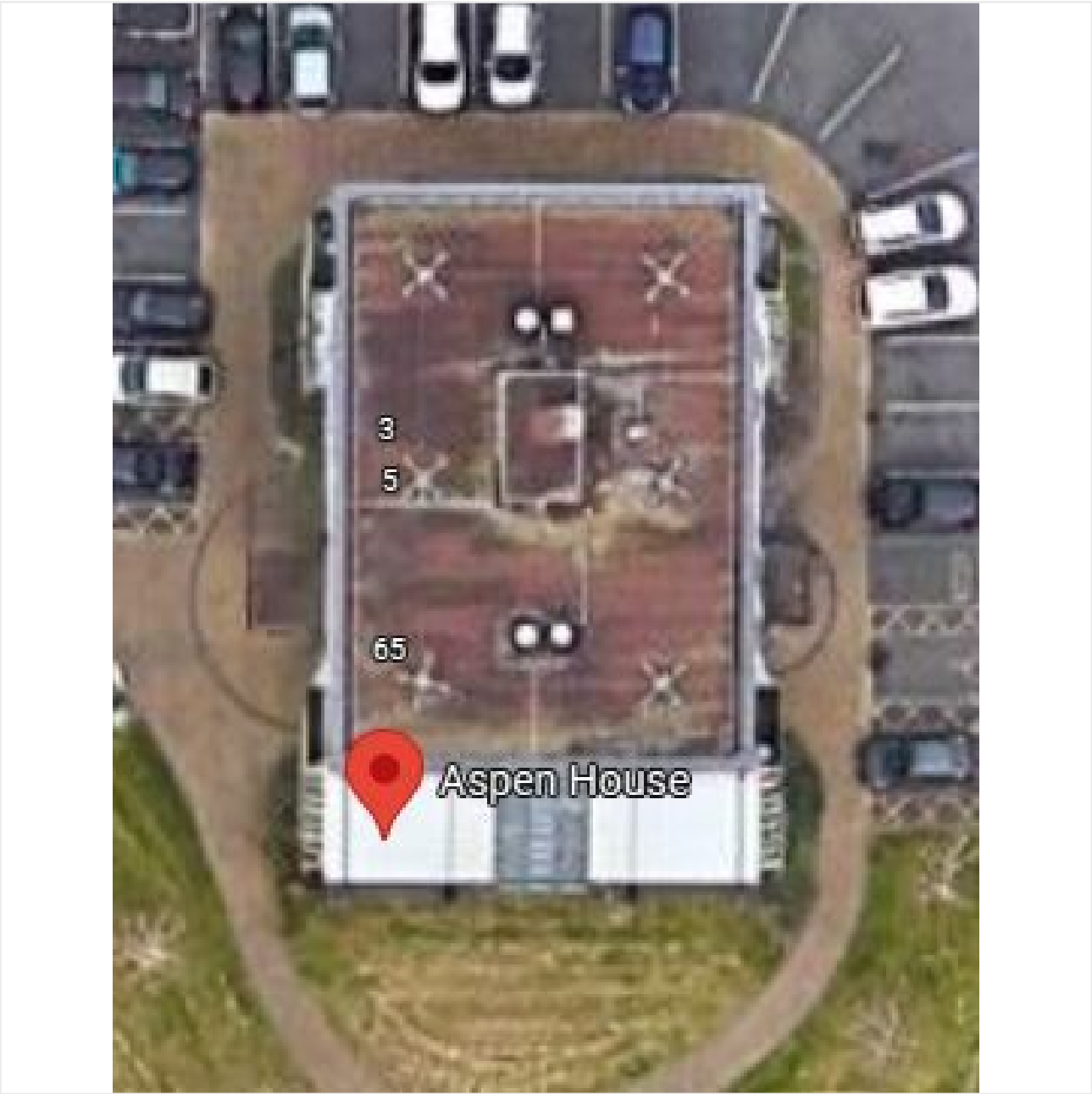
The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.

What is the recommended evacuation strategy for the property?

Stay Put

Aerial Perspective: ASPEN HOUSE

Aerial Perspective (picture sourced from Google Earth)



Elevations

Photo

Name

No. of Storeys

Features



NORTH

9 Storeys



EAST

9 Storeys

- Private Balconies Stacked



SOUTH

9 Storeys

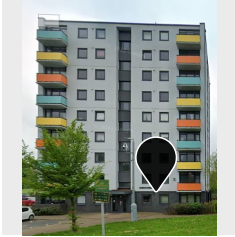
Photo	Name	No. of Storeys	Features
	WEST	9 Storeys	Private Balconies Stacked

Inspections

Elevation Location

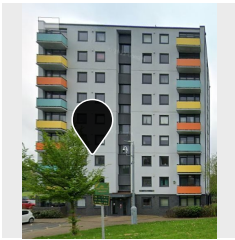
Inspection

Elements



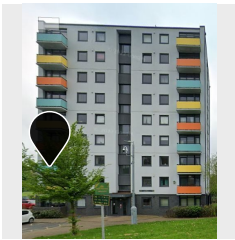
Inspection: YMZNXE
WEST 2
FLOOR SLAB LOCATION TO FIRST FLOOR

- Surface Finish (Brickwork)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Concrete slab)



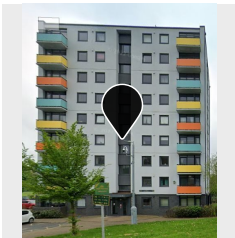
Inspection: FQTR57
WEST 2
Junction to window jam& head

- Surface Finish (Sto render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Concrete wall)



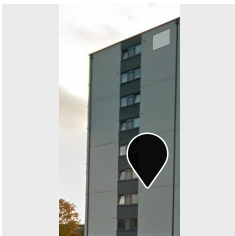
Inspection: YMPR3T
WEST 2
Balcony soffit

- Surface Finish (Suspected High Pressure Laminate (HPL) Panel)



Inspection: 9YWVZM
WEST 2
BELOW WINDOW

- Surface Finish (Sto render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Reinforced concrete)



Inspection: WNPW8C
NORTH
SECOND FLOOR LEVEL - VERTICAL AND HORIZONTAL COMPARTMENT

- Surface Finish (Sto render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Reinforced concrete)

Inspection: YMZNXE

Elevation • Location
WEST 2 • FLOOR SLAB LOCATION TO FIRST FLOOR



Name/Summary

BRICKWORK - WEST ELEVATION

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	100mm	Brickwork	5, 6	A1 - Non-Combustible
Insulation	90mm	Mineral Wool Insulation	7, 8	A1 - Non-Combustible
Inner Leaf Support (Backing Wall)		Concrete slab	9, 10, 11	

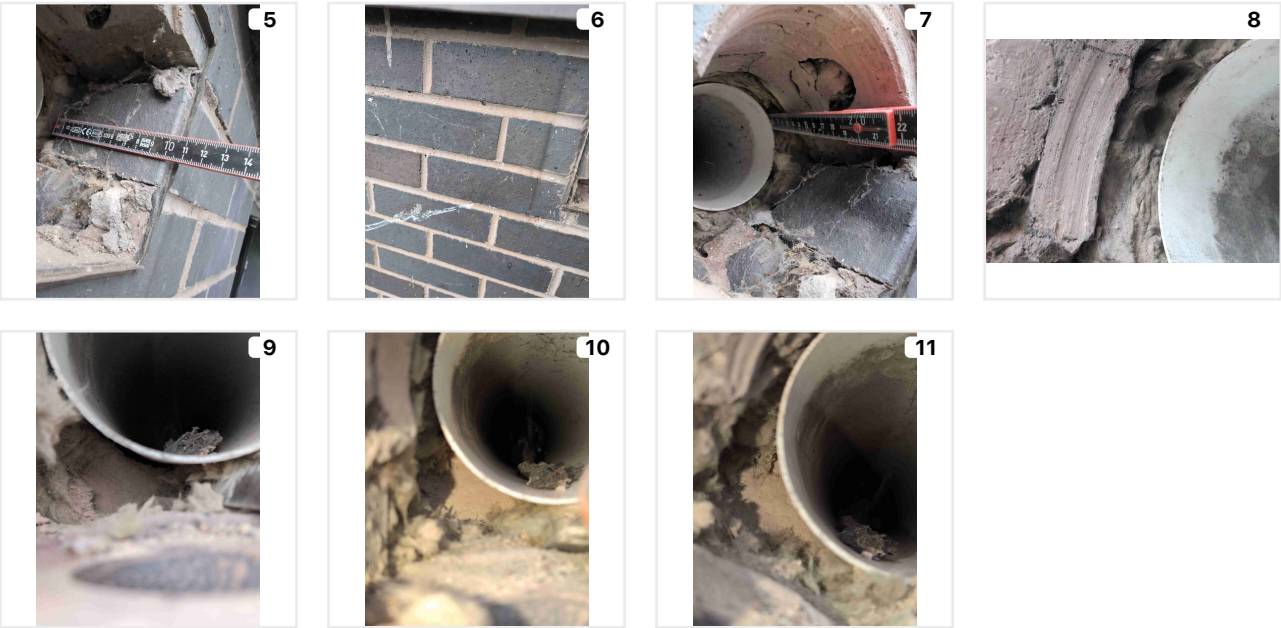
Cavity Barriers

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

Floor Slab

Reinforced concrete

Build-up Photos



Inspection: FQTR57

Elevation • Location
WEST 2 • Junction to window jam& head



Name/Summary

RENDER SYSTEM - WEST ELEVATION

Description

Location moved due to restricted access on mewt.

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	9mm	Sto render	12, 13	A1 - Non-Combustible
Backed onto rockwool slab				
Insulation	90mm	Mineral Wool Insulation	14, 15	A1 - Non-Combustible
Inner Leaf Support (Backing Wall)		Concrete wall	16, 17	A1 - Non-Combustible

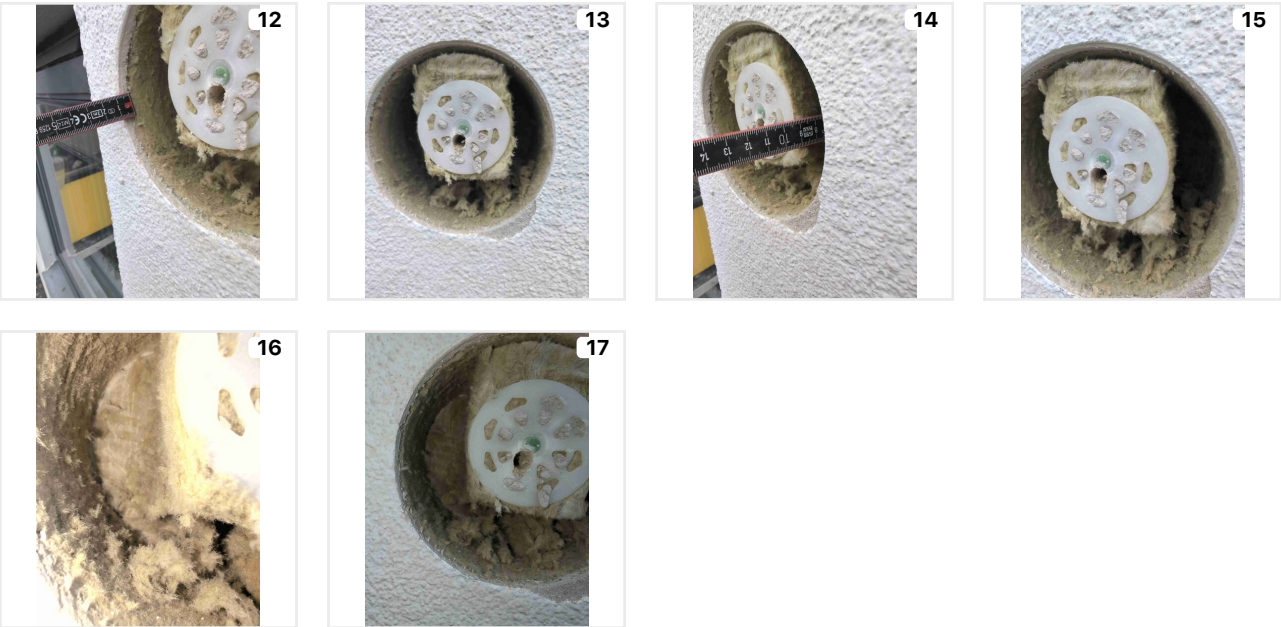
Cavity Barriers

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

Floor Slab

Reinforced concrete

Build-up Photos



Inspection: YMPR3T

Elevation • Location
WEST 2 • Balcony soffit



Name/Summary

BALCONIES - WEST ELEVATION

Description

Balcony Visual
General check
Check balconies floor for construction material. Balcony floors, Handrail and glazing used.
Check if windows and doors are Aluminium/UPVC etc

PANELS/SOFFIT
Remove panel to expose the construction behind.
Inspect the construction, cavity, insulation and inner skin.
Replace any insulation removed with existing or new if required.
Replace panel.

Build-Up

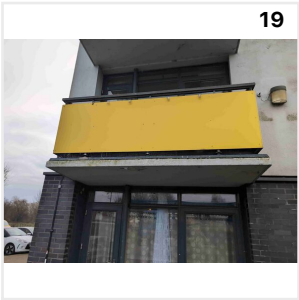
1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	8mm	Suspected High Pressure Laminate (HPL) Panel Material Brand: Trespa Panel	18, 19, 20, 21	D - Highly Combustible

Trespa Panel

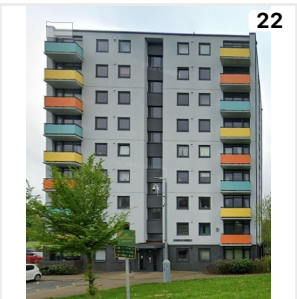
Floor Slab

Reinforced concrete

Build-up Photos



Inspection Photos



Inspection: 9YWVZM

Elevation • Location
WEST 2 • BELOW WINDOW



Name/Summary

Render section under window

Description

Render not spandrel.

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	9mm	Sto render	23, 24	A1 - Non-Combustible
Backed up to rockwool slab				
Insulation	90mm	Mineral Wool Insulation	25, 26	A1 - Non-Combustible
Inner Leaf Support (Backing Wall)		Reinforced concrete	27, 28, 29	A1 - Non-Combustible

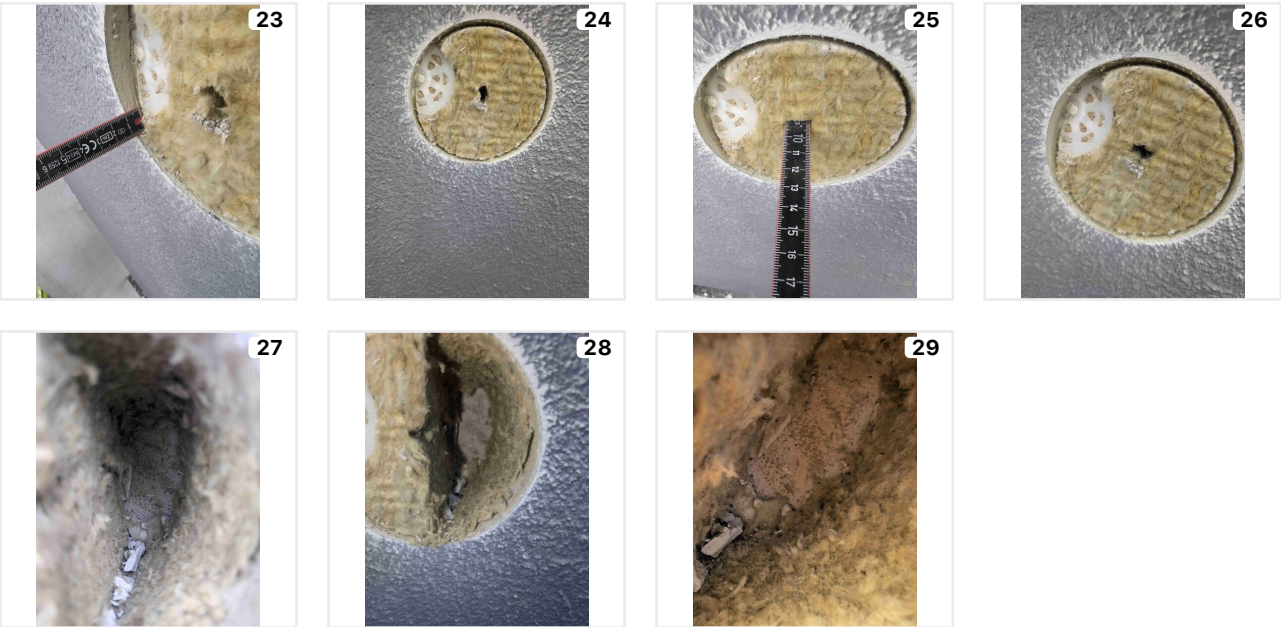
Cavity Barriers

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

Floor Slab

Reinforced concrete

Build-up Photos



Inspection Photos



Inspection: WNPW8C

Elevation • Location
NORTH • SECOND FLOOR LEVEL - VERTICAL AND HORIZONTAL
COMPARTMENT



Name/Summary

RENDER SYSTEM - NORTH ELEVATION

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	9mm	Sto render	31, 32	A1 - Non-Combustible
Backed up to rockwool slab				
Insulation	90mm	Mineral Wool Insulation	33, 34	A1 - Non-Combustible
Inner Leaf Support (Backing Wall)		Reinforced concrete	35, 36	A1 - Non-Combustible

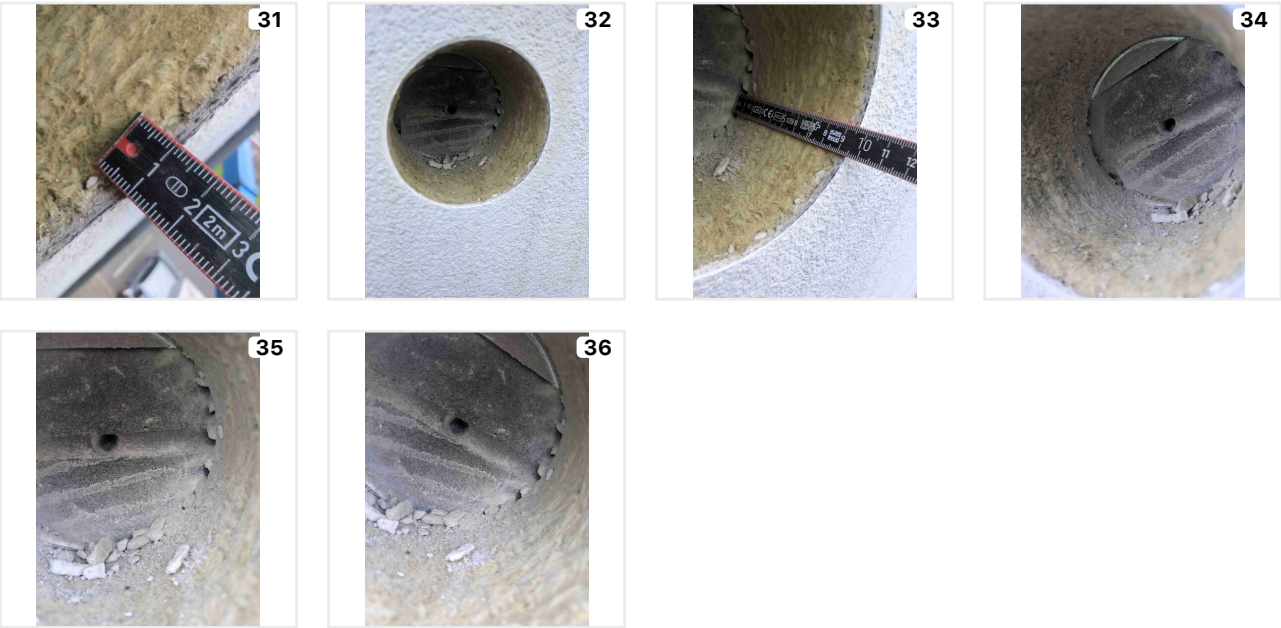
Cavity Barriers

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

Floor Slab

Reinforced concrete

Build-up Photos



Attachments & Balconies

Photo

Attachment



Cantilever Balcony (UEK477)

Configuration: Stacked, Single Unit

Size: Private balcony spanning only a single compartment

Attachment: Cantilever Balcony

Attachment Reference
UEK477

Details

Configuration

Stacked, Single Unit

Size

Private balcony spanning only a single compartment

Framework/Structure

Reinforced concrete framework extension of the floor slab

Handrail

Timber handrail

Balustrade

Steel handrail and balusters with suspected HPL panels

Details

Trespa HPL panels to balconies. Fire classification B-s1, d0.

Photos



External Windows

Photo

External Window



Top, Mid, Side Hung Casements (NQ8M5D)

External Window: Top, Mid, Side Hung Casements

External Window Reference
NQ8M5D

Details

Surface Material

Aluminium

Frame Material

Aluminium

Infill / Panel Material

Toughened Glass

Photos

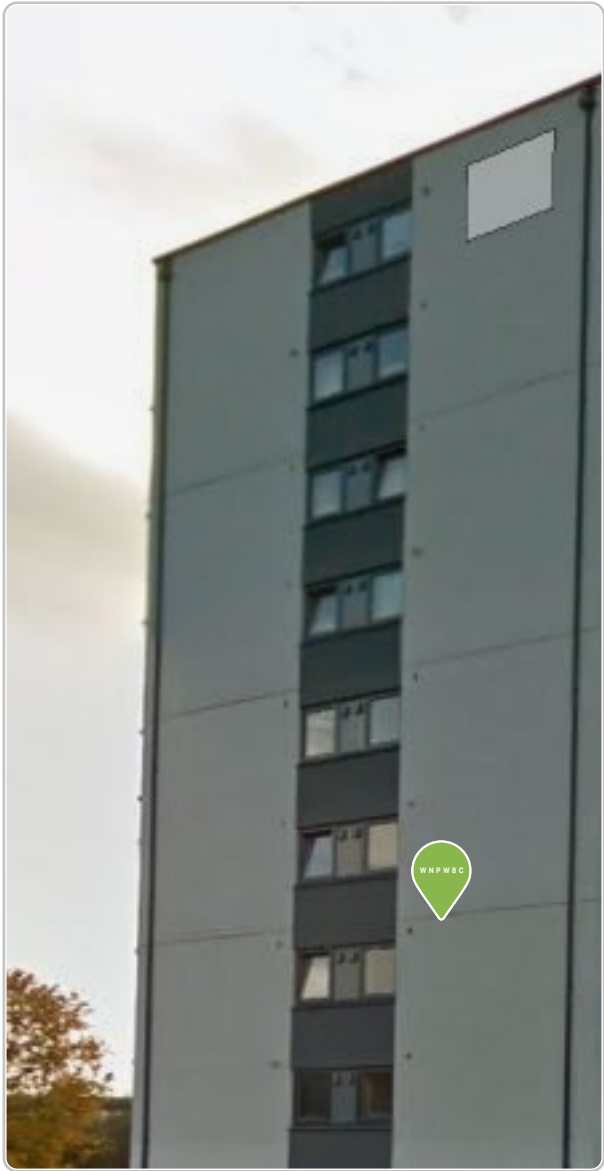


37



39

Plan: NORTH



Plan: WEST 2



Photos



Photos Continued...



Photos Continued...



Photos Continued...





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