



FIRNTEC
BUILDING COMPLIANCE

Unit 4a, Darklake View
Estover
Plymouth
PL6 7TL

Document Version 3

Survey Date 04/11/2024

Suggested Review Date 04/11/2029

EXTERNAL WALL SURVEY

MOORLAND

Moorlands Court
Reservoir Road
Rowley Regis
West Midlands
B65 9PB

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

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

Fire Policy and Testing and Maintenance records

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Summary

External Wall Survey

Assessment and Certificate Reference

RB-CMR1Z2

Assessed On, By

04/11/2024,

Alex Dodd EngTech MinstRE (Lead Facade Consultant)

Douglas Murray (Building Safety Consultant)

(BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA)

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.

Recommended Review Date

04/11/2029

Assessed Property

Property Name

Moorland

Property Reference

RB-9TTF5E

Address

Moorlands Court

Reservoir Road

Rowley Regis

West Midlands

B65 9PB

Assessing Organisation

Firntec Ltd

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

0345 646 1566 — www.firntec.com

Assessor Remarks

The development of Mincing Lane, Rowley Hill Estate which included St Giles House and Moorlands was commissioned by Rowley Regis Municipal Borough Council 1963, and building work was awarded to the contractors Wimpey who completed work on two similar buildings during this period which have since been demolished. The building comprises of 14 floors including ground and houses 85 individual self contained flats. The present day authority is Sandwell Metropolitan Borough Council.

The structure is of reinforced concrete frame with reinforced staircores, lift core, floor slabs and foundations. The external walls are formed from a hand laid brick outer leaf and an internal leaf of concrete blockwork with projecting balconies on all occupied floors. There are no cladding systems present on this building.

This report has been prepared for Sandwell Metropolitan Borough Council by Firntec Ltd Building Compliance. This survey has included consideration of the following pieces of legislation and other guidance relevant at the time of reporting:

The RRO (FSO) 2005

The Fire Safety Act 2021

The Building Safety Act 2022

Approved Document B of building regulations 2010

This report was prepared by Douglas Murray (BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA) who is a Building Surveyor with 25 years of fire related and construction experience in both new build and refurbishment projects on behalf of Firntec Ltd. Douglas is a member of the Royal Institute of Chartered Surveyors, the Institute of Fire Engineers, the Fire Protection Association, and an ABBE qualified Fire Risk Assessor. Douglas has specialised within Fire Safety and cladding investigations for eight years and has held senior posts with London and nationally based Registered Social Landlords. Douglas advises on and produces Building Safety Case Reports and has taken the lead for various clients securing, quality checking and completing Type 1-4 Fire Risk Assessments, completing Fire Risk Assessments of External Walls (FRAEW), leading on Intrusive investigative surveys, and preparing fire strategy documents. Part of the work Douglas completes, supports and evidence claims brought forward under the Defective Premises Act in the context of non-compliance and fire safety defects within multi occupancy buildings.

Summary

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 Borough Council

Client Address

Sandwell Council House
Freeth Street PO Box 2374
Oldbury
B69 3DE

Responsible Person

Sandwell Metropolitan Borough Council

Safety Assistance

Not Required

Contact Details

As supplied by client

Fire Alarm System

Smoke alarms are installed to LD2 standard (smoke detection in all high-risk areas, e.g. hallways, living rooms, kitchens). Detection systems are hardwired or battery powered and subject to cyclical testing. No communal fire alarm system is installed,

Emergency Lighting

Installed in communal parts

Emergency Lighting

Emergency lighting appears to conform to the requirements of BS5266-1 design standard. (Some repair/replacement issues raised)

Portable Fire Fighting Equipment

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

Portable Fire Fighting Equipment

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

Smoke Control

Natural smoke control

Smoke Control

Communal Stairwell:

Ventilated by two louvre panels at the head of each stairwell.

Communal stairwell windows are fixed and non-openable.

Communal Corridors:

Ventilated by louvre vents located adjacent to the communal doors to the stairwell.

12th Floor Panel Modification:

A louvre panel on the 12th floor has been partially boarded over with non-combustible cementitious board, partially restricting natural airflow.

Chute Rooms:

Naturally ventilated via aerated blockwork, which provides passive smoke dissipation.

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

A deluge suppression system protects the refuse chute bin store.

Control panel is located in the basement behind the bin store.

Fire Fighting Facilities

Dry Riser

Fire Fighting Facilities

Located in the main entrance lobby.

Secured with a budget lock.

Outlets:

Provided in cupboards on every floor, adjacent to chute rooms.

Secured with budget locks.

FRA notes loose and untidy telecommunication cabling within some riser cupboards (does not restrict outlet access, to be tidied during future refurbishment).

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

A fire hydrant is available, with exact location details stored in the Firefighter's White Box mounted externally on the front elevation of the building. The box also contains service isolation plans for gas and building access keys. According to RICS mapping, the FH is within 15 metres of the main entrance

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Secure Information Boxes

Secure information box (SIB) installed

Secure Information Boxes

A proprietary steel SIB is fitted within the main entrance lobby

Signage

Appropriate signage installed throughout premises

Signage

Good standard of signs was found for wayfinding, fire door, floor level, lift and advisory notices

Property Type

Apartment Block, Residential Purpose-built

Building Era / Age

Known Build Date

Known Build Date

1963

Building Height

Moorlands Court is approximately 35 metres tall. Calculated from lowest point at ground to the upper most enclosed habitable floor level

Number of Storeys (Ground and above)

14

Number of Basement Levels

None

Number of Flats

85

Flat Types

Single Storey

Structural Wall Material

Concrete / Brick / Render

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

Concrete

Construction (Details)

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

Exterior Cladding

No Exterior Cladding

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

None

Residents

Yes

Approx number of Residents

170

Residents (Extended)

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

People With Reduced Mobility

Other

People with Reduced Mobility (Extended)

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

Lone Workers

None

Young Persons Employed in the Premises

None

Escapes & Exits

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

Number Of Internal Escape Stairs

The building is provided with a single escape stair

Number Of Final Exits

The building is provided with two individual escape exits

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger

Evacuation Chairs Installed

No

Refuge Points Present

No

Stairwells Protected / Lobbied

Yes

Flat Doors Open Onto Stairs

No

Current Evacuation Strategy

Stay Put

Current Stay Put Strategy Description

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

Current Evacuation Strategy for the property considered appropriate?

Yes

What is the recommended evacuation strategy for the property?

Stay Put

Aerial Perspective: Moorlands Court

Aerial image of Moorlands Court and the surrounding area



Elevations

Photo



Inspections

Elevation Location

Inspection

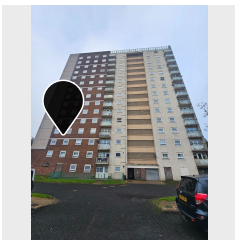
Elements



Inspection: H5I2PI

Wall Type 1 - Twin wall masonry brickwork/
concrete
Accessible wall

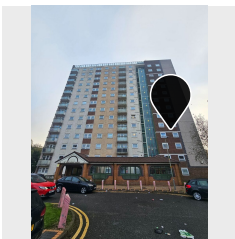
- Outer leaf
- Cavity
- Inner Leaf



Inspection: TTJ3F5

Wall Type 1 - Twin wall masonry brickwork/
concrete
Accessible wall

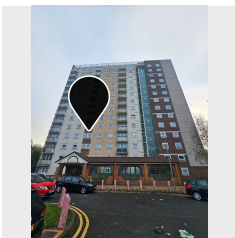
- Outer leaf
- Cavity
- Inner Leaf



Inspection: I69XDG

Wall Type 1 - Twin wall masonry brickwork/
concrete
Accessible wall

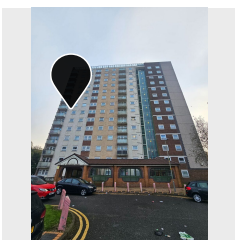
- Outer leaf
- Cavity
- Inner Leaf



Inspection: 9YCH7Z

Wall Type 1 - Twin wall masonry brickwork/
concrete
Accessible wall

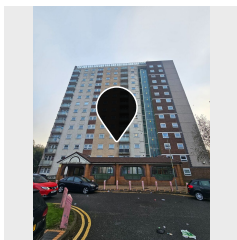
- Outer leaf
- Cavity
- Inner Leaf



Inspection: CQ6XBZ

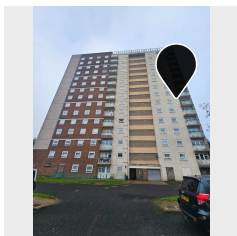
Wall Type 1 - Twin wall masonry brickwork/
concrete
Accessible wall

- Surface Finish (Granular stone finish which forms part of the concrete wall system)

Elevation Location**Inspection****Elements****Inspection: RYB7LZ**

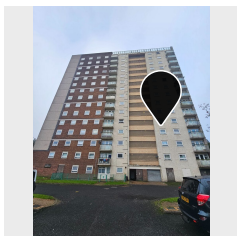
Wall Type 1 - Twin wall masonry brickwork/
concrete
Accessible wall

- Surface Finish (Granular stone finish which forms part of the concrete wall system)

**Inspection: C52EGR**

Wall Type 1 - Twin wall masonry brickwork/
concrete
Accessible wall

- Surface Finish (Granular stone finish which forms part of the concrete wall system)

**Inspection: KRIWGG**

Wall Type 1 - Twin wall masonry brickwork/
concrete
Accessible wall

- Surface Finish (Granular stone finish which forms part of the concrete wall system)

Inspection: H5I2PI

Elevation • Location
Wall Type 1 - Twin wall masonry brickwork/concrete • Accessible wall



Name/Summary

Wall Type 1 - Twin wall masonry - brickwork/concrete

Build-Up

3 Elements	Thickness/Depth	Photo Ref.	Rating (BS EN13501)
------------	-----------------	------------	---------------------

Outer leaf	102mm		A1 - Non-Combustible
------------	-------	--	----------------------

Brickwork

Cavity	60mm		
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Inner Leaf	100mm		A1 - Non-Combustible
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Cast in situ concrete

Cavity Barriers

None

Inspection Photos



Inspection: TTJ3F5

Elevation • Location
Wall Type 1 - Twin wall masonry brickwork/concrete • Accessible wall



Name/Summary

Wall Type 1 - Twin wall masonry - brickwork/concrete

Build-Up

3 Elements	Thickness/Depth	Photo Ref.	Rating (BS EN13501)
------------	-----------------	------------	---------------------

Outer leaf	102mm		A1 - Non-Combustible
------------	-------	--	----------------------

Brickwork

Cavity	60mm		
--------	------	--	--

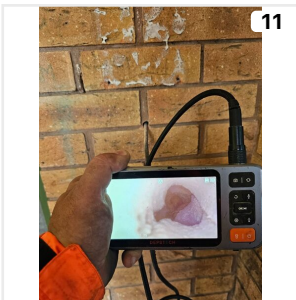
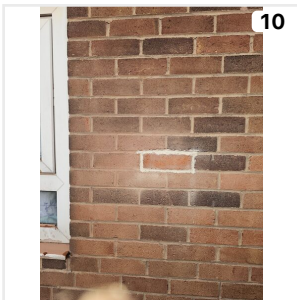
Inner Leaf	100mm		A1 - Non-Combustible
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Cast in situ concrete

Cavity Barriers

None

Inspection Photos



Inspection: I69XDG

Elevation • Location
Wall Type 1 - Twin wall masonry brickwork/concrete • Accessible wall



Name/Summary

Wall Type 1 - Twin wall masonry - brickwork/concrete

Build-Up

3 Elements	Thickness/Depth	Photo Ref.	Rating (BS EN13501)
------------	-----------------	------------	---------------------

Outer leaf	102mm		A1 - Non-Combustible
------------	-------	--	----------------------

Brickwork

Cavity	60mm		
--------	------	--	--

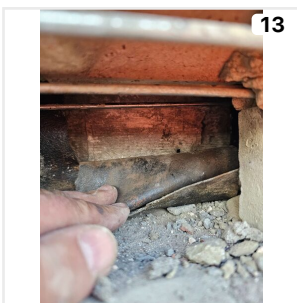
Inner Leaf	100mm		A1 - Non-Combustible
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Cast in situ concrete

Cavity Barriers

None

Inspection Photos



Inspection: 9YCH7Z

Elevation • Location
Wall Type 1 - Twin wall masonry brickwork/concrete • Accessible wall



Name/Summary

Wall Type 1 - Twin wall masonry - brickwork/concrete

Build-Up

3 Elements	Thickness/Depth	Photo Ref.	Rating (BS EN13501)
------------	-----------------	------------	---------------------

Outer leaf	102mm		A1 - Non-Combustible
------------	-------	--	----------------------

Brickwork

Cavity	60mm		
--------	------	--	--

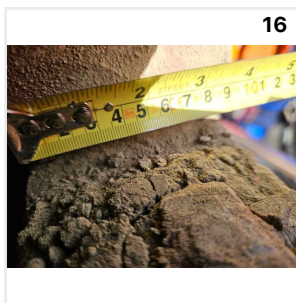
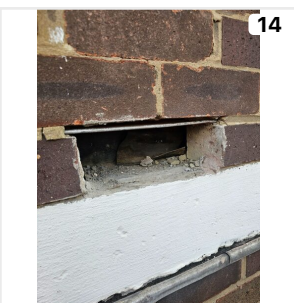
Inner Leaf	100mm		A1 - Non-Combustible
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Cast in situ concrete

Cavity Barriers

None

Inspection Photos



18



Inspection: CQ6XBZ

Elevation • Location
Wall Type 1 - Twin wall masonry brickwork/concrete • Accessible wall



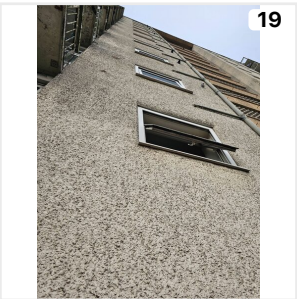
Name/Summary

Wall Type 2 - Solid concrete with granular finish

Build-Up

1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	250mm	Granular stone finish which forms part of the concrete wall system		A1 - Non-Combustible

Inspection Photos



Inspection: RYB7LZ

Elevation • Location
Wall Type 1 - Twin wall masonry brickwork/concrete • Accessible wall



Name/Summary

Wall Type 2 - Solid concrete with granular finish

Build-Up

1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	250mm	Granular stone finish which forms part of the concrete wall system		A1 - Non-Combustible

Inspection Photos



Inspection: C52EGR

Elevation • Location
Wall Type 1 - Twin wall masonry brickwork/concrete • Accessible wall



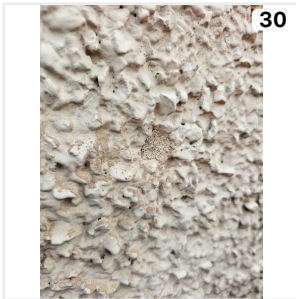
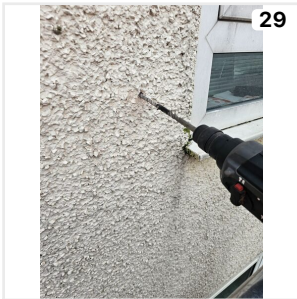
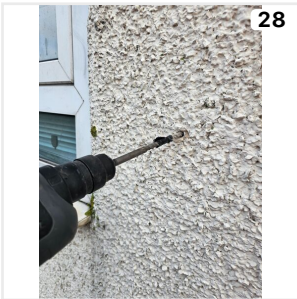
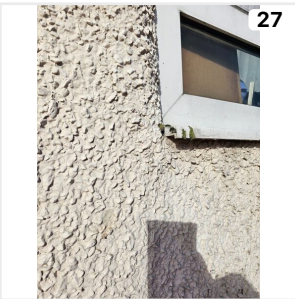
Name/Summary

Wall Type 2 - Solid concrete with granular finish

Build-Up

1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	250mm	Granular stone finish which forms part of the concrete wall system		A1 - Non-Combustible

Inspection Photos



Inspection: KRIWGG

Elevation • Location
Wall Type 1 - Twin wall masonry brickwork/concrete • Accessible wall



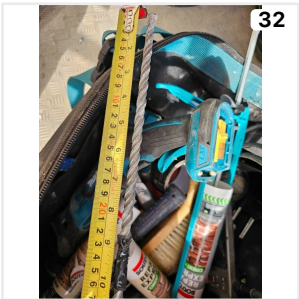
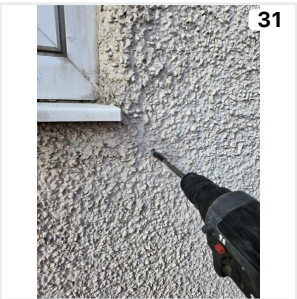
Name/Summary

Wall Type 2 - Solid concrete with granular finish

Build-Up

1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	250mm	Granular stone finish which forms part of the concrete wall system		A1 - Non-Combustible

Inspection Photos



Attachments & Balconies

Photo

Attachment



Cantilever Balcony (LFNQ21)

Configuration: Stacked

Size: Private balcony spanning only a single compartment

Attachment: Cantilever Balcony

Attachment Reference
LFNQ21

Details

Configuration

Stacked

Size

Private balcony spanning only a single compartment

Framework/Structure

Reinforced concrete framework extension of the floor slab

Decking & Supports

Concrete

Handrail

Timber

Balustrade

Steel and Glass

Soffit

Concrete

Photos



Penetrations

Photo

Penetration

No Image

Flue (FJDL1S)

Inspection Type: Visual

Penetration: Flue

Penetration Reference
FJDL1S

Details

Photo

1 Image

Inspection Type

Visual

Duct Pipework Material

ABS

Means Of Fire Stopping

None

Details

Incorrect use of PU foam

External Windows

Photo

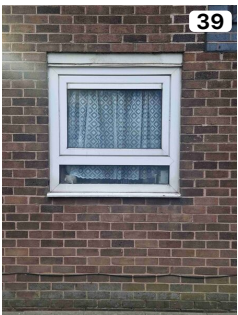
External Window



Top, Mid, Side Hung Casements (PLMFH2)



Fixed Lights (8QR77X)



Top, Mid, Side Hung Casements (QIJGI1)

External Window: Top, Mid, Side Hung Casements

External Window Reference
PLMFH2

Details

Surface Material

uPVC

Frame Material

uPVC

Infill / Panel Material

Toughened Glass

Photos



External Window: Fixed Lights

External Window Reference
8QR77X

Details

Surface Material

Aluminium

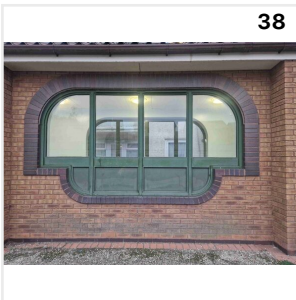
Frame Material

Aluminium

Infill / Panel Material

Toughened Glass

Photos



External Window: Top, Mid, Side Hung Casements

External Window Reference
QIJG11

Details

Surface Material

uPVC

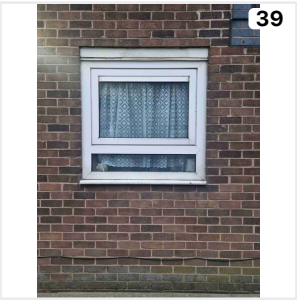
Frame Material

uPVC

Infill / Panel Material

Toughened Glass

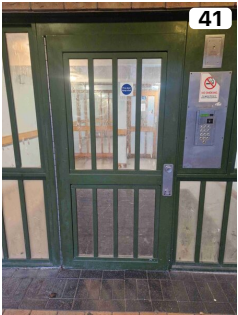
Photos



External Doors

Photo

External Door



Single Leaf Entrance Doors (J3F8FX)

External Door: Single Leaf Entrance Doors

External Door Reference
J3F8FX

Details

Surface Material

Aluminium

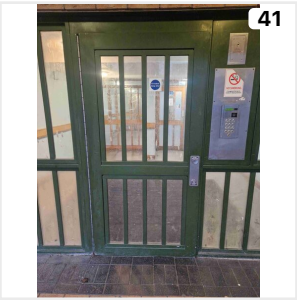
Frame Material

Aluminium

Infill / Panel Material

Toughened Glass

Photos



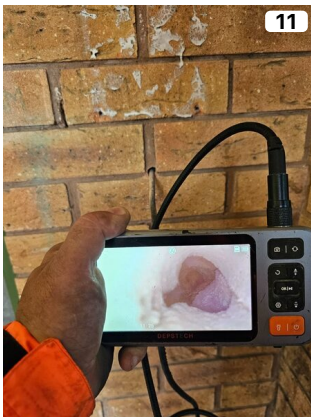
Plan: Wall Type 1 - Twin wall masonry brickwork/concrete



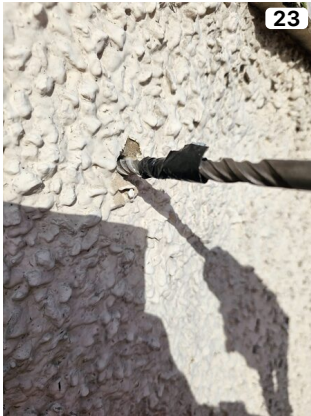
Plan: Wall Type 1 - Twin wall masonry brickwork/concrete



Photos



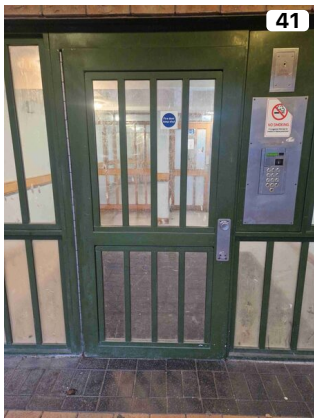
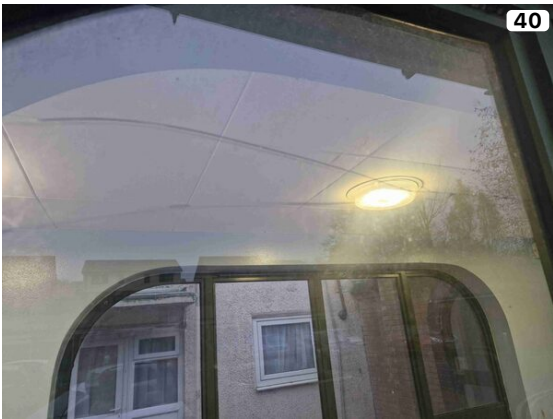
Photos Continued...



Photos Continued...



Photos Continued...





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BUILDING COMPLIANCE