



FIRNTEC
BUILDING COMPLIANCE

Unit 4a, Darklake View
Estover
Plymouth
PL6 7TL

Document Version 6

Survey Date 19/08/2024

Suggested Review Date 19/08/2025

PAS 9980 STEP 1

MOUNTFORD HOUSE

Mountford House
Glover Street
West Brom
B70 6DS

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

PAS 9980 Step 1

Assessment and Certificate Reference

RB-7G23D1

Assessed On, By

19/08/2024,

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

19/08/2025

Assessed Property

Property Name

Mountford House

Property Reference

RB-MNXVH2

Address

Mountford House

Glover Street

West Brom

B70 6DS

Assessing Organisation

Firntec Ltd

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

0345 646 1566 — www.firntec.com

Assessor Remarks

Mountford House is a 17 storey tower block in a wider complex of high rise multi occupancy buildings in West Bromwich. The block was completed circa 1967 and it is considered to be approximately 45 metres tall. The block now contains 132 individual flats, after a recent modernisation programme. There are eight flats per floor, plus four flats on the ground floor. Each floor from 1st to 16th comprises 8 flats, 4 two bedroom (one at each corner) and 4 one bedroom flats (centre building), a stairway is situated at the end of each landing. There are two lifts in the block and these serve alternate floor levels.

Each flat has its own balcony, except the ground floor and on even numbered floors the two bedroom balcony's are physically separate from the single bedroom balcony's. On odd numbered floors the balconies are separated by a small metal partition.

The structure appears to be 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.

Improvement works were carried out 2010 planning reference DC/10/52440 which comprised of external insulated cladding, replacement windows, new front entrance porch, replacement balcony panels and addition of 2 flats at ground floor.

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 2006

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.

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 provided by client

Fire Alarm System

Fire detection in flats is limited to hard-wired or battery-operated smoke alarms.

The detection system varies between LD1 and LD2 standards in sampled flats:

LD1 (highest standard) – Smoke detection in all rooms except wet rooms.

LD2 – Smoke detectors in hallways and living rooms, with heat detectors in kitchens.

No fire alarm system is installed in communal areas.

Automatic Opening Vent (AOV) detection:

Smoke detectors are installed in lobbies, stairwell landings, and the area between the lobby/stairwell & chute room doors on floors 1 to 16.

These detectors are solely for activating the AOV system and do not provide a general fire alarm function.

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 are correctly sited and appear to provide adequate lighting.

Portable Fire Fighting Equipment

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

Portable Fire Fighting Equipment

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

Smoke Control

Natural smoke control

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

The bin store has a deluge system that is activated by smoke detection.
The control panel for this system is located in the ground floor electrical service cupboard.

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

Directly outside the main/front 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

Directional. Wayfinding. Fire Action Notices. No Smoking. Do Not Use Lift in Case of Fire. Final Exit. Fire Door.

Property Type

Apartment Block, Residential Purpose-built

Building Era / Age

Known Build Date

Known Build Date

1967

Building Height

Is approximately 45 metres from lowest point at ground to the upper most enclosed finished floor slab

Approx Floor Area Per Floor

The approximate footprint is 600m2

Number of Storeys (Ground and above)

There are 17 floors including the ground floor

Number of Basement Levels

None

Number of Flats

67

Flat Types

Single Storey

Structural Wall Material

Traditional build with concrete floor slab

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

The structure comprises 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.

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)

Improvement works were carried out 2010 planning reference DC/10/52440 which comprised of external insulated cladding that was found to be a mineral wool based external wall insulation with cement based render finish; replacement windows were found to be softwood timber with metal capping; the new front entrance porch was found to be polyester powder coated metal.

Replacement balcony panels were initially considered to be external prefinished MDF, however as no manufacturing origin details were found and on further evaluation of the product, we believe the panels are a high pressure laminate. According to planning submission details, it appears that Trespa panels were specified at the time and we would suggest that as built historic records are located to confirm or a fire classification test is considered.

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

None

Residents

Yes

Approx number of Residents

134

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. 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 + 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

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: Aerial Perspective: Showing Aerial view of Mountford House and the surrounding area



Elevations

Photo	Name	No. of Storeys
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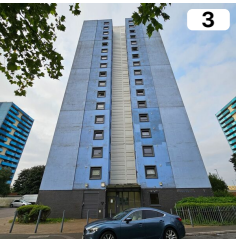
South Elevation

17 Storeys



West Elevation

17 Storeys



North Elevation

17 Storeys



East Elevation

17 Storeys

Inspections

Elevation Location

Inspection

Elements



Inspection: 5XHP4A

Survey locations as tagged
Accessible wall

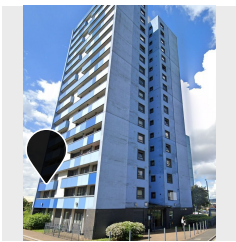
- Surface Finish
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)



Inspection: JQHL7F

Survey locations as tagged
Accessible wall

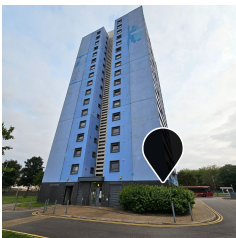
- Surface Finish (Render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)



Inspection: R3BYZY

Survey locations as tagged
Accessible wall

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



Inspection: QCG6JN

Survey locations as tagged

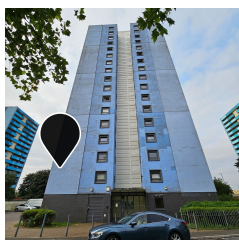
- Surface Finish
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)



Inspection: D2137J

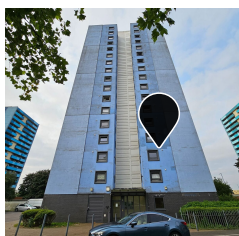
Survey locations as tagged

- Surface Finish
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)

Elevation Location**Inspection****Elements****Inspection: AZRTBZ**

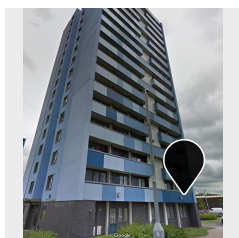
Survey locations as tagged

- Surface Finish (Render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)

**Inspection: PQLHNK**

Survey locations as tagged

- Surface Finish (Render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)

**Inspection: 5X2Y3N**

Survey locations as tagged
Accessible wall

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

Inspection: 5XHP4A

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall Type 1 brickwork over mineral wool insulation

Description

No external cavity. The internal void is filled with insulation

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	102mm			A1 - Non-Combustible
Brickwork sections have a full fill mineral wool insulation, the internal leaf forms part of the original external masonry wall				
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: JQHL7F

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall Type 2 - render over mineral wool insulation

Description

No external cavity. The internal void is filled with insulation

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Render		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)		Original brickwork		A1 - Non-Combustible

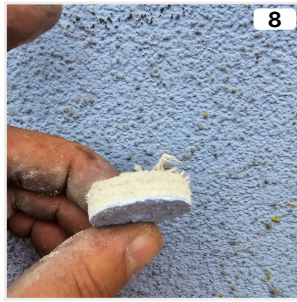
Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: R3BYZY

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall Type 3 - HPL panels

Build-Up

1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	9mm	Suspected High Pressure Laminate (HPL) Panel		B - Combustible

Cavity Barriers

None

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: QCG6JN

Elevation
Survey locations as tagged



Name/Summary

Wall Type 1 brickwork over mineral wool insulation

Description

No external cavity. The internal void is filled with insulation

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	102mm			A1 - Non-Combustible
Brickwork sections have a full fill mineral wool insulation, the internal leaf forms part of the original external masonry wall				
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: D2137J

Elevation
Survey locations as tagged



Name/Summary

Wall Type 1 brickwork over mineral wool insulation

Description

No external cavity. The internal void is filled with insulation

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	102mm			A1 - Non-Combustible
Brickwork sections have a full fill mineral wool insulation, the internal leaf forms part of the original external masonry wall				
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: AZRTBZ

Elevation
Survey locations as tagged



Name/Summary

Wall Type 2 - render over mineral wool insulation

Description

No external cavity. The internal void is filled with insulation

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Render		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)		Original brickwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: PQLHNK

Elevation
Survey locations as tagged



Name/Summary

Wall Type 2 - render over mineral wool insulation

Description

No external cavity. The internal void is filled with insulation

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Render		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)		Original brickwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: 5X2Y3N

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall Type 3 - HPL panels

Build-Up

1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
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Surface Finish	9mm	Suspected High Pressure Laminate (HPL) Panel		B - Combustible
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Cavity Barriers

None

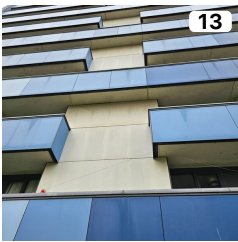
Floor Slab

Backing Wall Sits On The Floor Slab

Attachments & Balconies

Photo

Attachment



Cantilever Balcony (2JDEMW)
Configuration: Stacked

Attachment: Cantilever Balcony

Attachment Reference
2JDEMW

Details

Configuration

Stacked

Framework/Structure

The balcony forms part of the corresponding reinforced concrete floor slab

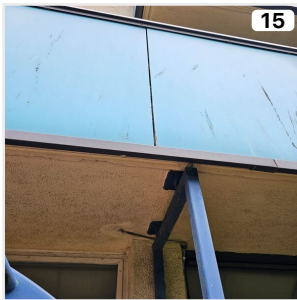
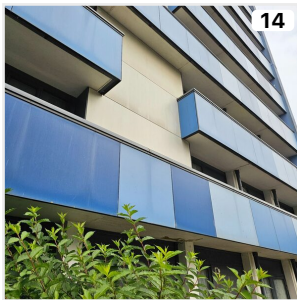
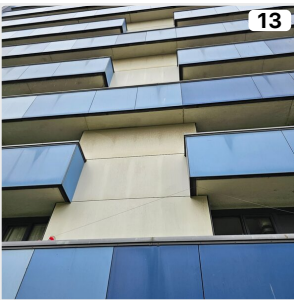
Decking & Supports

Timber decking on a concrete base

Soffit

Concrete

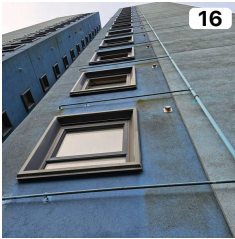
Photos



External Windows

Photo

External Window



Top, Mid, Side Hung Casements (JDGK1L)



Top, Mid, Side Hung Casements (FZI3N3)

External Window: Top, Mid, Side Hung Casements

External Window Reference
JDGK1L

Details

Surface Material

Aluminium

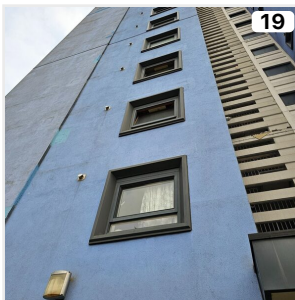
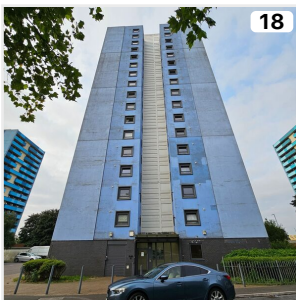
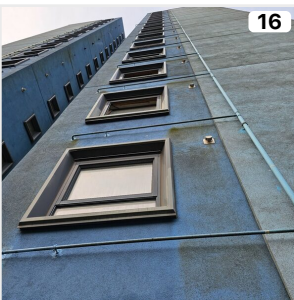
Frame Material

Timber

Details

Aluminium windows would not add to or support the growth of a fire

Photos



External Window: Top, Mid, Side Hung Casements

External Window Reference
FZI3N3

Details

Surface Material

Aluminium

Infill / Panel Material

Toughened Glass

Frame Material

Timber

Details

Kite marking indicates EN 12150

Photos



External Doors

Photo

External Door



Single Leaf Entrance Doors (BG6AT2)



Single Leaf Entrance Doors (R538KM)

External Door: Single Leaf Entrance Doors

External Door Reference
BG6AT2

Details

Surface Material

Aluminium

Frame Material

Aluminium

Infill / Panel Material

Aluminium

Details

Aluminium doors would not add to or support the growth of a fire

Photos



External Door: Single Leaf Entrance Doors

External Door Reference
R538KM

Details

Surface Material

Aluminium

Frame Material

Aluminium

Infill / Panel Material

Aluminium

Details

Aluminium doors would not add to or support the growth of a fire

Photos



General Observations

Unlike other blocks on this development, Mountford has adequate smoke controls and ventilation on the stairwell from a mixture of AOV and manually openable windows.

Fireman's override on entrance not working

Plan: Survey locations as tagged



Plan: Survey locations as tagged



Plan: Survey locations as tagged



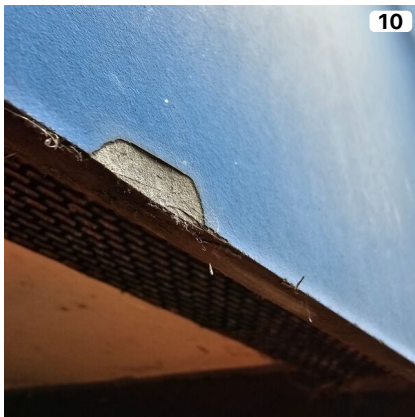
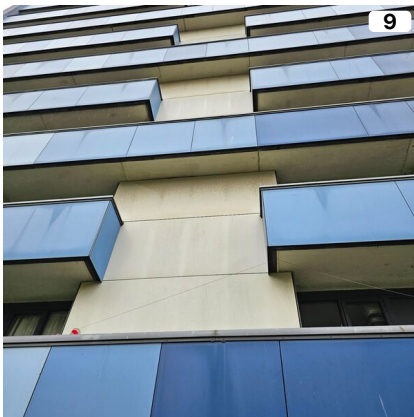
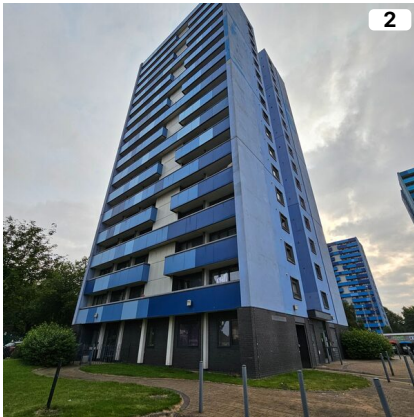
Plan: Survey locations as tagged



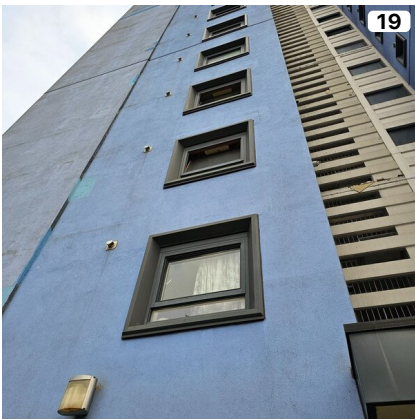
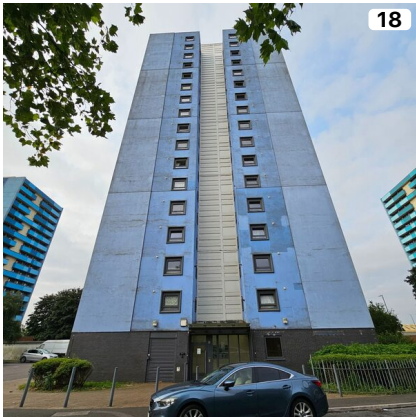
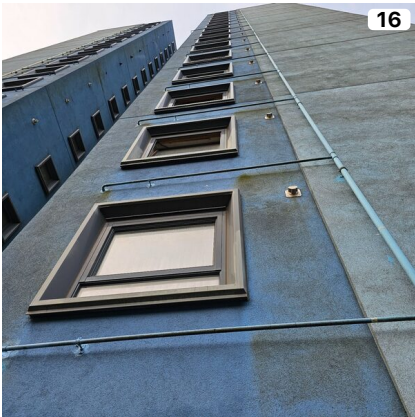
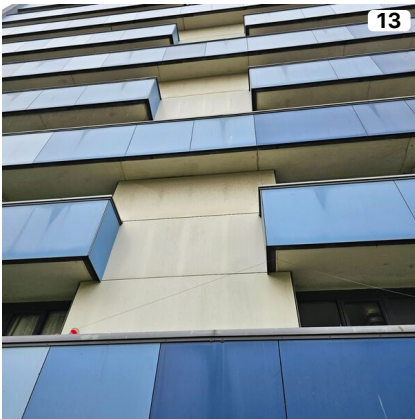
Plan: Survey locations as tagged



Photos



Photos Continued...



Photos Continued...





FIRNTEC

BUILDING COMPLIANCE