



**FIRNTEC**  
BUILDING COMPLIANCE

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

Document Version 3

Survey Date 14/01/2025

Suggested Review Date 14/01/2030

# FIRE RISK APPRAISAL EXTERNAL WALLS

## NEALE HOUSE

Neale House  
Glover Street  
West Brom  
B70 6DZ



# Table of Contents

|                                                                 |    |
|-----------------------------------------------------------------|----|
| Cover Page                                                      | 1  |
| Table of Contents                                               | 2  |
| Summary                                                         | 4  |
| Abbreviation/ Term Definition                                   | 5  |
| Statement of Competency                                         | 6  |
| Terms of Reference                                              | 7  |
| Supporting Documents                                            | 9  |
| Executive Summary                                               | 10 |
| Fire Strategy                                                   | 16 |
| Wall Constructions                                              | 19 |
| Wall Construction: Brick Finish (RY7W7L)                        | 20 |
| Wall Construction: Render ETICS (T34VBP)                        | 24 |
| Wall Construction: Ceramic Tile system (DM52HW)                 | 28 |
| Wall Construction: Aluminium Cladding System (H4TNB5)           | 31 |
| Wall Construction: Glazed Curtain wall system (I2ZVSP)          | 34 |
| Façade Configuration: H3YMKV                                    | 37 |
| Façade Configuration: H1TZAR                                    | 40 |
| Façade Configuration: NESE6K                                    | 43 |
| Façade Configuration: EBLSSU                                    | 46 |
| Façade Configuration: 7RJHMN                                    | 49 |
| Appendix                                                        | 52 |
| Asset Information                                               | 53 |
| Aerial Perspective: Neale House Glover Street West Brom B70 6DZ | 57 |
| Elevations                                                      | 58 |
| Inspections                                                     | 59 |
| Inspection: QGNH5Q                                              | 61 |
| Inspection: U9CZGC                                              | 64 |
| Inspection: CLFMID                                              | 66 |
| Inspection: Q5PKE2                                              | 68 |
| Inspection: 2R16UQ                                              | 70 |
| Inspection: N7BLGK                                              | 72 |

## Table of Contents Continued

|                                                         |    |
|---------------------------------------------------------|----|
| Inspection: F1M7BD                                      | 74 |
| Inspection: PBQTGP                                      | 76 |
| Inspection: DT77SG                                      | 78 |
| Inspection: K5X3BT                                      | 79 |
| Inspection: 5N5GPV                                      | 80 |
| External Windows                                        | 82 |
| External Window: Top, Mid, Side Hung Casements (R7DPKJ) | 83 |
| External Doors                                          | 84 |
| External Door: Single Leaf Entrance Doors (AFT8JT)      | 85 |
| Plans & Elevations                                      | 86 |
| Photos                                                  | 90 |

# Summary

## Fire Risk Appraisal External Walls

**Assessment and Certificate Reference**

RB-BFQ2K9

**Assessed On, By**

14/01/2025, Dean Partridge MIFireE

**Approved / Validated On, By**

16/06/2025, James Major (Facade Manager)

**Recommended Review Date**

14/01/2030

**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**

Neale House

**Property Reference**

RB-XVXMBN

**Address**

Neale House  
Glover Street  
West Brom  
B70 6DZ

---

**Assessing Organisation**

Firntec Ltd

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

0345 646 1566 — [www.firntec.com](http://www.firntec.com)

# Abbreviation/ Term Definition

- **ACM** Aluminium Composite Material
- **ADB** Approved Document B
- **AOV** Automatic Opening Vent
- **BSA** Building Safety Act 2022
- **Cavity Barrier** Product used to close or separate a concealed space to restrict fire and smoke
- **Close State Cavity Barrier** Cavity Barrier designed to be fitted under compression/friction between inner and outer surfaces of a cavity to seal it
- **Open State Cavity Barrier** Cavity Barrier that is open to allow ventilation/drainage of cavity in open state but closes when a developing fire occurs (e.g., intumescent strip)
- **Combustible** Not classified as A1 OR A2 in accordance with BS EN 13501-1: 2018, and not meeting definitions of non-combustible or limited combustibility
- **Compartmentation** Subdivision of building by fire resisting walls and/or floors for limiting fire spread
- **EPS** Expanded Polystyrene
- **EWS1** External Wall System Fire Valuation Form
- **FB** Fire Barrier - Separating element with fire integrity for a specific time
- **Fire Stop** Barrier seal to close an imperfect fit in design between elements of components to stop the spread of fire
- **FRAEW** Fire Risk Appraisal of External Walls
- **FRA** Fire Risk Assessment
- **FRS** Fire and Rescue Services
- **FSA** Fire Safety Act 2021
- **HPL** High Pressure Laminate
- **HRR** Heat Release Rate
- **MDF** Medium Density Fibre Board (a type of manufactured timber)
- **PIR** Polyisocyanurate Rigid Foam
- **PUR** Polyurethane Foam
- **RP** Responsible Person
- **RRFSO** Regulatory Reform (Fire Safety) Order 2005
- **SFS** Steel Framing System
- **SIB** Secure Information Box

# Statement of Competency

## Statement of Competency to Carry out a Fire Risk Appraisal of External Wall Construction

Within PAS 9980:2022 it requires that a person conducting the FRAEW are competent to do so in accordance with Annex H and to demonstrate the expected skill sets of competent external wall assessors.

This is our Statement of Competence to carry out a Fire Risk Appraisal of External Wall construction.

We confirm that they have:

- a) Read and understood the commentary and provisions relating to the competence of external wall assessors set out in Section 8 and Annex H of PAS 9980:2022;
- b) Adequate and relevant competence to undertake the FRAEW;
- c) Sufficient knowledge, skills and experience in relation to fire safety of external walls to be able to complete an assessment at the level required;
- d) The relevant skill, knowledge, and experience to manage and interpret the results of intrusive inspections; and
- e) The competence to appraise and assess the nature of external wall construction in terms of fire performance and provide an opinion on the risk.
- f) No conflicts of interest of any kind, other than any which are disclosed in the report.
- g) The conclusions of the report are the author's independent assessment of the risks and remedial actions and have not been influenced in any way by the opinions or actions of others except where stated.

# Terms of Reference

## Particulars

This FRAEW report follows the guidance in accordance and reference to PAS9980:2022 Fire Risk Appraisal of External Walls construction and cladding of existing blocks of flats – Code of Practice.

## Limitations

The FRAEW addresses life safety only in relation to the appraisal of the external walls of the building; and in considering risk, this is only in relation to the threat to the occupants in the building and not in terms of property damage or other potential objectives, such as safety of firefighters.

The FRAEW is not aimed at confirming compliance with building regulations, either at the time of construction, or currently.

The FRAEW cannot provide certainty and being risk-based report, it is, therefore, to a degree, reliant on professional judgement in its assessment and in the conclusions drawn within the report.

The FRAEW report is to be reviewed:

- a) if significant changes/repairs have been made to the external wall; and/or
- b) in the event of a fire incident, if the fire involved the external wall construction; and/or
- c) if there are any circumstances, depending upon the nature of the construction, the extent of available knowledge in relation to the particular materials, components and systems used on the building or the degree of uncertainty over the findings, which suggest review is appropriate. In these cases, the report will include a clear explanation as to why periodic review is necessary and include a suggested review date."

If more definitive information becomes available subsequent to the FRAEW on how particular external wall materials, components and systems behave in fire, or there are changes in the fire performance data relied upon in an FRAEW, such information will be expected to take precedence.

## Assumptions

It is understood that the absence of evidence, is not evidence of the absence; therefore, within the FRAEW report suitable caveats or assumptions may be applied in arriving at a risk rating, for example, in relation to:

- a) the extent of sampling carried out.
- b) the accuracy of information upon which it has been necessary to rely, especially where it has not been possible to verify the information through site survey and inspection.
- c) the extent of the content and detail within the report; and
- d) the limitations at the time of the FRAEW of available knowledge on the fire performance of the materials, products and systems forming the external walls of the building.

Any caveats or assumptions made within the report are based on the most onerous and worst-case scenarios.

## Statement of Intent

The investigation and writing of this FRAEW report has been commissioned at the clients request in line with PAS9980: 2022, which covers residential buildings of all heights with 2 or more dwellings, including hotels, with the aim to make sure that residents of multi-occupancy buildings are safe.

The Fire Safety Act 2021 also puts a legal responsibility on the responsible person where a building contains two or more sets of domestic premises to identify the building's structure and external walls and any common parts including doors or windows in those walls, and anything attached to the exterior of those walls (including balconies).



# Supporting Documents

The following documentation was requested for review prior to our visit. Any provided documentation has been reviewed and considered as part of our findings. The range, quality and reliability of the information contained in the provided documents have been examined and deemed satisfactory for completing this FRAEW report:

| Document                                                                                            | Received |
|-----------------------------------------------------------------------------------------------------|----------|
| <b>External Wall Survey (07/01/2025)</b><br>Firntec<br>External Wall Survey - Intrusive step 1      | Received |
| <b>FRA (09/01/2024)</b><br>A. Smith Fire Risk Assessor, Sandwell<br>Management Fire Risk assessment | Received |

# Executive Summary

## External Wall Systems and Attachments on the Building

11 areas were inspected to gain data about the building's wall constructions. See the Inspections section of this report for full inspection details.

The table below outlines the ratings of the various wall systems and constructions to the property. Each element is explained in more detail further within this report.

| 7 Items                                                   | Effect  | Risk |
|-----------------------------------------------------------|---------|------|
| Wall Construction<br>Brick Finish (RY7W7L)                | Neutral | Low  |
| Wall Construction<br>Render ETICS (T34VBP)                | Neutral | Low  |
| Wall Construction<br>Ceramic Tile system (DM52HW)         | Neutral | Low  |
| Wall Construction<br>Aluminium Cladding System (H4TNB5)   | Neutral | Low  |
| Wall Construction<br>Glazed Curtain wall system (I2ZVSP)  | Neutral | Low  |
| External Window<br>Top, Mid, Side Hung Casements (R7DPKJ) | Neutral | Low  |
| External Door<br>Single Leaf Entrance Doors (AFT8JT)      | Neutral | Low  |

In accordance with the PAS 9980 Guidance, any items of construction which are considered as "Medium Risk" should be subject to periodic review, to ensure that conditions do not change, such that the risk may be upgraded to high, prompting the requirement for remediation.

# Risk Factor Analysis

The risk factor analysis is a three-stage process; rating the wall construction fire performance **(1)**, façade configuration **(2)**, and fire strategy/fire hazards **(3)** on a sliding risk scale. The risk scale is expressed as "high", "medium" and "low" in a continuum, left to right, from "high" risk to "low" risk. At the furthest left end of the "high" risk band, the risk is deemed to be the highest, reducing as the risk is positioned to the right of this.

Starting with high as a base line, **Stage 1** rates the fire performance risk factors of the wall construction.

Once fire performance factors have been taken into account, **Stage 2** overlays the risk factors of the façade configuration to determine the effect this has on where the risk now lies on the scale.

The final **Stage 3** overlays the risk factors arising from consideration of the fire strategy and fire hazards (including limitations of fire and rescue service intervention).

## Risk Factor Analysis 1

This analysis looks at façade configuration **H3YMKV** which includes wall construction **RY7W7L**.

**Conclusion:** Masonry brickwork in external walls offers strong fire resistance due to its non-combustible properties and high thermal mass. Bricks are inherently resistant to fire and do not ignite, burn, or contribute fuel to a fire, making them excellent for containing flames and preventing fire spread.

During a fire, brickwork reacts by absorbing and gradually dissipating heat, though intense, prolonged heat may cause cracking or spalling (surface breakage) due to thermal expansion.

Despite these effects, the overall structure of brick masonry generally remains intact, ensuring the wall continues to act as a robust barrier against fire, heat, and smoke, which enhances its reliability in fire protection.

Beyond the external surface is an open cavity circa 140mm in depth to the outer face of the insulating layer.

The insulation was identified as 80mm mineral wool insulating slab board. The Mineral wool is viewed as A1 fire classification presenting a non-combustible product. This means this product will not ignite as such this poses a low risk to the contribution of fire and external fire spread.

The substrate for the building is the original construction -Wates Precast reinforced concrete. These walls are supported with reinforced concrete floor slab. This presents a non-combustible element that will not aid or support the contribution to fire spread.

The wall type is a non-combustible system to first floor level, which would not contribute to significant fire spread through vertical and horizontal compartments.

The inner leaf plasterboard is considered limited in combustibility to prevent the passage of fire through the external wall system. No conclusion can be formed on the installation, fixing methods and spacings of fixings of the plasterboard sheets to confirm its installation as per the manufacturers guidelines.

Within the inspection location on the façade no cavity barriers were identified horizontally or vertically.

It was noted that the masonry external surface material formed a return within the cavity where window apertures were located which would assist in preventing any fire spread breaching apertures into the cavity as well as preventing the free flow of air to assist in pyrolysis.

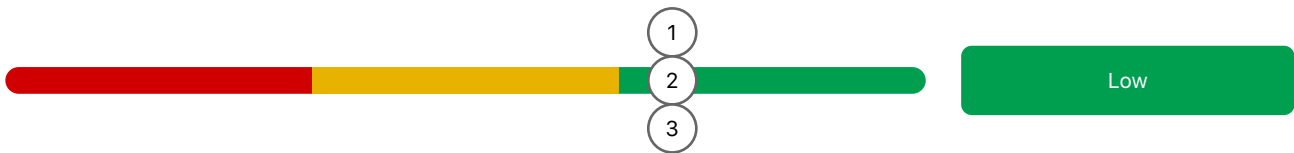
We have considered this external wall type against benchmark L7.

This external wall type extends across the ground floor to first floor level areas of the buildings envelope and given the sample locations.

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

- a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.
- b) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation.



## Risk Factor Analysis 2

This analysis looks at façade configuration **H1TZAR** which includes wall construction **T34VBP**.

**Conclusion:** A Wetherby Render ETICs system has been applied to north and south elevations. The applied render is 4mm thick with A2 fire classification. Cavity is full filled with the insulation was identified as 80mm mineral wool insulating slab board. The Mineral wool is viewed as A1 fire classification presenting a non-combustible product. This means this product will not ignite as such this poses a low risk to the contribution of fire and external fire spread.

System is affixed to the A1 non-combustible substrate. Possibly using a sheathing board which has been included within this wall type.

The substrate for the building is the original construction -Wates Precast reinforced concrete. These walls are supported with reinforced concrete floor slab. This presents a non-combustible element that will not aid or support the contribution to fire spread.

The inner leaf plasterboard is considered limited in combustibility to prevent the passage of fire through the external wall system. No conclusion can be formed on the installation, fixing methods and spacings of fixings of the plasterboard sheets to confirm its installation as per the manufacturers guidelines.

Within the inspection location the cavities were fully filled, tightly packed with the mineral wool slab board.

It was noted that the masonry external surface material formed a return within the cavity where window apertures were located which would assist in preventing any fire spread breaching apertures into the cavity as well as preventing the free flow of air to assist in pyrolysis.

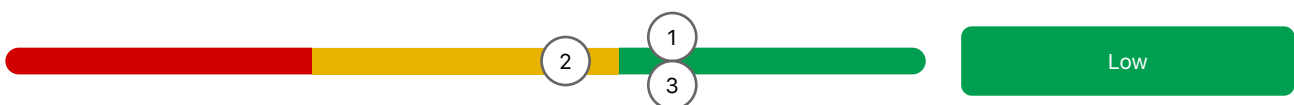
We have considered this external wall type against benchmark L10.

This external wall type extends vertically from the ground floor to first floor at two elevations on the buildings envelope and given the sample locations, the wall type is flanked either side by other non combustible wall types.

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

- a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.
- b) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation.



## Risk Factor Analysis 3

This analysis looks at façade configuration **NESE6K** which includes wall construction **DM52HW**.

**Conclusion:** The external surface material is formed with a 16mm ceramic lockclad tile. The tile is viewed as presenting a non-combustible product, This means this product will not ignite as such this poses a low risk to the contribution of fire and external fire spread.

The ceramic tile construction is formed using a natural and organic material that has been shaped and kiln baked, this process is in excess of 1000°C. As such this façade material is considered not to contribute or aid in the development of fire spread across the envelop of the building.

The tiles are fixed to a metal framing system and beyond the surface is a filled 120mm cavity. Insulation is provided by 100mm rockwool slab ahead of the support backing wall which is affixed to the substrate. The Mineral wool insulating layer is viewed as presenting a non-combustible product. This means this product will not ignite as such this poses a low risk to the contribution of fire and external fire spread.

The substrate for the building is the original construction -Wates Precast reinforced concrete. These walls are supported with reinforced concrete floor slab. This presents a non-combustible element that will not aid or support the contribution to fire spread.

The inner leaf plasterboard is considered limited in combustibility to prevent the passage of fire through the external wall system. No conclusion can be formed on the installation, fixing methods and spacings of fixings of the plasterboard sheets to confirm its installation as per the manufacturers guidelines.

Within the inspection location the cavities were fully filled, tightly packed with the mineral wool slab board.

We have considered this external wall type against benchmark L9.

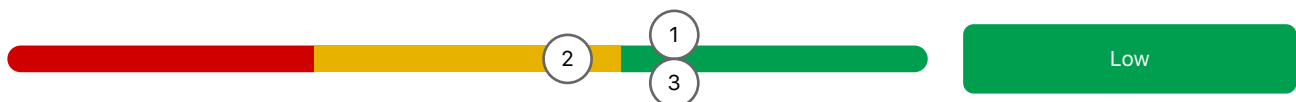
This external wall type is present on all elevations in sections with non-combustible spandrel sections present below windows on the east elevation.

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

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

b) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation



## Risk Factor Analysis 4

This analysis looks at façade configuration **EBLSSU** which includes wall construction **H4TNB5**.

**Conclusion:** The external surface material is formed with a 3-4mm solid aluminium panel, Aluminium is a soft metal that has a low melting point. As such this material is able to perform in temperatures between 400°C and 600°C, after which the metal will start to melt. Although it will not combust it will form molten droplets which may fall and ignite combustible materials below to cause secondary fires.

The panel is held in position using aluminium helping hand brackets.

Beyond the surface is a filled 60mm cavity ahead of the support backing wall of 10mm masonry which is affixed to the substrate.

The insulating layer was formed of 60mm of mineral wool at the central light coloured sections (80mm at grey aluminium flank ends), the survey details this as Rockwool slab, The Mineral wool is viewed as presenting a non-combustible product. This means this product will not ignite as such this poses a low risk to the contribution of fire and external fire spread.

The system fully encloses the original balconies at the corners of the building.

The substrate for the building is the original construction -Wates Precast reinforced concrete. These walls are supported with reinforced concrete floor slab. This presents a non-combustible element that will not aid or support the contribution to fire spread.

The inner leaf plasterboard is considered limited in combustibility to prevent the passage of fire through the external wall system. No conclusion can be formed on the installation, fixing methods and spacings of fixings of the plasterboard sheets to confirm its installation as per the manufacturers guidelines.

Within the inspection location the cavities were fully filled, tightly packed with the mineral wool slab board.

We have considered this external wall type against benchmark L9.

This external wall type extends vertically from the ground floor at building corners and at central spandrel locations

to rear elevations on the buildings envelope.

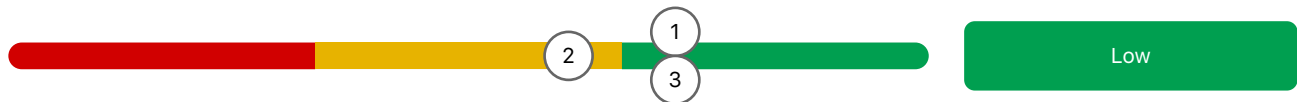
In the event of a fire, fire spread is likely to be at a lower rate within expectations for a building of this height, but nevertheless, tolerable rate, given the circumstances at the building in question; and/or

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

b) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape.

I

t is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation.



## Risk Factor Analysis 5

This analysis looks at façade configuration **7RJHMN** which includes wall construction **I2ZVSP**.

**Conclusion:** The external surface material is formed with a 3-4mm solid aluminium panel, Aluminium is a soft metal that has a low melting point. As such this material is able to perform in temperatures between 400°C and 600°C, after which the metal will start to melt. Although it will not combust it will form molten droplets which may fall and ignite combustible materials below to cause secondary fires.

The panel is held in position using aluminium helping hand brackets.

Beyond the surface is a filled 60mm cavity ahead of the support backing wall of 10mm masonry which is affixed to the substrate.

The insulating layer was formed of 60mm of mineral wool at the central light coloured sections (80mm at grey aluminium flank ends), the survey details this as Rockwool slab, The Mineral wool is viewed as presenting a non-combustible product. This means this product will not ignite as such this poses a low risk to the contribution of fire and external fire spread.

The system fully encloses the original balconies at the corners of the building.

The substrate for the building is the original construction -Wates Precast reinforced concrete. These walls are supported with reinforced concrete floor slab. This presents a non-combustible element that will not aid or support the contribution to fire spread.

The inner leaf plasterboard is considered limited in combustibility to prevent the passage of fire through the external wall system. No conclusion can be formed on the installation, fixing methods and spacings of fixings of the plasterboard sheets to confirm its installation as per the manufacturers guidelines.

Within the inspection location the cavities were fully filled, tightly packed with the mineral wool slab board.

We have considered this external wall type against benchmark L9.

This external wall type extends vertically from the ground floor at building corners and at central spandrel locations to rear elevations on the buildings envelope.

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

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

b) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation.

Glazed Curtain wall

The curtain walling is constructed using an aluminium framework, aluminium is a soft metal that has a low melting point. As such this material is able to perform in temperatures between 400°C and 600°C, after which the metal will start to melt. Although it will not combust it will form molten droplets which may fall and ignite combustible materials below to cause secondary fires.

Within the aluminium framework is an infill of glazing. The glazing has been identified as thermal glazing for its strength and ability to comply with Approved Document K. As such the glass is able with stand temperature differentials up to 200°C (plus ambient).

This means that there is a lower risk to thermal fracturing and will aid in preventing fire penetration through the external wall internally; and as such would allow the occupants to turn their back on fire to escape from the effects

of the fires effluents.

Furthermore, these systems are mechanically secured into the floor slab and will afford a period of mechanical support.

The position of these systems within the buildings envelope are in areas of communal means of escape and should legally be kept sterile at all times as to present a lower risk to ignition.

We have considered this external wall type against benchmark L10.

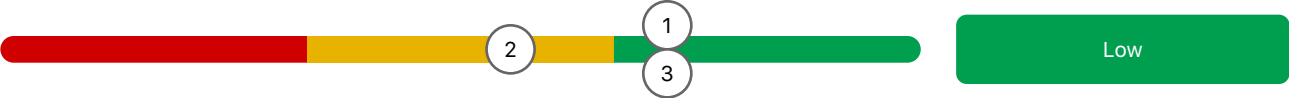
This wall type is flanked by the Non-combustible render ETICs system

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

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

b) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation.



## Overall Building Risk Rating



Our professional opinion is that overall this Building represents a Positive PAS9980:2022 Outcome.

## Recommended Remediations

No recommended remediations identified.

## Recommended Interim Measures

No recommended interim measures identified.

# Fire Strategy

## Fire Strategy & Hazard Risk Factors

### F.1 Occupancy

General needs housing

Neutral

### F.2 Evacuation

Stay put

A 'stay put' policy is adopted for the flats. That is, in the event of a fire in a flat, the occupants of that dwelling will evacuate, having been alerted by their own domestic fire detection and alarm system, and request fire service attendance. All other occupants will remain in their flat unless they are threatened by fire and smoke or are advised to evacuate by the fire service. The 'stay put' evacuation policy relies heavily on adequate compartmentation being provided; fire should not spread from one dwelling to another, including by means of the external fabric of the building

Neutral

### F.3 Escape Route Design

Single staircase, with lobby approach

Neutral

### F.4 Compartmentation

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

Neutral

### F.5 Smoke Control

Arrangements in which openable windows, AOVs or inlets and outlets of mechanical systems are of a satisfactory proximity away from combustible cladding; or that fire and smoke spread from the external envelope would be unlikely to compromise the effectiveness of the smoke control system or allow a route for fire spread back into the building

Neutral

### F.6 Fire Alarm & Detection

Domestic smoke and heat alarms within flats, Category LD2 or LD3

Neutral



## F.7 Fire Suppression

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

Neutral

## F.8 - Firefighting Facilities

Adequate access for firefighting vehicles

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

Neutral

## F.9 Rising Mains

Suitable rising main present

Neutral

## F.10 Lifts Used By Firefighters

Absence of firefighting lift in buildings above 18 m

Negative

# Fire Service Intervention

| Event                                                                          | Seconds              | Minutes & Seconds           |
|--------------------------------------------------------------------------------|----------------------|-----------------------------|
| Initiation to fire detection                                                   | 120 Seconds          | 2 Minutes                   |
| Actuation Of Fire Detector To Transmission Of Alarm                            | 10 Seconds           | 10 Seconds                  |
| Processing By Central Monitoring Station                                       | 60 Seconds           | 1 Minute                    |
| Receipt of call by fire service mobilising control                             | 10 Seconds           | 10 Seconds                  |
| Transmission To Fire Station And Response                                      | 60 Seconds           | 1 Minute                    |
| Travelling Time Of Fire Service                                                | 480 Seconds          | 8 Minutes                   |
| Arrival Protocol And Entry Preparation Time                                    | 180 Seconds          | 3 Minutes                   |
| Firefighting Travel In Firefighting Lift                                       | 0 Seconds            | —                           |
| Firefighter travel to operational bridgehead                                   | 270 Seconds          | 4 Minutes 30 Seconds        |
| Firefighter Travel Walking Up Two Flights Of Stairs To Fire Floor (75 Seconds) | 75 Seconds           | 1 Minute 15 Seconds         |
| <b>Total Time</b>                                                              | <b>1,265 Seconds</b> | <b>21 Minutes 5 Seconds</b> |

## Nearest Fire Station

West Bromwich Fire Station which is 2 miles away

# Wall Constructions

| Wall Construction                   | Build-up                                                                                                                                                                                            |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Brick Finish (RY7W7L)               | <ul style="list-style-type: none"> <li>• External Surface Material (Brickwork)</li> <li>• Cavity</li> <li>• Substrate (Brickwork)</li> <li>• Insulation (Mineral Wool Insulation)</li> </ul>        |
| Render ETICS (T34VBP)               | <ul style="list-style-type: none"> <li>• External Surface Material (Sto Render)</li> <li>• Insulation (Mineral Wool Insulation)</li> <li>• Substrate (Concrete)</li> </ul>                          |
| Ceramic Tile system (DM52HW)        | <ul style="list-style-type: none"> <li>• External Surface Material (Terracotta Tile)</li> <li>• Cavity</li> <li>• Insulation (Mineral Wool Insulation)</li> <li>• Substrate (Block work)</li> </ul> |
| Aluminium Cladding System (H4TNB5)  | No elements identified                                                                                                                                                                              |
| Glazed Curtain wall system (I2ZVSP) | No elements identified                                                                                                                                                                              |

# Wall Construction: Brick Finish

Construction Reference  
RY7W7L

This wall construction was identified by wall inspections QGNH5Q and 5N5GPV. The build-up, cavity barrier, and floor slab information is taken directly from inspection QGNH5Q. See the Inspections section of this report for full inspection details.

| Construction          | Effect  | Risk |
|-----------------------|---------|------|
| Brick Finish (RY7W7L) | Neutral | Low  |

## Build-Up

| 4 Elements                | Thickness/Depth | Material                | Rating (BS EN13501)  |
|---------------------------|-----------------|-------------------------|----------------------|
| External Surface Material | 100mm           | Brickwork               | A1 - Non-Combustible |
| Cavity                    | 25mm            |                         |                      |
| Substrate                 |                 | Brickwork               | A1 - Non-Combustible |
| Insulation                | 80mm            | Mineral Wool Insulation | A1 - Non-Combustible |

## Cavity Barriers

| 1 Cavity Barrier          | Material               |
|---------------------------|------------------------|
| Horizontal Cavity Barrier | loose fit Mineral Wool |

## Floor Slab

Reinforced concrete

# Fire Performance

## K.1 General

Materials with a calorific value (gross heat of combustion) of  $\leq 3$  MJ/kg

Positive

## K.2 External Surfaces

Class A1

Positive

## K.3 Facings/Cladding Panels

Not applicable

## K.4 Panel Construction

Not applicable

## K.5 Cavities

Cavities closed by construction/fill material located in line with all of the following:

- compartment floors;
- compartment walls;
- around openings, e.g. windows, doors; and
- ventilation ducts, grilles and other openings for services

Neutral

## K.6 Insulation

Mineral/glass insulation

Positive

## K.7 Substrate

Masonry, >75 mm thick

Positive

## K.8 Sheathing Boards

Not Applicable

## K.9 Insulated Core Panels

Not Applicable

## K.10 ETICS

Not Applicable

## K.11 Infill / Spandrel Panels

Not Applicable

## K.12 Internal Finishes

Plasterboard

Note: The plasterboard can not be confirmed to be installed as per the manufacturers instructions or ensure its method of fixing

Neutral

# PAS Standard Benchmark

## L7 Benchmark

### DOUBLE SKIN MASONRY

As set out previously in this PAS, a building whose external walls are composed exclusively of this form of construction is not ordinarily expected to require an FRAEW. However, it is recognized that this form of wall construction might be mixed with other forms of wall construction.

This form of construction constitutes the lowest risk form of construction that might be used for external walls, for the following reasons.

- Each leaf of the wall, provided it is formed of masonry/concrete at least 75 mm thick and is generally well constructed, is likely to provide at least 30 min fire resistance.
- The masonry/concrete is likely to be of limited combustibility or better.

Given the above, this form of construction is invariably accepted as:

- not requiring cavity barriers generally, except that cavity closers are needed so that there is no free flow of air through the cavity; and
- being able to accommodate combustible materials within the cavity irrespective of building height.

This is illustrated in Diagram 8.2 in ADB Volume 1:2019 [8]. The equivalent diagram in Volume 2:2019 [9] is Diagram 9.2.

## BR135 Benchmark

We have compared this external wall type to the cladding systems found on the BR135 database and we did find a cladding system with the configuration and components that would constitute an exact match to what our inspections found installed on the Property. Therefore, a BR135 benchmark would be applicable for this external wall type

# Wall Construction: Render ETICS

Construction Reference  
T34VBP

This wall construction was identified by wall inspections U9CZGC, Q5PKE2, and N7BLGK. The build-up, cavity barrier, and floor slab information is taken directly from inspection U9CZGC. See the Inspections section of this report for full inspection details.

| Construction          | Effect  | Risk |
|-----------------------|---------|------|
| Render ETICS (T34VBP) | Neutral | Low  |

## Build-Up

| 3 Elements                | Thickness/Depth | Material                | Rating (BS EN13501)  |
|---------------------------|-----------------|-------------------------|----------------------|
| External Surface Material | 4mm             | Sto Render              | A1 - Non-Combustible |
| Insulation                | 90mm            | Mineral Wool Insulation | A1 - Non-Combustible |
| Slab backed up to render  |                 |                         |                      |
| Substrate                 |                 | Concrete                | A1 - Non-Combustible |

## Cavity Barriers

Installed

## Floor Slab

Reinforced concrete



# Fire Performance

## K.1 General

Materials with a calorific value (gross heat of combustion)  $>3$  MJ/kg and  $\leq 35$  MJ/kg

Neutral

## K.2 External Surfaces

Class A2

Positive

## K.3 Facings/Cladding Panels

Low HRR

Positive

## K.4 Panel Construction

Not Applicable

## K.5 Cavities

Cavities closed by construction/fill material located in line with all of the following:

- compartment floors;
- compartment walls;
- around openings, e.g. windows, doors; and
- ventilation ducts, grilles and other openings for services

Neutral

## K.6 Insulation

Mineral/glass insulation

Positive

## K.7 Substrate

Masonry,  $>75$  mm thick

Positive

## K.8 Sheathing Boards

Class D

Negative

## K.10 ETICS

Thin organic render or inorganic render on Class A1/A2 insulation

Positive

## K.11 Infill / Spandrel Panels

Not Applicable

## K.12 Internal Finishes

Plasterboard

Note: The plasterboard can not be confirmed to be installed as per the manufacturers instructions or ensure its method of fixing

# PAS Standard Benchmark

## L10 Benchmark

ETICS -

These systems are sometimes referred to as rendered systems, as they feature an externally applied render coat as their weatherproof surface.

The level of risk that might potentially be posed by these systems is generally dictated by the type of insulation they incorporate.

- Mineral wool-based systems are likely to be low-risk.
- Rigid thermoset foam-based systems can be low-risk if fire barriers and cavity barriers (if a cavity exists behind the insulation) are properly provided. If there are gaps or other deficiencies then the level of risk might increase to medium or, in extreme cases, high.
- Thermoplastic foam-based systems might be low-risk if fire barriers and cavity barriers (if a cavity exists behind the insulation) are properly provided and where there is a significant thickness of cement-based render applied to the insulation. If there are gaps or other deficiencies, a non-cement-based (i.e. polymeric organic) render has been used or an insufficient thickness of cement-based render has been applied, then the level of risk is high.

In particular regard to thermoplastic systems, there are historic systems which are known to have had approximately 20 mm thick slivers of EPS insulation passing across the front of fire barriers, providing a route for fire to rapidly circumvent the barriers. It needs to be confirmed by inspection whether or not this situation exists; if it does exist, such a system is high risk irrespective of the type of render provided.

## BR135 Benchmark

We have compared this external wall type to the cladding systems found on the BR135 database and we did find a cladding system with the configuration and components that would constitute an exact match to what our inspections found installed on the Property. Therefore, a BR135 benchmark would be applicable for this external wall type

# Wall Construction: Ceramic Tile system

Construction Reference  
DM52HW

This wall construction was identified by wall inspections CLFMID and F1M7BD. The build-up, cavity barrier, and floor slab information is taken directly from inspection CLFMID. See the Inspections section of this report for full inspection details.

| Construction                 | Effect  | Risk |
|------------------------------|---------|------|
| Ceramic Tile system (DM52HW) | Neutral | Low  |

## Build-Up

| 4 Elements                | Thickness/Depth | Material                | Rating (BS EN13501)  |
|---------------------------|-----------------|-------------------------|----------------------|
| External Surface Material | 16mm            | Terracotta Tile         | A1 - Non-Combustible |
| Cavity                    | 120mm           |                         |                      |
| Insulation                | 90mm            | Mineral Wool Insulation | A1 - Non-Combustible |
| Substrate                 |                 | Block work              |                      |

## Cavity Barriers

| 1 Cavity Barrier          | Material                             |
|---------------------------|--------------------------------------|
| Horizontal Cavity Barrier | Stonewool core, aluminium foil faces |

## Floor Slab

Reinforced concrete

# Fire Performance

## K.1 General

Materials with a calorific value (gross heat of combustion) of  $\leq 3$  MJ/kg

Positive

## K.2 External Surfaces

Class A1

Positive

## K.3 Facings/Cladding Panels

Mechanically fixed

Positive

## K.4 Panel Construction

Limited size of gaps between panels (Typically  $< 10$  mm)

Neutral

## K.5 Cavities

Cavities closed by construction/fill material located in line with all of the following:

- compartment floors;
- compartment walls;
- around openings, e.g. windows, doors; and
- ventilation ducts, grilles and other openings for services

Neutral

## K.6 Insulation

Mineral/glass insulation

Positive

## K.8 Sheathing Boards

Not Applicable

## K.9 Insulated Core Panels

Not Applicable

## K.10 ETICS

Not Applicable

## K.11 Infill / Spandrel Panels

Ceramic faced, with Class A1/A2 core

Positive

## K.12 Internal Finishes

Plasterboard

Note: The plasterboard can not be confirmed to be installed as per the manufacturers instructions or ensure its method of fixing

Neutral

# PAS Standard Benchmark

## L9 Benchmark

NON-COMBUSTIBLE and LIMITED COMBUSTIBILITY MATERIALS -

These materials can be subdivided into two categories; those which retain their shape when exposed to fire and those which do not.

- Natural stone, terracotta and non-combustible boards all generally remain in situ for a significant period of time when exposed to a fire plume emitting from a building (though they might eventually shatter), thus affording some protection to the underlying construction.
- Metals, depending upon their softening/melting temperature, might remain in situ or might soften, melt, or even rapidly oxidize, exposing the underlying construction to fire.

## BR135 Benchmark

We have compared this external wall type to the cladding systems found on the BR135 database and we did find a cladding system with the configuration and components that would constitute an exact match to what our inspections found installed on the Property. Therefore, a BR135 benchmark would be applicable for this external wall type

# Wall Construction: Aluminium Cladding System

Construction Reference  
H4TNB5

This wall construction was identified by wall inspections K5X3BT and PBQTGP. The build-up, cavity barrier, and floor slab information is taken directly from inspection K5X3BT. See the Inspections section of this report for full inspection details.

| Construction                       | Effect  | Risk |
|------------------------------------|---------|------|
| Aluminium Cladding System (H4TNB5) | Neutral | Low  |

## Cavity Barriers

None

## Fire Performance

### K.1 General

|                                                                               |          |
|-------------------------------------------------------------------------------|----------|
| Materials with a calorific value (gross heat of combustion) of $\leq 3$ MJ/kg | Positive |
|-------------------------------------------------------------------------------|----------|

### K.2 External Surfaces

|          |          |
|----------|----------|
| Class A2 | Positive |
|----------|----------|

### K.3 Facings/Cladding Panels

|                    |          |
|--------------------|----------|
| Low HRR            | Positive |
| Mechanically fixed | Positive |

## K.5 Cavities

Cavities closed by construction/fill material located in line with all of the following:

- compartment floors;
- compartment walls;
- around openings, e.g. windows, doors; and
- ventilation ducts, grilles and other openings for services

Neutral

## K.6 Insulation

Mineral/glass insulation

Positive

## K.7 Substrate

Masonry, >75 mm thick

Positive

## K.8 Sheathing Boards

Not Applicable

## K.9 Insulated Core Panels

Not Applicable

## K.10 ETICS

Not Applicable

## K.11 Infill / Spandrel Panels

Not Applicable

## K.12 Internal Finishes

Plasterboard

Note: The plasterboard can not be confirmed to be installed as per the manufacturers instructions or ensure its method of fixing

Neutral



# PAS Standard Benchmark

## L9 Benchmark

### NON-COMBUSTIBLE and LIMITED COMBUSTIBILITY MATERIALS -

These materials can be subdivided into two categories; those which retain their shape when exposed to fire and those which do not.

- Natural stone, terracotta and non-combustible boards all generally remain in situ for a significant period of time when exposed to a fire plume emitting from a building (though they might eventually shatter), thus affording some protection to the underlying construction.
- Metals, depending upon their softening/melting temperature, might remain in situ or might soften, melt, or even rapidly oxidize, exposing the underlying construction to fire.

## BR135 Benchmark

We have compared this external wall type to the cladding systems found on the BR135 database and we did find a cladding system with the configuration and components that would constitute an exact match to what our inspections found installed on the Property. Therefore, a BR135 benchmark would be applicable for this external wall type

# Wall Construction: Glazed Curtain wall system

Construction Reference  
I2ZVSP

This wall construction was identified by wall inspection DT77SG. The build-up, cavity barrier, and floor slab information is taken directly from inspection DT77SG. See the Inspections section of this report for full inspection details.

| Construction                        | Effect  | Risk |
|-------------------------------------|---------|------|
| Glazed Curtain wall system (I2ZVSP) | Neutral | Low  |

## Cavity Barriers

None

## Fire Performance

### K.1 General

|                                                                                    |         |
|------------------------------------------------------------------------------------|---------|
| Materials with a calorific value (gross heat of combustion) >3 MJ/kg and ≤35 MJ/kg | Neutral |
|------------------------------------------------------------------------------------|---------|

### K.2 External Surfaces

|          |          |
|----------|----------|
| Class A2 | Positive |
|----------|----------|

### K.3 Facings/Cladding Panels

|                    |          |
|--------------------|----------|
| Mechanically fixed | Positive |
|--------------------|----------|

## K.4 Panel Construction

No gaps between panels

Positive

## K.5 Cavities

Not applicable

## K.6 Insulation

Not applicable

## K.7 Substrate

Not applicable

## K.8 Sheathing Boards

Not Applicable

## K.9 Insulated Core Panels

Not Applicable

## K.10 ETICS

Not Applicable

## K.11 Infill / Spandrel Panels

Not Applicable

## K.12 Internal Finishes

Not Applicable

# PAS Standard Benchmark

## L10 Benchmark

### CURTAIN WALLING SYSTEMS -

There are two principal forms of curtain wall system.

- Stand-off systems are built beyond the edges of floor slabs and run continuously across the height and width of a building. Unless a strategy has been devised to negate this need, fire stopping needs to be provided between slab edges and the inside face of the curtain wall system.
- Infill systems (now more commonly referred to as window assemblies) are built inboard of slab and/or wall edges, although they might pass across particular floor and/or wall lines to achieve a particular architectural objective. Where the system is broken up by lines of fire compartmentation, this limits the extent/speed at which fire can spread across the system.

The structures of these systems can differ substantially; whereas infill systems are invariably supported at regular intervals by the building's primary structure, low-rise stand-off systems can transmit their load down to ground level, with only lateral support back to the primary structure.

Regardless of whether a curtain wall system is built as a stick system (assembled on site) or a unitized system (prefabricated panels), it is the materials used to form the framework that influence the fire performance.

- Steel framed systems can provide good edge protection to the panels in the curtain wall (provided the geometry actually covers and protects edges) as well as good resistance to collapse in the event of fire.
- uPVC framed systems are combustible; they might offer some edge protection and resistance to collapse if steelwork is embedded within them, but this would need to be confirmed.
- Aluminium framed systems are non-combustible but melt when exposed to fire, offering little edge protection and potentially risking collapse (which can be extensive if the aluminium transmits the load of the curtain wall down to ground level).

The other components of curtain wall systems are covered in Table L.5.

## BR135 Benchmark

We have compared this external wall type to the cladding systems found on the BR135 database and we did find a cladding system with the configuration and components that would constitute an exact match to what our inspections found installed on the Property. Therefore, a BR135 benchmark would be applicable for this external wall type

# Façade Configuration: H3YMKV

## Items in Façade

### 1 Item

Wall Construction  
Brick Finish (RY7W7L)

### Effect

Neutral

### Risk

Low

## Façade Configuration Risk Factors

### N.1 Building Height/Cladding Height

18 m to 30 m

Negative

### N.2 Height of Base of Cladding (Above Ground)

<2 m

NOTE At this height, the likelihood of a fire originating externally (e.g. involving a parked vehicle or waste skip started either accidentally or deliberately) igniting the cladding is highly likely.

Negative

### N.3 Extent of Cladding

Limited in extent and not vertically aligned, such as to delay significantly fire spread to windows and other openings on upper levels

Positive

### N.4 Cavities & Openings

Cavity limited in extent and running horizontally only

Neutral

### N.5 Infill / Spandrel Panels

Not Applicable

## N.6 Setbacks - Combustible Cladding Setback from Wall Edge

Not Applicable

## N.7 Overhangs & Projections

Not Applicable

## N.8 Proximity to Windows and Other Openings to the Accommodation

Horizontally adjacent to windows and openings, but not vertically in line with such openings, such that fire and smoke spread into the buildings, causing secondary fires, as a result of direct flame impingement, is possible, but only under adverse wind conditions

Neutral

## N.9 Presence of vents or other openings for services in the Façade

Not Applicable

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

No combustible elements

Neutral

## N.11 Attachments

Not Applicable

## N.12 Proximity of Combustible Elements of a Façade to a Neighbouring Building

Windows or other openings in adjacent or abutting neighbouring buildings are sufficiently distanced that direct flame impingement from a fire in the neighbouring building is unforeseeable

Neutral

# Risk Factor Analysis

**Conclusion:** Masonry brickwork in external walls offers strong fire resistance due to its non-combustible properties and high thermal mass. Bricks are inherently resistant to fire and do not ignite, burn, or contribute fuel to a fire, making them excellent for containing flames and preventing fire spread.

During a fire, brickwork reacts by absorbing and gradually dissipating heat, though intense, prolonged heat may cause cracking or spalling (surface breakage) due to thermal expansion.

Despite these effects, the overall structure of brick masonry generally remains intact, ensuring the wall continues to act as a robust barrier against fire, heat, and smoke, which enhances its reliability in fire protection.

Beyond the external surface is an open cavity circa 140mm in depth to the outer face of the insulating layer.

The insulation was identified as 80mm mineral wool insulating slab board. The Mineral wool is viewed as A1 fire classification presenting a non-combustible product. This means this product will not ignite as such this poses a low risk to the contribution of fire and external fire spread.

The substrate for the building is the original construction -Wates Precast reinforced concrete. These walls are supported with reinforced concrete floor slab. This presents a non-combustible element that will not aid or support the contribution to fire spread.

The wall type is a non-combustible system to first floor level, which would not contribute to significant fire spread through vertical and horizontal compartments.

The inner leaf plasterboard is considered limited in combustibility to prevent the passage of fire through the external wall system. No conclusion can be formed on the installation, fixing methods and spacings of fixings of the plasterboard sheets to confirm its installation as per the manufacturers guidelines.

Within the inspection location on the façade no cavity barriers were identified horizontally or vertically.

It was noted that the masonry external surface material formed a return within the cavity where window apertures were located which would assist in preventing any fire spread breaching apertures into the cavity as well as preventing the free flow of air to assist in pyrolysis.

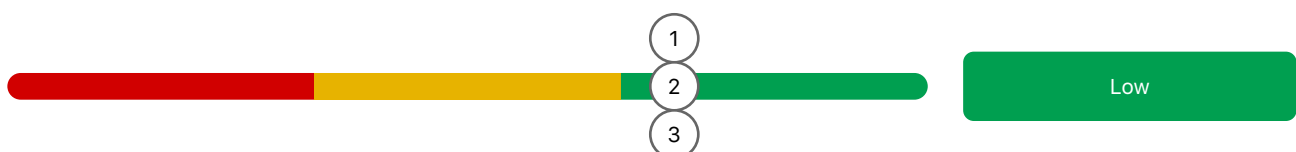
We have considered this external wall type against benchmark L7.

This external wall type extends across the ground floor to first floor level areas of the buildings envelope and given the sample locations.

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

- a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.
- b) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation.



# Façade Configuration: H1TZAR

## Items in Façade

### 1 Item

Wall Construction  
Render ETICS (T34VBP)

### Effect

Neutral

### Risk

Low

## Façade Configuration Risk Factors

### N.1 Building Height/Cladding Height

18 m to 30 m

Negative

### N.2 Height of Base of Cladding (Above Ground)

2 m to 5 m

NOTE At this height, the scope for a fire originating externally (e.g. involving a parked vehicle or waste skip started either accidentally or deliberately) igniting the cladding is considered possible, but not likely at an early stage in the development of the fire.

Neutral

### N.3 Extent of Cladding

Limited in extent and not vertically aligned, such as to delay significantly fire spread to windows and other openings on upper levels

Neutral

### N.4 Cavities & Openings

Cavity limited in extent and running vertically, closed by construction.

Neutral

### N.5 Infill / Spandrel Panels

Not Applicable



## N.6 Setbacks - Combustible Cladding Setback from Wall Edge

Not Applicable

## N.7 Overhangs & Projections

Not Applicable

## N.8 Proximity to Windows and Other Openings to the Accommodation

Horizontally adjacent to windows and openings, and vertically in line with such openings, such that fire and smoke spread into the buildings, causing secondary fires, as a result of direct flame impingement, is highly likely

Negative

## N.9 Presence of vents or other openings for services in the Façade

Not Applicable

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

No combustible elements

Neutral

## N.11 Attachments

Not Applicable

## N.12 Proximity of Combustible Elements of a Façade to a Neighbouring Building

Windows or other openings in adjacent or abutting neighbouring buildings are sufficiently distanced that direct flame impingement from a fire in the neighbouring building is unforeseeable

Neutral

# Risk Factor Analysis

**Conclusion:** A Wetherby Render ETICs system has been applied to north and south elevations. The applied render is 4mm thick with A2 fire classification. Cavity is full filled with the insulation was identified as 80mm mineral wool insulating slab board. The Mineral wool is viewed as A1 fire classification presenting a non-combustible product.

This means this product will not ignite as such this poses a low risk to the contribution of fire and external fire spread.

System is affixed to the A1 non-combustible substrate. Possibly using a sheathing board which has been included within this wall type.

The substrate for the building is the original construction -Wates Precast reinforced concrete. These walls are supported with reinforced concrete floor slab. This presents a non-combustible element that will not aid or support the contribution to fire spread.

The inner leaf plasterboard is considered limited in combustibility to prevent the passage of fire through the external wall system. No conclusion can be formed on the installation, fixing methods and spacings of fixings of the plasterboard sheets to confirm its installation as per the manufacturers guidelines.

Within the inspection location the cavities were fully filled, tightly packed with the mineral wool slab board.

It was noted that the masonry external surface material formed a return within the cavity where window apertures were located which would assist in preventing any fire spread breaching apertures into the cavity as well as preventing the free flow of air to assist in pyrolysis.

We have considered this external wall type against benchmark L10.

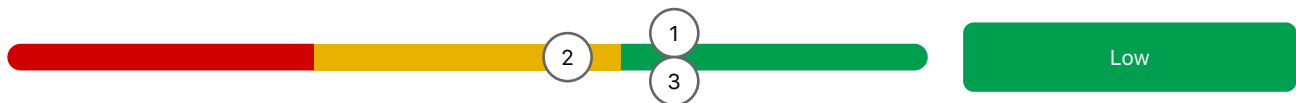
This external wall type extends vertically from the ground floor to first floor at two elevations on the buildings envelope and given the sample locations, the wall type is flanked either side by other non combustible wall types.

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

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

b) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation.



# Façade Configuration: NESE6K

## Items in Façade

### 1 Item

Wall Construction  
Ceramic Tile system (DM52HW)

### Effect

Neutral

### Risk

Low

## Façade Configuration Risk Factors

### N.1 Building Height/Cladding Height

18 m to 30 m

Negative

### N.2 Height of Base of Cladding (Above Ground)

2 m to 5 m

NOTE At this height, the scope for a fire originating externally (e.g. involving a parked vehicle or waste skip started either accidentally or deliberately) igniting the cladding is considered possible, but not likely at an early stage in the development of the fire.

Neutral

### N.3 Extent of Cladding

Limited in extent such as to delay fire spread over the external walls

Neutral

### N.4 Cavities & Openings

Cavity limited in extent and running vertically, closed by construction.

Neutral

### N.5 Infill / Spandrel Panels

In a vertical continuous line with windows such as to increase the likelihood of secondary fires

Negative

## N.6 Setbacks - Combustible Cladding Setback from Wall Edge

Not Applicable

## N.7 Overhangs & Projections

Not Applicable

## N.8 Proximity to Windows and Other Openings to the Accommodation

Horizontally adjacent to windows and openings, and vertically in line with such openings, such that fire and smoke spread into the buildings, causing secondary fires, as a result of direct flame impingement, is highly likely

Negative

## N.9 Presence of vents or other openings for services in the Façade

Not Applicable

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

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

Positive

## N.11 Attachments

Not Applicable

# Risk Factor Analysis

**Conclusion:** The external surface material is formed with a 16mm ceramic lockclad tile. The tile is viewed as presenting a non-combustible product, This means this product will not ignite as such this poses a low risk to the contribution of fire and external fire spread.

The ceramic tile construction is formed using a natural and organic material that has been shaped and kiln baked, this process is in excess of 1000°C. As such this façade material is considered not to contribute or aid in the development of fire spread across the envelop of the building.

The tiles are fixed to a metal framing system and beyond the surface is a filled 120mm cavity. Insulation is provided by 100mm rockwool slab ahead of the support backing wall which is affixed to the substrate.

The Mineral wool insulating layer is viewed as presenting a non-combustible product. This means this product will not ignite as such this poses a low risk to the contribution of fire and external fire spread.

The substrate for the building is the original construction -Wates Precast reinforced concrete. These walls are supported with reinforced concrete floor slab. This presents a non-combustible element that will not aid or support the contribution to fire spread.

The inner leaf plasterboard is considered limited in combustibility to prevent the passage of fire through the external wall system. No conclusion can be formed on the installation, fixing methods and spacings of fixings of the plasterboard sheets to confirm its installation as per the manufacturers guidelines.

Within the inspection location the cavities were fully filled, tightly packed with the mineral wool slab board.

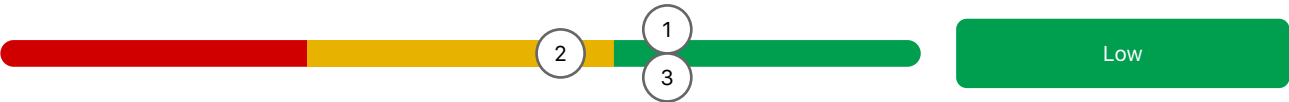
We have considered this external wall type against benchmark L9.

This external wall type is present on all elevations in sections with non-combustible spandrel sections present below windows on the east elevation.

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

- a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.
- b) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation



# Façade Configuration: EBLSSU

## Items in Façade

### 1 Item

Wall Construction  
Aluminium Cladding System (H4TNB5)

### Effect

Neutral

### Risk

Low

## Façade Configuration Risk Factors

### N.1 Building Height/Cladding Height

18 m to 30 m

Negative

### N.2 Height of Base of Cladding (Above Ground)

<2 m

NOTE At this height, the likelihood of a fire originating externally (e.g. involving a parked vehicle or waste skip started either accidentally or deliberately) igniting the cladding is highly likely.

Negative

### N.3 Extent of Cladding

Limited in extent such as to delay fire spread over the external walls

Neutral

### N.4 Cavities & Openings

Cavity limited in extent and running vertically, closed by construction.

Neutral

### N.5 Infill / Spandrel Panels

Not Applicable

## N.6 Setbacks - Combustible Cladding Setback from Wall Edge

Not Applicable

## N.7 Overhangs & Projections

Not Applicable

## N.8 Proximity to Windows and Other Openings to the Accommodation

Horizontally adjacent to windows and openings, and vertically in line with such openings, such that fire and smoke spread into the buildings, causing secondary fires, as a result of direct flame impingement, is highly likely

Negative

## N.9 Presence of vents or other openings for services in the Façade

Not Applicable

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

No combustible elements

Neutral

## N.11 Attachments

Not Applicable

## N.12 Proximity of Combustible Elements of a Façade to a Neighbouring Building

Windows or other openings in adjacent or abutting neighbouring buildings are sufficiently distanced that direct flame impingement from a fire in the neighbouring building is unforeseeable

Neutral

# Risk Factor Analysis

**Conclusion:** The external surface material is formed with a 3-4mm solid aluminium panel, Aluminium is a soft metal that has a low melting point. As such this material is able to perform in temperatures between 400°C and 600°C, after which the metal will start to melt. Although it will not combust it will form molten droplets which may fall and

ignite combustible materials below to cause secondary fires.

The panel is held in position using aluminium helping hand brackets.

Beyond the surface is a filled 60mm cavity ahead of the support backing wall of 10mm masonry which is affixed to the substrate.

The insulating layer was formed of 60mm of mineral wool at the central light coloured sections (80mm at grey aluminium flank ends), the survey details this as Rockwool slab, The Mineral wool is viewed as presenting a non-combustible product. This means this product will not ignite as such this poses a low risk to the contribution of fire and external fire spread.

The system fully encloses the original balconies at the corners of the building.

The substrate for the building is the original construction -Wates Precast reinforced concrete. These walls are supported with reinforced concrete floor slab. This presents a non-combustible element that will not aid or support the contribution to fire spread.

The inner leaf plasterboard is considered limited in combustibility to prevent the passage of fire through the external wall system. No conclusion can be formed on the installation, fixing methods and spacings of fixings of the plasterboard sheets to confirm its installation as per the manufacturers guidelines.

Within the inspection location the cavities were fully filled, tightly packed with the mineral wool slab board.

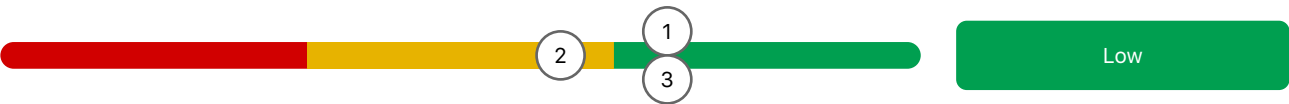
We have considered this external wall type against benchmark L9.

This external wall type extends vertically from the ground floor at building corners and at central spandrel locations to rear elevations on the buildings envelope.

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

- a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.
- b) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation.





# Façade Configuration: 7RJHMN

## Items in Façade

### 1 Item

Wall Construction  
Glazed Curtain wall system (I2ZVSP)

### Effect

Neutral

### Risk

Low

## Façade Configuration Risk Factors

### N.1 Building Height/Cladding Height

18 m to 30 m

Negative

### N.2 Height of Base of Cladding (Above Ground)

<2 m

NOTE At this height, the likelihood of a fire originating externally (e.g. involving a parked vehicle or waste skip started either accidentally or deliberately) igniting the cladding is highly likely.

Negative

### N.3 Extent of Cladding

Limited in extent such as to delay fire spread over the external walls

Neutral

### N.4 Cavities & Openings

Cavity limited in extent and running vertically, closed by construction.

Neutral

### N.5 Infill / Spandrel Panels

Not Applicable

## N.6 Setbacks - Combustible Cladding Setback from Wall Edge

Not Applicable

## N.7 Overhangs & Projections

Not Applicable

## N.8 Proximity to Windows and Other Openings to the Accommodation

Horizontally adjacent to windows and openings, and vertically in line with such openings, such that fire and smoke spread into the buildings, causing secondary fires, as a result of direct flame impingement, is highly likely

Negative

## N.9 Presence of vents or other openings for services in the Façade

Not Applicable

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

No combustible elements

Neutral

## N.11 Attachments

Not Applicable

## N.12 Proximity of Combustible Elements of a Façade to a Neighbouring Building

Windows or other openings in adjacent or abutting neighbouring buildings are sufficiently distanced that direct flame impingement from a fire in the neighbouring building is unforeseeable

Neutral

# Risk Factor Analysis

**Conclusion:** The external surface material is formed with a 3-4mm solid aluminium panel, Aluminium is a soft metal that has a low melting point. As such this material is able to perform in temperatures between 400°C and 600°C, after which the metal will start to melt. Although it will not combust it will form molten droplets which may fall and

ignite combustible materials below to cause secondary fires.

The panel is held in position using aluminium helping hand brackets.

Beyond the surface is a filled 60mm cavity ahead of the support backing wall of 10mm masonry which is affixed to the substrate.

The insulating layer was formed of 60mm of mineral wool at the central light coloured sections (80mm at grey aluminium flank ends), the survey details this as Rockwool slab, The Mineral wool is viewed as presenting a non-combustible product. This means this product will not ignite as such this poses a low risk to the contribution of fire and external fire spread.

The system fully encloses the original balconies at the corners of the building.

The substrate for the building is the original construction -Wates Precast reinforced concrete. These walls are supported with reinforced concrete floor slab. This presents a non-combustible element that will not aid or support the contribution to fire spread.

The inner leaf plasterboard is considered limited in combustibility to prevent the passage of fire through the external wall system. No conclusion can be formed on the installation, fixing methods and spacings of fixings of the plasterboard sheets to confirm its installation as per the manufacturers guidelines.

Within the inspection location the cavities were fully filled, tightly packed with the mineral wool slab board.

We have considered this external wall type against benchmark L9.

This external wall type extends vertically from the ground floor at building corners and at central spandrel locations to rear elevations on the buildings envelope.

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

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

b) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation.

Glazed Curtain wall

The curtain walling is constructed using an aluminium framework, aluminium is a soft metal that has a low melting point. As such this material is able to perform in temperatures between 400°C and 600°C, after which the metal will start to melt. Although it will not combust it will form molten droplets which may fall and ignite combustible materials below to cause secondary fires.

Within the aluminium framework is an infill of glazing. The glazing has been identified as thermal glazing for its strength and ability to comply with Approved Document K. As such the glass is able with stand temperature differentials up to 200°C (plus ambient).

This means that there is a lower risk to thermal fracturing and will aid in preventing fire penetration through the external wall internally; and as such would allow the occupants to turn their back on fire to escape from the effects of the fires effluents.

Furthermore, these systems are mechanically secured into the floor slab and will afford a period of mechanical support.

The position of these systems within the buildings envelope are in areas of communal means of escape and should legally be kept sterile at all times as to present a lower risk to ignition.

We have considered this external wall type against benchmark L10.

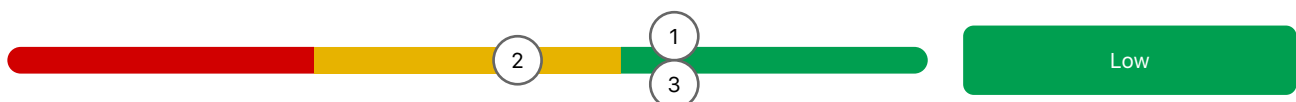
This wall type is flanked by the Non-combustible render ETICs system

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

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

b) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape.

It is our professional opinion that given the analysis of this external wall type, that there is no requirement for remediation.



# APPENDIX

# 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 and as per the building's FRA, 'The information panel is in the front entrance foyer and there's a reset switch next to the ground floor service cupboard in the lift 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.

## 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 in 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 are available and is adjacent to the front entrance 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

Known Build Date

## Known Build Date

1964

## 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

## Exterior Cladding

FRAEW Completed on Exterior Cladding

## Exterior Cladding (Details)

H&H Aluminium panels (A1), Rockwool insulated Wetherby Render (A2) - Lockclad ceramic (A1) tiles, brick

## 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

## 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: Neale House Glover Street West Brom B70 6DZ

Aerial Perspective (picture sourced from Google Earth)

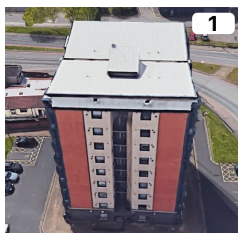


# Elevations

Photo

Name

No. of Storeys



North Elevation

9 Storeys



East Elevation

9 Storeys



South Elevation

9 Storeys



West Elevation

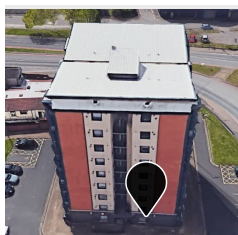
9 Storeys

# Inspections

## Elevation Location

## Inspection

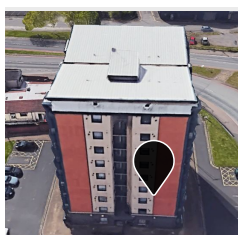
## Elements



### Inspection: QGNH5Q

North Elevation  
Window Aperture

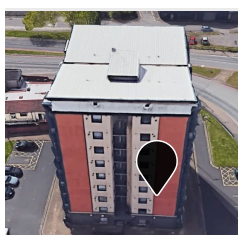
- External Surface Material (Brickwork)
- Cavity
- Substrate (Brickwork)
- Insulation (Mineral Wool Insulation)



### Inspection: U9CZGC

North Elevation  
Compartment Floor Junction & System Interface

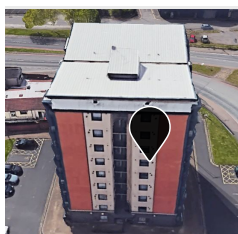
- External Surface Material (Sto Render)
- Insulation (Mineral Wool Insulation)
- Substrate (Concrete)



### Inspection: CLFMID

North Elevation  
Compartment Floor Junction & System Interface

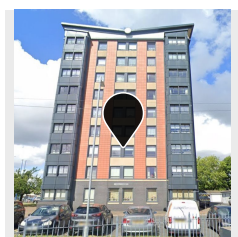
- External Surface Material (Terracotta Tile)
- Cavity
- Insulation (Mineral Wool Insulation)
- Substrate (Block work)



### Inspection: Q5PKE2

North Elevation  
Window Aperture & Ventilation Outlet

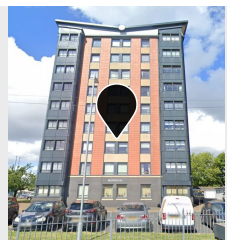
- External Surface Material (Sto render)
- Insulation (Mineral Wool Insulation)
- Substrate (Original blockwork)



### Inspection: 2R16UQ

East Elevation  
Vertical Compartment Junction

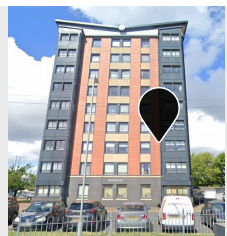
- External Surface Material (Aluminium panel)
- Cavity
- Insulation (Mineral Wool Insulation)
- Substrate (Reinforced concrete)

**Elevation Location****Inspection****Elements****Inspection: N7BLGK**

East Elevation

Compartment Floor &amp; Vertical Junction

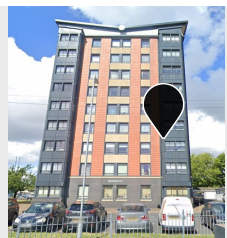
- External Surface Material (Slo render)
- Insulation (Mineral Wool Insulation)
- Substrate (Reinforced concrete)

**Inspection: F1M7BD**

East Elevation

Vertical Compartment Junction &amp; System Interface

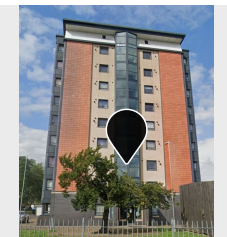
- External Surface Material (Terracotta tile)
- Cavity
- Insulation (Mineral Wool Insulation)
- Substrate (Original blockwork)

**Inspection: PBQTGP**

East Elevation

Compartment Floor Junction

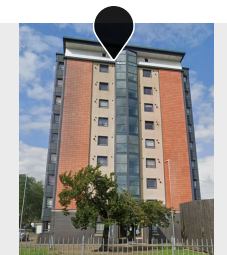
- External Surface Material (Aluminium panel)
- Insulation (Mineral Wool Insulation)
- Substrate (Reinforced concrete)
- Cavity

**Inspection: DT77SG**

South Elevation

Curtain glazing wall

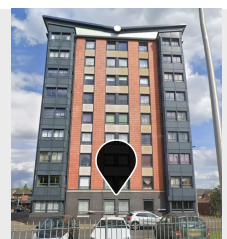
No elements identified

**Inspection: K5X3BT**

South Elevation

Vertical Compartment Junction &amp; System Interface

No elements identified

**Inspection: 5N5GPV**

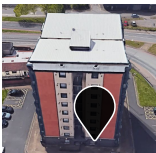
West Elevation

Compartment Floor &amp; Vertical Junction

- External Surface Material (Brickwork)
- Cavity
- Framework (Steel Shelf Angle)

# Inspection: QGNH5Q

Elevation • Location  
North Elevation • Window Aperture



## Name/Summary

Sample Area 1

## Build-Up

| 4 Elements                | Thickness/Depth | Material                | Photo Ref. | Rating (BS EN13501)  |
|---------------------------|-----------------|-------------------------|------------|----------------------|
| External Surface Material | 100mm           | Brickwork               | 5, 6, 7    | A1 - Non-Combustible |
| Cavity                    | 25mm            |                         | 8, 9, 10   |                      |
| Substrate                 |                 | Brickwork               | 11, 12     | A1 - Non-Combustible |
| Insulation                | 80mm            | Mineral Wool Insulation | 13, 14     | A1 - Non-Combustible |

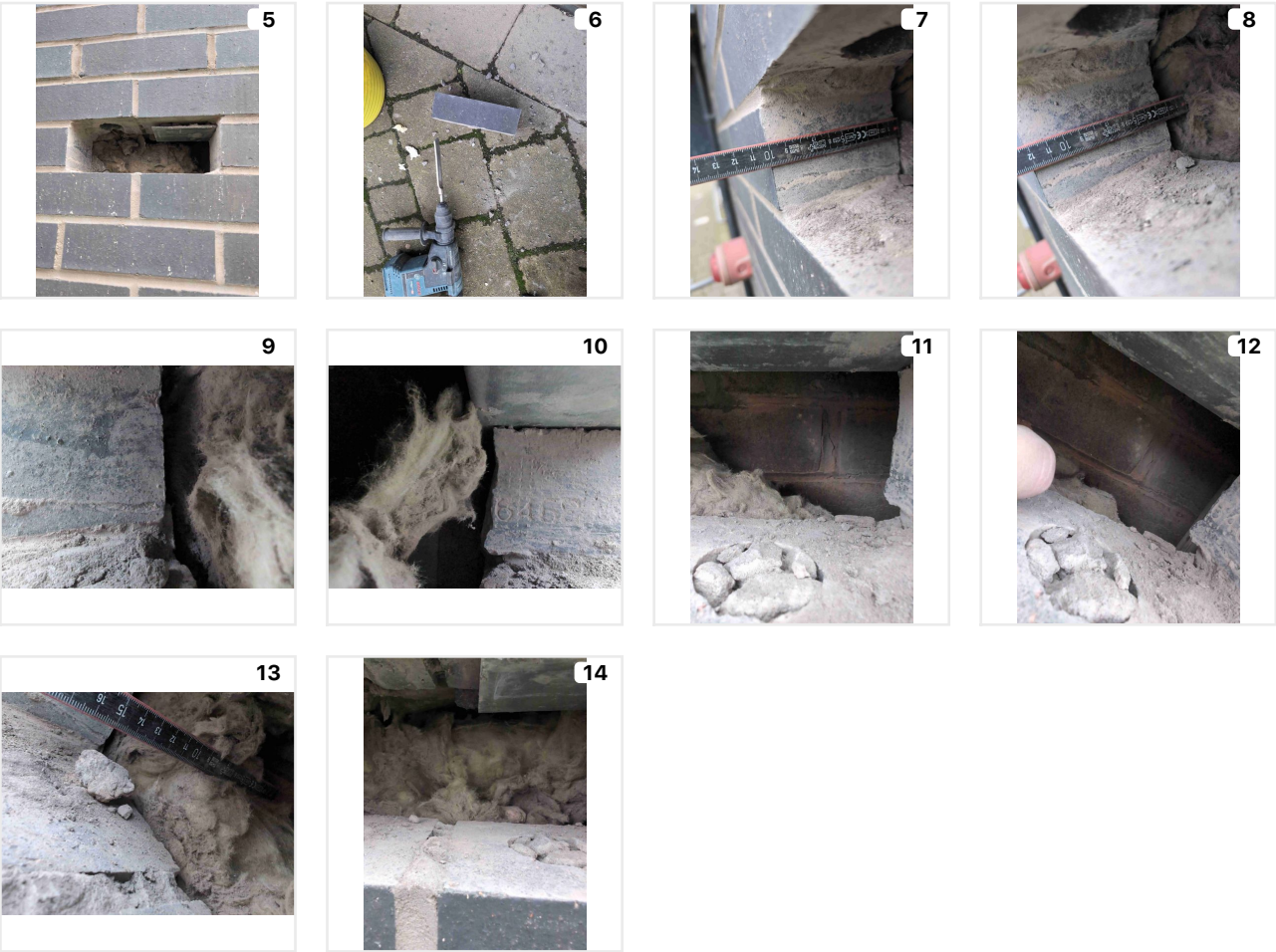
## Cavity Barriers

| 1 Cavity Barrier          | Material               | Photo Ref. |
|---------------------------|------------------------|------------|
| Horizontal Cavity Barrier | loose fit Mineral Wool | 14         |

## Floor Slab

Reinforced concrete

# Build-up Photos

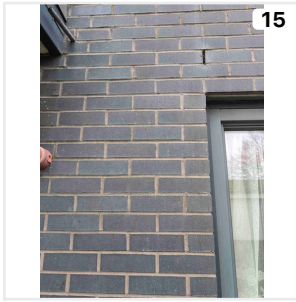


# Cavity Barrier Photos



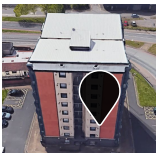


## Inspection Photos



# Inspection: U9CZGC

Elevation • Location  
North Elevation • Compartment Floor Junction & System Interface



## Name/Summary

Sample Area 2

## Build-Up

| 3 Elements                | Thickness/Depth | Material                | Photo Ref. | Rating (BS EN13501)  |
|---------------------------|-----------------|-------------------------|------------|----------------------|
| External Surface Material | 4mm             | Sto Render              | 16, 17     | A1 - Non-Combustible |
| Insulation                | 90mm            | Mineral Wool Insulation | 18, 19     | A1 - Non-Combustible |
| Slab backed up to render  |                 |                         |            |                      |
| Substrate                 |                 | Concrete                | 20, 21     | A1 - Non-Combustible |

## Cavity Barriers

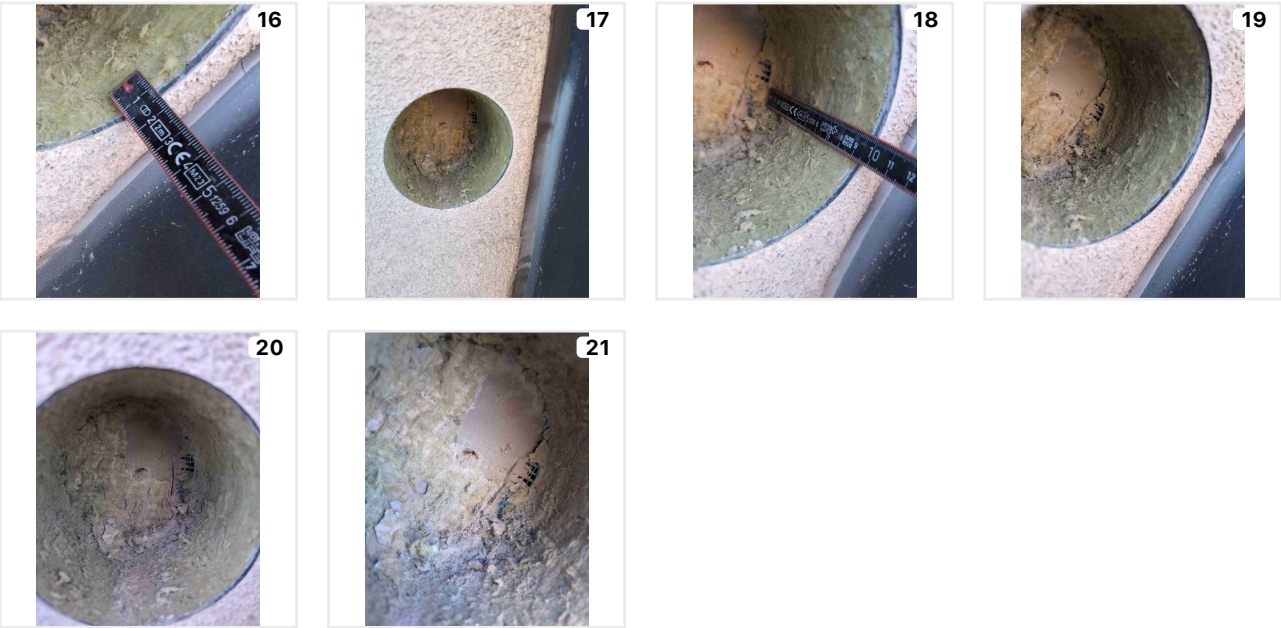
Installed

## Floor Slab

Reinforced concrete



# Build-up Photos

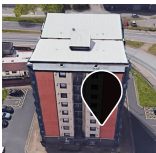


# Inspection Photos



# Inspection: CLFMID

Elevation • Location  
North Elevation • Compartment Floor Junction & System Interface



## Name/Summary

Sample Area 3

## Build-Up

| 4 Elements                | Thickness/Depth | Material                | Photo Ref.     | Rating (BS EN13501)  |
|---------------------------|-----------------|-------------------------|----------------|----------------------|
| External Surface Material | 16mm            | Terracotta Tile         | 23, 24         | A1 - Non-Combustible |
| Cavity                    | 120mm           |                         | 25, 26, 27, 28 |                      |
| Insulation                | 90mm            | Mineral Wool Insulation | 29, 30         | A1 - Non-Combustible |
| Substrate                 |                 | Block work              | 31, 32         |                      |

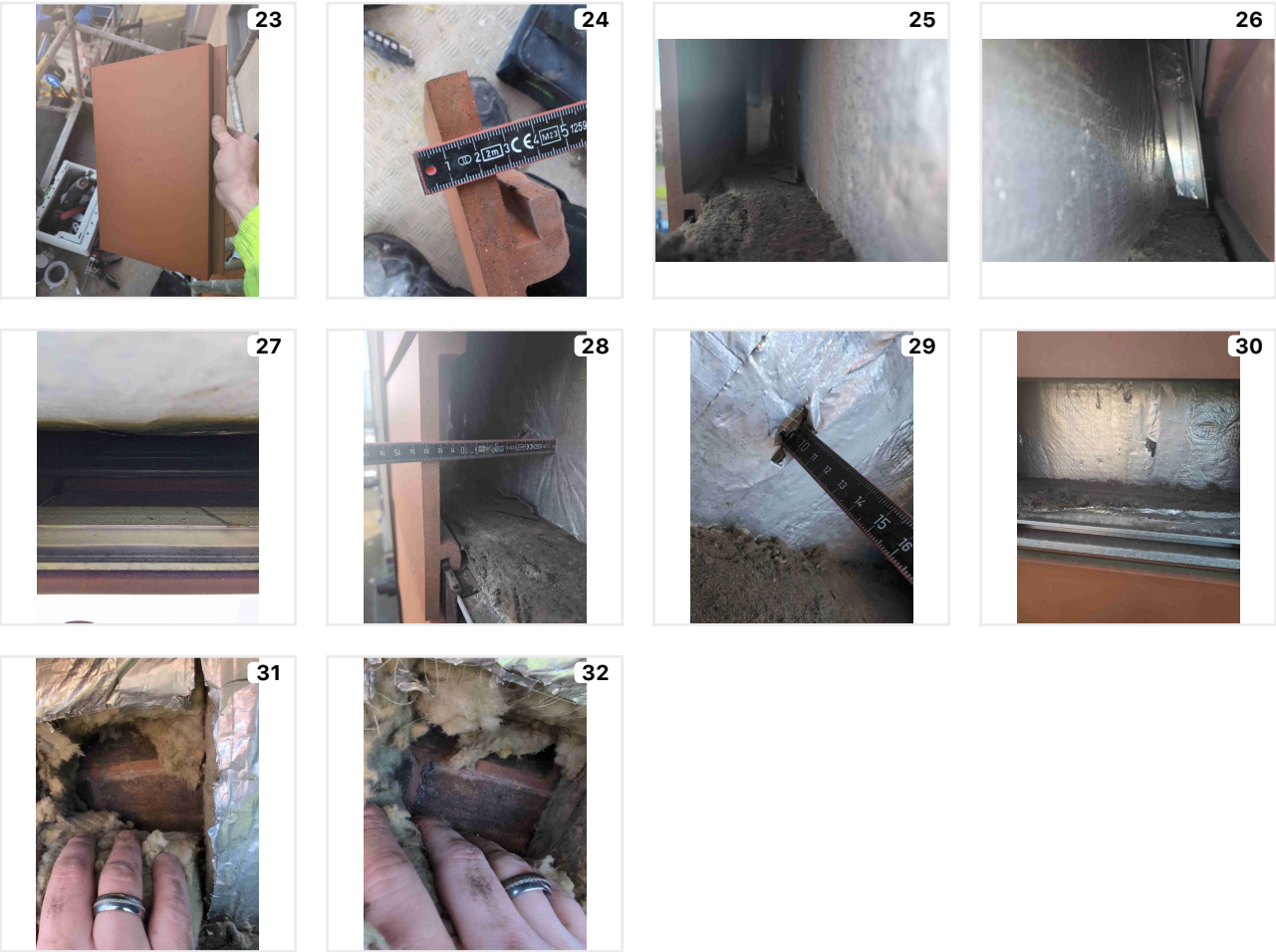
## Cavity Barriers

| 1 Cavity Barrier          | Material                             | Photo Ref. |
|---------------------------|--------------------------------------|------------|
| Horizontal Cavity Barrier | Stonewool core, aluminium foil faces |            |

## Floor Slab

Reinforced concrete

# Build-up Photos



# Inspection Photos



# Inspection: Q5PKE2

Elevation • Location  
North Elevation • Window Aperture & Ventilation Outlet



## Name/Summary

Sample Area 4

## Build-Up

| 3 Elements                | Thickness/Depth | Material                | Photo Ref. | Rating (BS EN13501)  |
|---------------------------|-----------------|-------------------------|------------|----------------------|
| External Surface Material | 4mm             | Sto render              | 34, 35     | A1 - Non-Combustible |
| Insulation                | 90mm            | Mineral Wool Insulation | 36, 37, 38 | A1 - Non-Combustible |
| Slab backed up to render  |                 |                         |            |                      |
| Substrate                 |                 | Original blockwork      | 39, 40     | A1 - Non-Combustible |

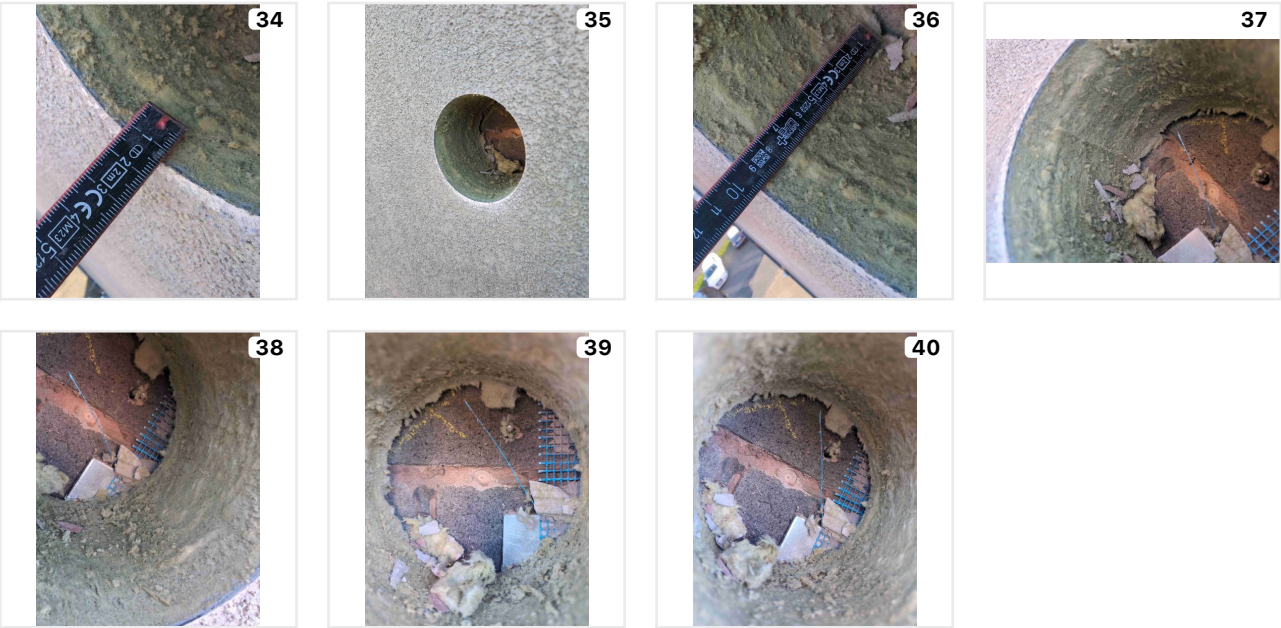
## Cavity Barriers

Installed

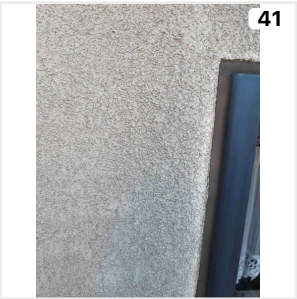
## Floor Slab

Reinforced concrete

# Build-up Photos



# Inspection Photos



# Inspection: 2R16UQ

Elevation • Location  
East Elevation • Vertical Compartment Junction



## Name/Summary

Sample Area 5

## Build-Up

| 4 Elements                | Thickness/Depth | Material                | Photo Ref. | Rating (BS EN13501)  |
|---------------------------|-----------------|-------------------------|------------|----------------------|
| External Surface Material | 4mm             | Aluminium panel         | 42, 43     | A1 - Non-Combustible |
| Cavity                    | 35mm            |                         | 44, 45     |                      |
| Insulation                | 60mm            | Mineral Wool Insulation | 46, 47     | A1 - Non-Combustible |
| Substrate                 |                 | Reinforced concrete     | 48, 49     | A1 - Non-Combustible |

## Cavity Barriers

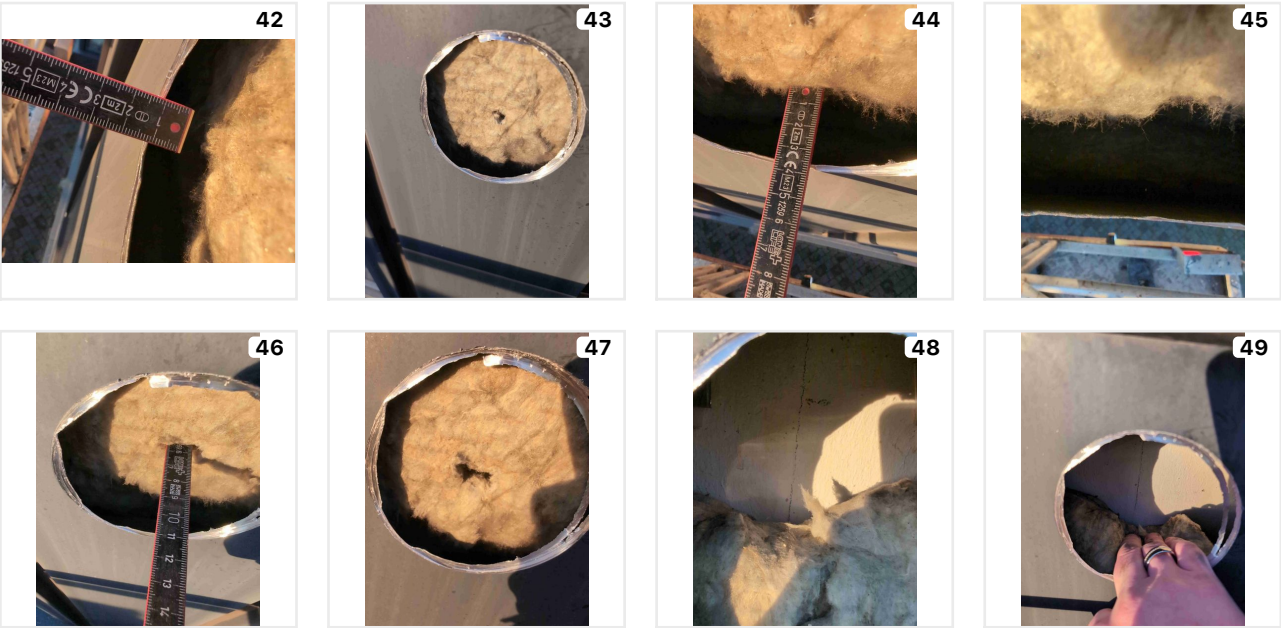
| 1 Cavity Barrier        | Material                 | Photo Ref. |
|-------------------------|--------------------------|------------|
| Vertical Cavity Barrier | Solid State Mineral Wool |            |

## Floor Slab

Reinforced concrete



# Build-up Photos



# Inspection Photos



# Inspection: N7BLGK

Elevation • Location  
East Elevation • Compartment Floor & Vertical Junction



## Name/Summary

Sample Area 6

## Build-Up

| 3 Elements                        | Thickness/Depth | Material                | Photo Ref. | Rating (BS EN13501)  |
|-----------------------------------|-----------------|-------------------------|------------|----------------------|
| External Surface Material         | 4mm             | Slo render              | 51, 52     | A1 - Non-Combustible |
| Insulation                        | 90mm            | Mineral Wool Insulation | 53, 54     | A1 - Non-Combustible |
| Rockwool Slab backed up to render |                 |                         |            |                      |
| Substrate                         |                 | Reinforced concrete     | 55, 56     | A1 - Non-Combustible |

## Cavity Barriers

Installed

## Build-up Photos







## Inspection Photos



# Inspection: F1M7BD

Elevation • Location  
East Elevation • Vertical Compartment Junction & System Interface



## Name/Summary

Sample Area 7

## Build-Up

| 4 Elements                | Thickness/Depth | Material                | Photo Ref.         | Rating (BS EN13501)  |
|---------------------------|-----------------|-------------------------|--------------------|----------------------|
| External Surface Material | 16mm            | Terracotta tile         | 58, 59             | A1 - Non-Combustible |
| Cavity                    | 85mm            |                         | 60, 61, 62, 63, 64 |                      |
| Insulation                | 90mm            | Mineral Wool Insulation | 65, 66             | A1 - Non-Combustible |
| Substrate                 |                 | Original blockwork      | 67, 68             | A1 - Non-Combustible |

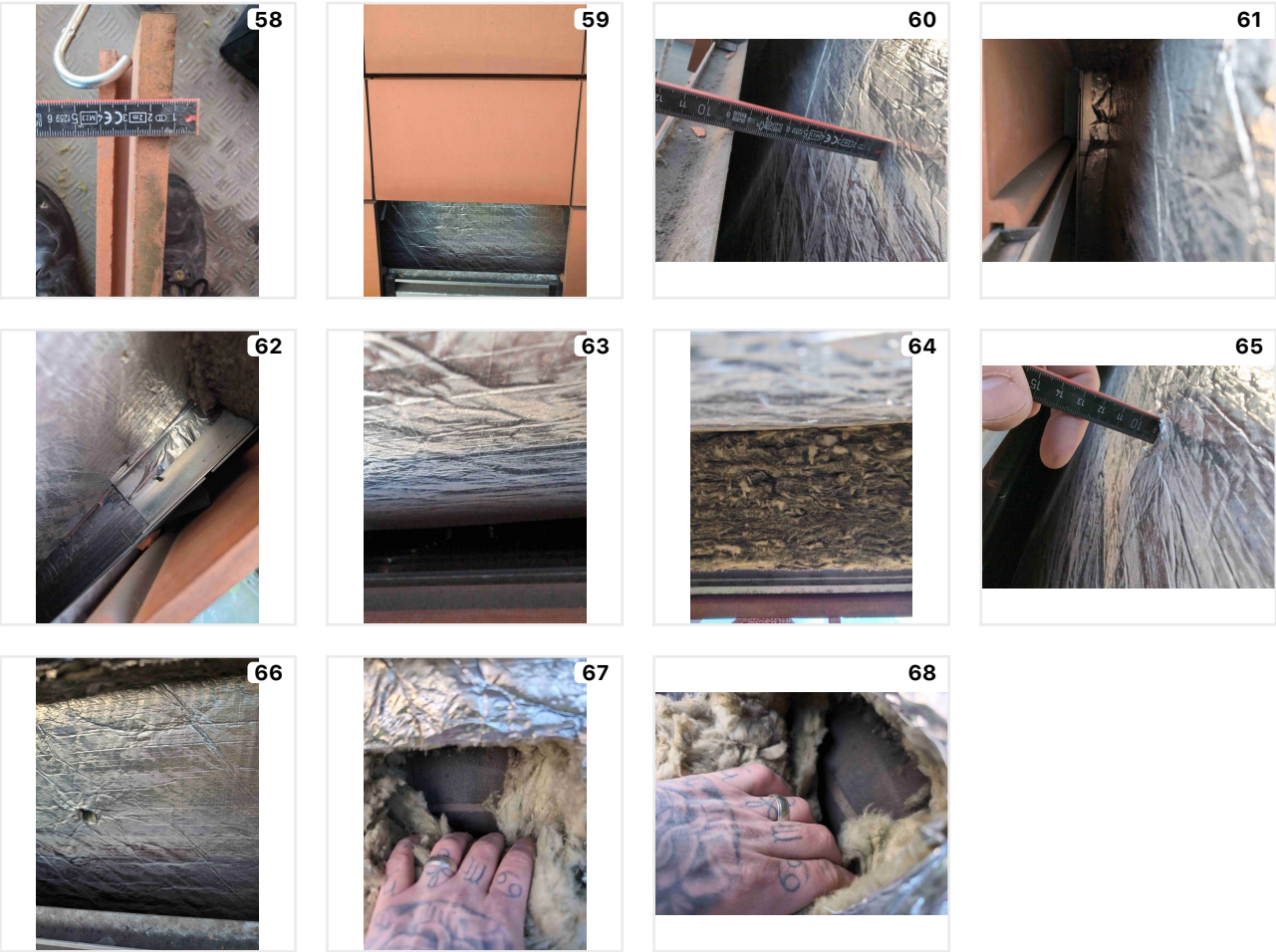
## Cavity Barriers

| 1 Cavity Barrier          | Material                             | Photo Ref. |
|---------------------------|--------------------------------------|------------|
| Horizontal Cavity Barrier | Stonewool core, aluminium foil faces |            |

## Floor Slab

Reinforced concrete

# Build-up Photos



# Inspection Photos



# Inspection: PBQTGP

Elevation • Location  
East Elevation • Compartment Floor Junction



## Name/Summary

Sample Area 8

## Build-Up

| 4 Elements                | Thickness/Depth | Material                | Photo Ref. | Rating (BS EN13501)  |
|---------------------------|-----------------|-------------------------|------------|----------------------|
| External Surface Material | 4mm             | Aluminium panel         | 70, 71, 72 | A1 - Non-Combustible |
| Insulation                | 80mm            | Mineral Wool Insulation | 73, 74     | A1 - Non-Combustible |
| Substrate                 |                 | Reinforced concrete     | 75, 76     | A1 - Non-Combustible |
| Cavity                    | 16mm            |                         | 77, 78, 79 |                      |

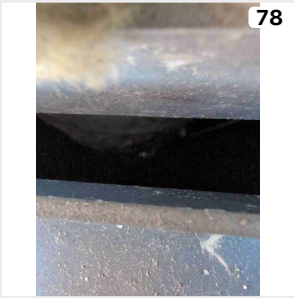
## Cavity Barriers

Installed

## Floor Slab

Reinforced concrete

# Build-up Photos



# Inspection Photos





# Inspection: DT77SG

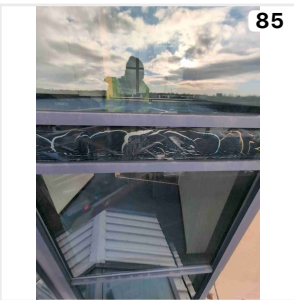
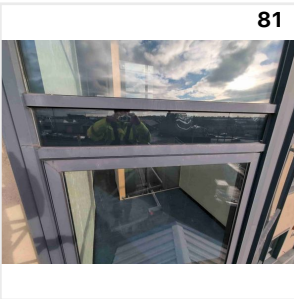
Elevation • Location  
South Elevation • Curtain glazing wall



## Name/Summary

Sample Area 9

## Inspection Photos



# Inspection: K5X3BT

Elevation • Location  
South Elevation • Vertical Compartment Junction & System Interface



## Name/Summary

White Cladding

# Inspection: 5N5GPV

Elevation • Location  
West Elevation • Compartment Floor & Vertical Junction



## Name/Summary

Sample Area 10

## Build-Up

| 3 Elements                | Thickness/Depth | Material          | Photo Ref. | Rating (BS EN13501)  |
|---------------------------|-----------------|-------------------|------------|----------------------|
| External Surface Material | 100mm           | Brickwork         | 86, 87     | A1 - Non-Combustible |
| Cavity                    | 12mm            |                   | 88, 89     |                      |
| Framework                 |                 | Steel Shelf Angle | 90, 91, 92 | A1 - Non-Combustible |

## Cavity Barriers

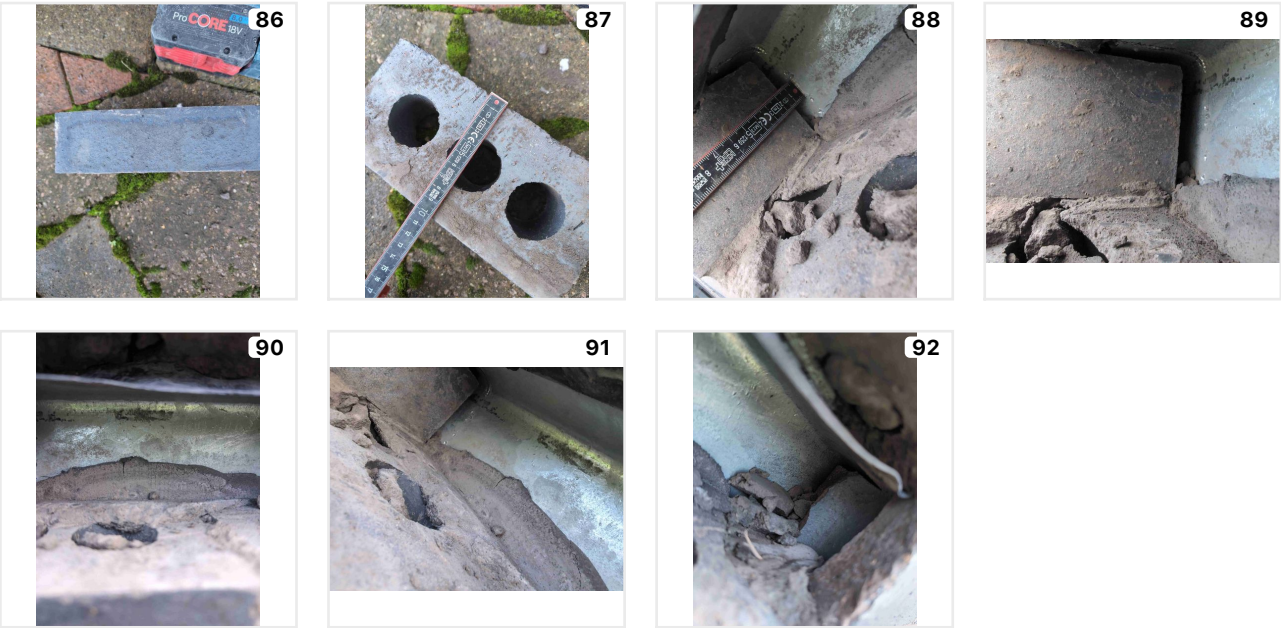
No cavity barrier identified at this inspection location

## Floor Slab

Reinforced concrete



# Build-up Photos



# Inspection Photos



# External Windows

Photo

External Window



Top, Mid, Side Hung Casements (R7DPKJ)

# External Window: Top, Mid, Side Hung Casements

External Window Reference  
R7DPKJ

## Details

### Surface Material

Aluminium

### Frame Material

Aluminium

### Infill / Panel Material

Toughened Safety Glass

## Photos



# External Doors

Photo

External Door

No Image

Single Leaf Entrance Doors (AFT8JT)

# External Door: Single Leaf Entrance Doors

External Door Reference  
AFT8JT

## Details

### Surface Material

Metal

### Frame Material

Metal

### Infill / Panel Material

Toughened Glass

# Plan: North Elevation





# Plan: East Elevation



# Plan: South Elevation



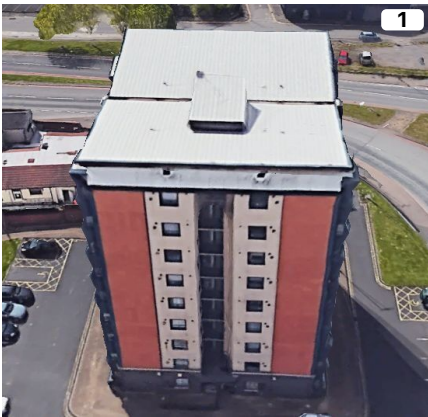


# Plan: West Elevation





# Photos



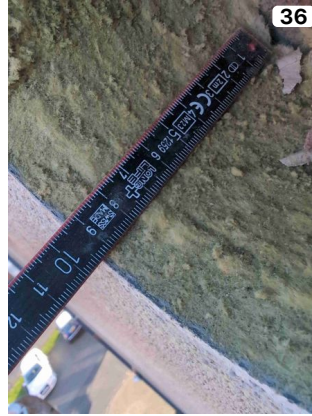


Photos Continued...



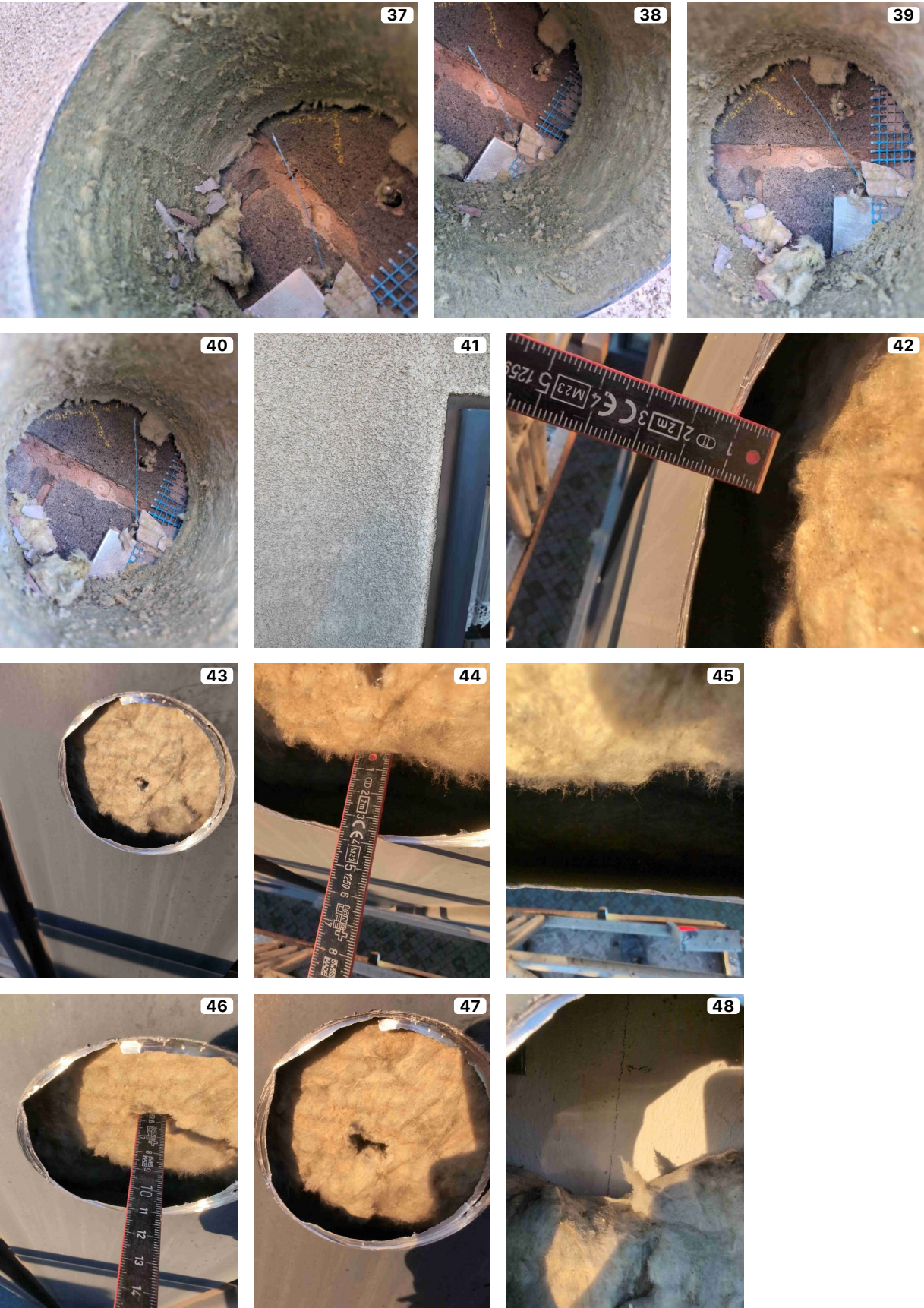


Photos Continued...





Photos Continued...



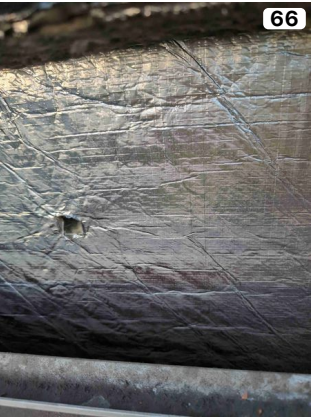


Photos Continued...





Photos Continued...



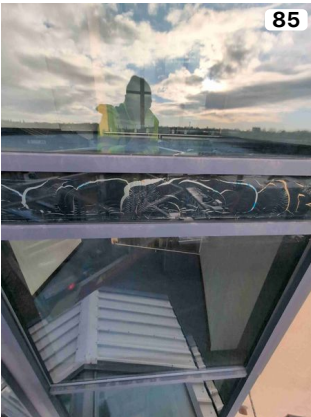


Photos Continued...





Photos Continued...





**FIRNTEC**  
BUILDING COMPLIANCE