



FIRNTEC
BUILDING COMPLIANCE

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

Document Version 1
Survey Date 19/06/2025
Suggested Review Date 19/06/2030

EXTERNAL WALL SURVEY

NELSON HOUSE

Upper Church Lane
Tipton
DY4 7TU

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Summary

External Wall Survey

Assessment and Certificate Reference

RB-WQQXHS

Assessed On, By

19/06/2025, Douglas Murray (Building Safety Consultant)
(BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA)

Approved / Validated On, By

27/08/2025, James Major (Facade Manager)

Recommended Review Date

19/06/2030

Produced For the Responsible Person

Sandwell Metropolitan Borough Council

Specification Conforms To

Our own internal quality system.

Assessment Scope

Assessment applies only to the building specified.

Assessed Property

Property Name

Nelson House

Property Reference

RB-WZ2KLZ

Address

Upper Church Lane
Tipton
DY4 7TU

Assessing Organisation

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

Abbreviation/ Term Definition

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

Terms of Reference

Overview

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

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

Scope of Works

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

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

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

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

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

Limitations

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

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

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

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

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

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

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

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

Assumptions

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

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

Outcomes

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

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

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

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

Asset Information

Client Name

Sandwell Metropolitan Borough Council

Client Address

Sandwell Council House, Freeth Street, Oldbury B69 3DE

Responsible Person

Sandwell Metropolitan Borough Council

Fire Alarm System

There is no effective means for detecting an outbreak of fire to communal areas. Hardwired smoke detection was noted within the area containing the resident's storage sheds.

Detection and alarm system installed in accordance with BS 5839 Part 6: 2019. British Standard that provides guidance and recommendations for the design, installation, commissioning, and maintenance of fire detection and fire alarm systems in domestic premises. Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. Fire detection within flats is installed to a LD2 standard.

Emergency Lighting

Installed in communal parts

Emergency Lighting

Emergency lighting appears to conform to the requirements of BS5266-1 design standard. The system appears to provide adequate coverage and be in good working order (indicator lights active on luminaires). Luminaires appear to be correctly sited and appear to provide adequate lighting.

Portable Fire Fighting Equipment

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

Portable Fire Fighting Equipment

The only portable fire extinguisher at Nelson House is:

Type: CO₂ extinguisher

Location: Installed within the lift motor room on the 8th floor

Access: The lift motor room is protected by an FD60s door and secured with a suited mortice lock

This is consistent with best practice, as CO₂ is typically used in electrical plant areas to avoid equipment damage and eliminate conductivity risk.

Smoke Control

Natural smoke control, Smoke control installed

Smoke Control

Two AOVs are provided—one in each protected staircase. These systems are connected to:
An information panel and firefighter override switch located near the front entrance

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

A deluge system protects the refuse chute bin store:
Controlled via a panel in the welfare room (ground floor)
Inspected twice annually

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

Good access for firefighting vehicles

NOTE This is where access exceeds 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. This might be the case where access is possible to all elevations of the building.

Fire Hydrant Location/ Water Supply

Public fire hydrant are available. Located adjacent to the front main entrance, 3m from the building, as denoted 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

Secure Information Boxes

Nelson House is equipped with a Secure Information Box (SIB), located in the ground floor front entrance lobby.

This is a:

Gerda SIB unit, which:

Meets the requirements of the Fire Safety (England) Regulations 2022

Is accessible by West Midlands Fire Service via the standard WMFS Gerda key

Signage

Appropriate signage installed throughout premises

Property Type

Apartment Block, Residential Purpose-built

Building Era / Age

Known Build Date

Known Build Date

1961, Refurbished 2017.

Guidance Applicable At Time Of Construction

Building Regulations 1961 (England and Wales) Introduced in July 1961 Nelson House likely designed under pre-1961 byelaws or transitional guidance.
Model Byelaws (1947) + Local Bylaws Active at design stage Covered compartmentation, stairs, and construction materials.

Building Height

Overall Building Height Approximately 27m
Highest Occupied Floor Level 24m
(calculated at 3m per floor as per PAS 9980-2022 section 3.1.22)

Approx Floor Area Per Floor

300 m2

Gross Internal Floor Area (GIFA)

2400 m2

External Dimensions

D18m x W15m x H24.3m = 270m2

Number of Storeys (Ground and above)

9

Number of Basement Levels

None

Number of Flats

34

Flat Types

Single Storey

Structural Wall Material

Traditional build with concrete floor slab

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

Concrete

Construction (Details)

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

Exterior Cladding

FRAEW Completed on Exterior Cladding

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

None

Residents

Yes

Approx number of Residents

68

Residents (Extended)

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

Visitors

Not Known

People With Reduced Mobility

Not Known

Lone Workers

None

Young Persons Employed in the Premises

None

Escapes & Exits

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.

Number Of Internal Escape Stairs

Two protected staircases

Number Of Final Exits

Nelson House is provided with two final exit doors (front and rear), each serving one of the two protected staircases:

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger + Fireman's Control

Evacuation Chairs Installed

No

Refuge Points Present

No

Stairwells Protected / Lobbied

Yes

Flat Doors Open Onto Stairs

No

Current Evacuation Strategy

Stay Put

Current Stay Put Strategy Description

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

Current Evacuation Strategy for the property considered appropriate?

Yes

What is the recommended evacuation strategy for the property?

Stay Put

Aerial Perspective: Nelson House

Aerial Perspective (picture sourced from Google Earth)



Elevations

Photo	Name	No. of Storeys	Features
 A photograph of the West Elevation of Nelson House, a 9-story building with a modern facade featuring grey panels and balconies. A small white box with the number '1' is in the top right corner of the photo.	West Elevation	9 Storeys	• Escape Route Exit • Private Balconies Stacked
 A photograph of the North Elevation of Nelson House, a 9-story building with a modern facade featuring grey panels and balconies. A small white box with the number '2' is in the top right corner of the photo.	North Elevation	9 Storeys	
 A photograph of the South Elevation of Nelson House, a 9-story building with a modern facade featuring grey panels and balconies. A small white box with the number '3' is in the top right corner of the photo.	South Elevation	9 Storeys	

Inspections

Elevation Location

Inspection

Elements



Inspection: HA3457

East Elevation
Compartment Floor and Wall Junction
Interface

- External Surface Material (High Pressure Laminate (HPL) Panel)
- Cavity
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)



Inspection: PAG8ET

East Elevation
Aperture Opening

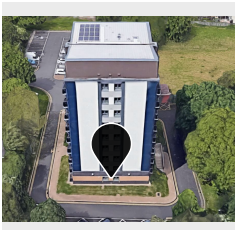
- External Surface Material (High Pressure Laminate (HPL) Panel)
- Cavity
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)



Inspection: UL45AL

East Elevation
Aperture Opening

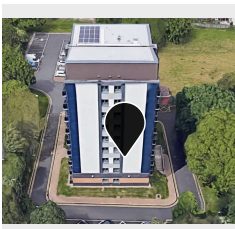
- External Surface Material (High Pressure Laminate (HPL) Panel)
- Cavity
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)



Inspection: LAMPNS

South Elevation
Compartment Wall Junction

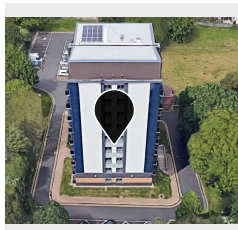
- Outer leaf
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)



Inspection: J6QY61

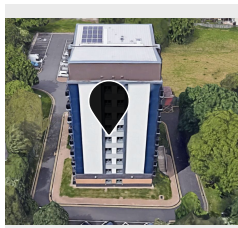
South Elevation
Compartment Floor and Wall Junction
Interface

- External Surface Material (Render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)

Elevation Location**Inspection****Elements****Inspection: 69WP89**

South Elevation
Compartment Floor and Wall Junction
Interface

- External Surface Material (Render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)

**Inspection: F1JNE1**

South Elevation
Aperture Opening

- External Surface Material (Render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)

**Inspection: ZL22CJ**

West Elevation
Compartment Wall Junction

- External Surface Material (High Pressure Laminate (HPL) Panel)
- Cavity
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)

Inspection: HA3457

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



Name/Summary

HPL Bauclad High Pressure Laminate (HPL) panels by Euro Clad Ltd.

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	8mm	High Pressure Laminate (HPL) Panel		B - Combustible
Product details provided by Sandwell Council				
Cavity	80mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	Brickwork		A1 - Non-Combustible

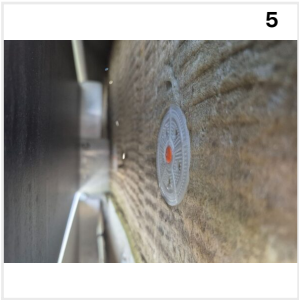
Cavity Barriers

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

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: PAG8ET

Elevation • Location
East Elevation • Aperture Opening



Name/Summary

HPL Bauclad High Pressure Laminate (HPL) panels by Euro Clad Ltd.

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	8mm	High Pressure Laminate (HPL) Panel		B - Combustible
Cavity	80mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	Brickwork		A1 - Non-Combustible

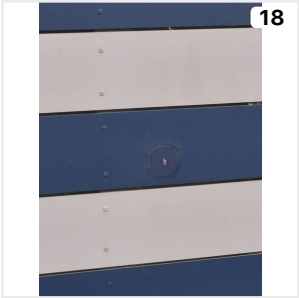
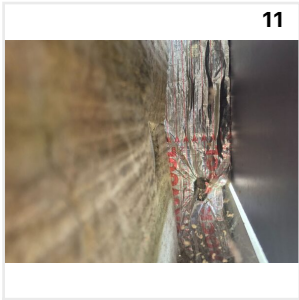
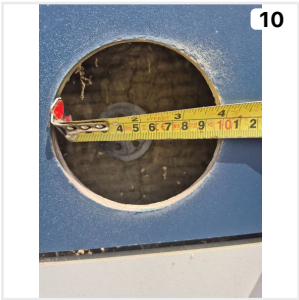
Cavity Barriers

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

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: UL45AL

Elevation • Location
East Elevation • Aperture Opening



Name/Summary

HPL Bauclad High Pressure Laminate (HPL) panels by Euro Clad Ltd.

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	8mm	High Pressure Laminate (HPL) Panel		B - Combustible
Cavity	80mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	Brickwork		A1 - Non-Combustible

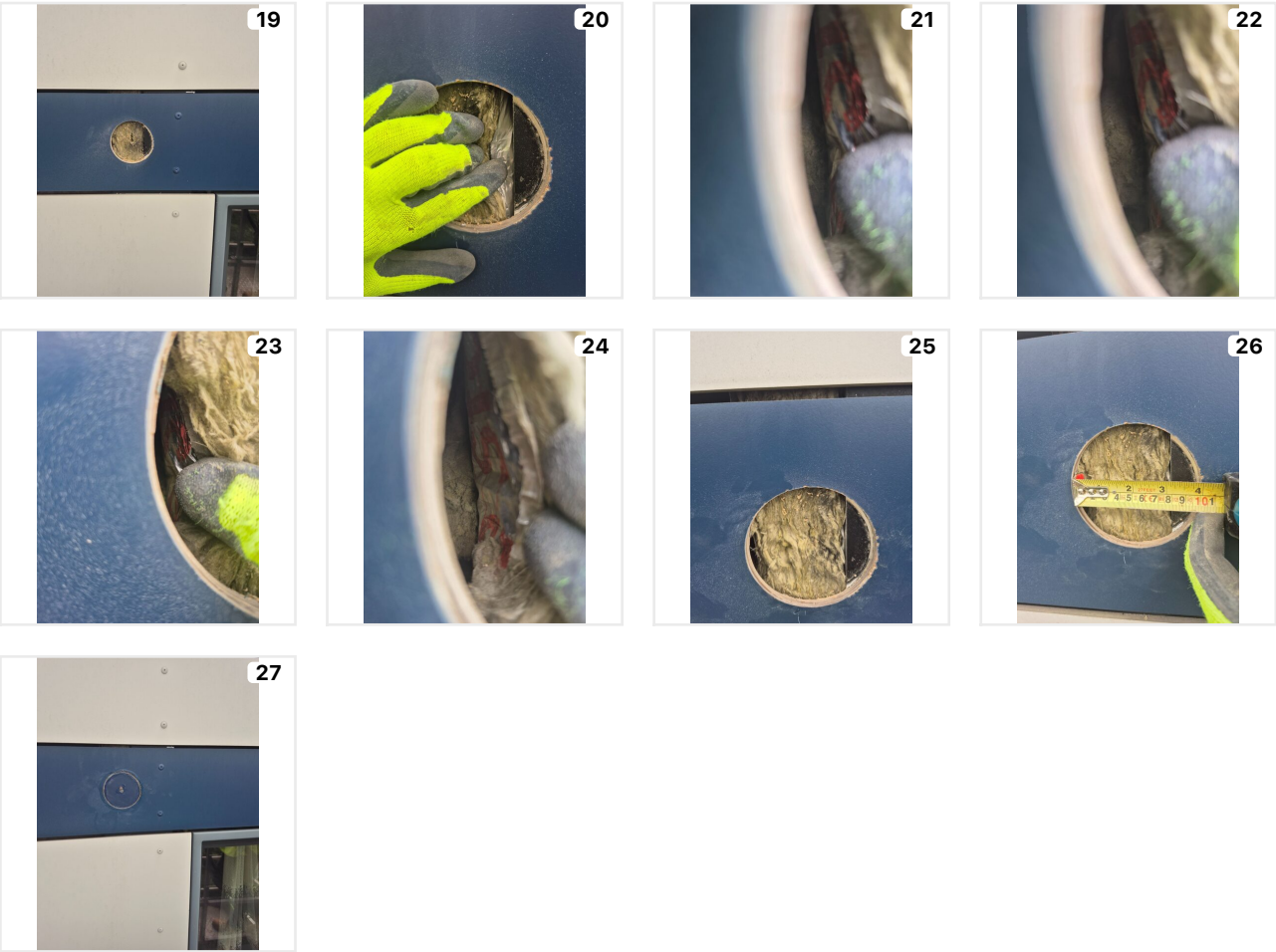
Cavity Barriers

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

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: LAMPNS

Elevation • Location
South Elevation • Compartment Wall Junction



Name/Summary

Masonry Ibstock Staffordshire Smooth Blue and Cheddar Golden brick slips.

Description

No external cavity. The internal void is filled with insulation

Build-Up

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

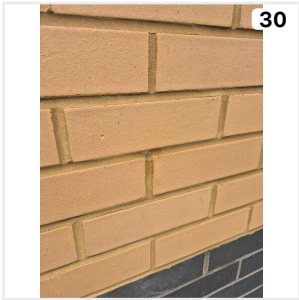
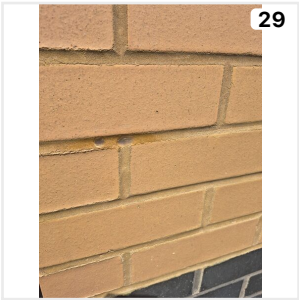
Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: J6QY61

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



Name/Summary

Render (White) Wetherby External Wall Insulation (EWI) render system.

Build-Up

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

Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: 69WP89

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



Name/Summary

Render (Grey) Wetherby External Wall Insulation (EWI) render system.

Build-Up

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

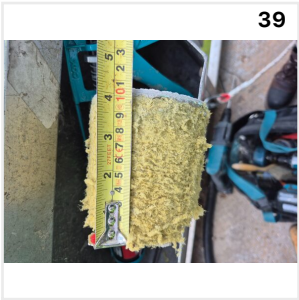
Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: F1JNE1

Elevation • Location
South Elevation • Aperture Opening



Name/Summary

Render (Grey)Wetherby External Wall Insulation (EWI) render system.

Build-Up

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

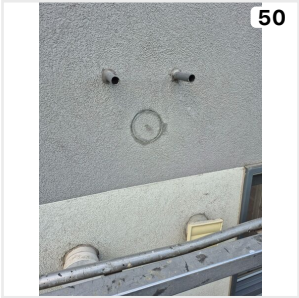
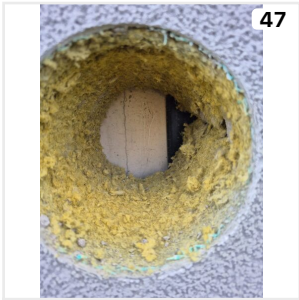
Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: ZL22CJ

Elevation • Location
West Elevation • Compartment Wall Junction



Name/Summary

HPL Bauclad High Pressure Laminate (HPL) panels by Euro Clad Ltd.

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	8mm	High Pressure Laminate (HPL) Panel		B - Combustible
Cavity	80mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	Brickwork		A1 - Non-Combustible

Cavity Barriers

No cavity barrier identified at this inspection location

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Attachments & Balconies

Photo

Attachment



Cantilever Balcony (WPU1S9)

Configuration: Stacked

Size: Private balcony spanning only a single compartment

Attachment: Cantilever Balcony

Attachment Reference
WPU1S9

Details

Configuration

Stacked

Size

Private balcony spanning only a single compartment

Framework/Structure

Reinforced concrete framework extension of the floor slab

Handrail

Stainless steel

Balustrade

Stainless steel

Insulation

NA

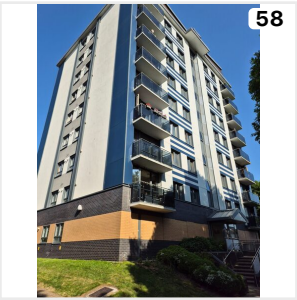
Soffit

Concrete

Infill

Glazing

Photos



External Windows

Photo

External Window



Top, Mid, Side Hung Casements (1DNCGH)

External Window: Top, Mid, Side Hung Casements

External Window Reference
1DNCGH

Details

Surface Material

Aluminium

Frame Material

Timber

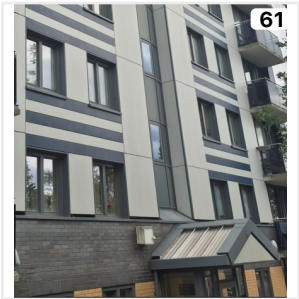
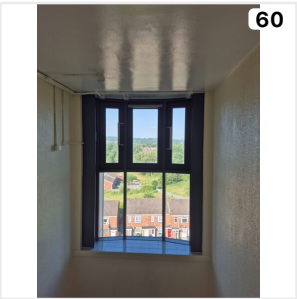
Infill / Panel Material

Glazing

Details

Windows are formed from a timber frame with an aluminium sheathed finish. Windows on stairs are set into the available opening and infill stud and brickwork provides substrate support.

Photos



External Doors

Photo

External Door



Single Leaf Entrance Doors (FSVJCC)

External Door: Single Leaf Entrance Doors

External Door Reference
FSVJCC

Details

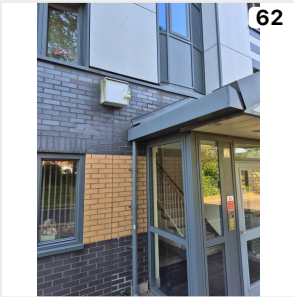
Surface Material

Aluminium

Frame Material

Aluminium

Photos



Plan: East Elevation



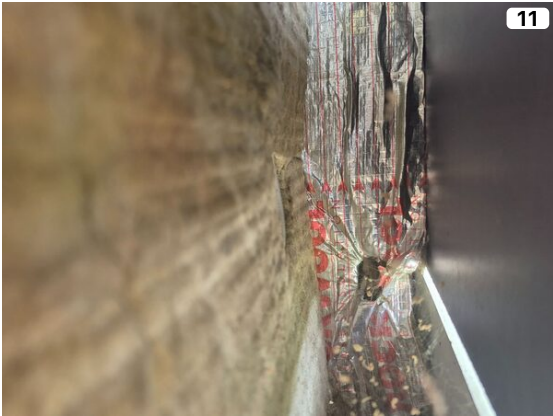
Plan: South Elevation



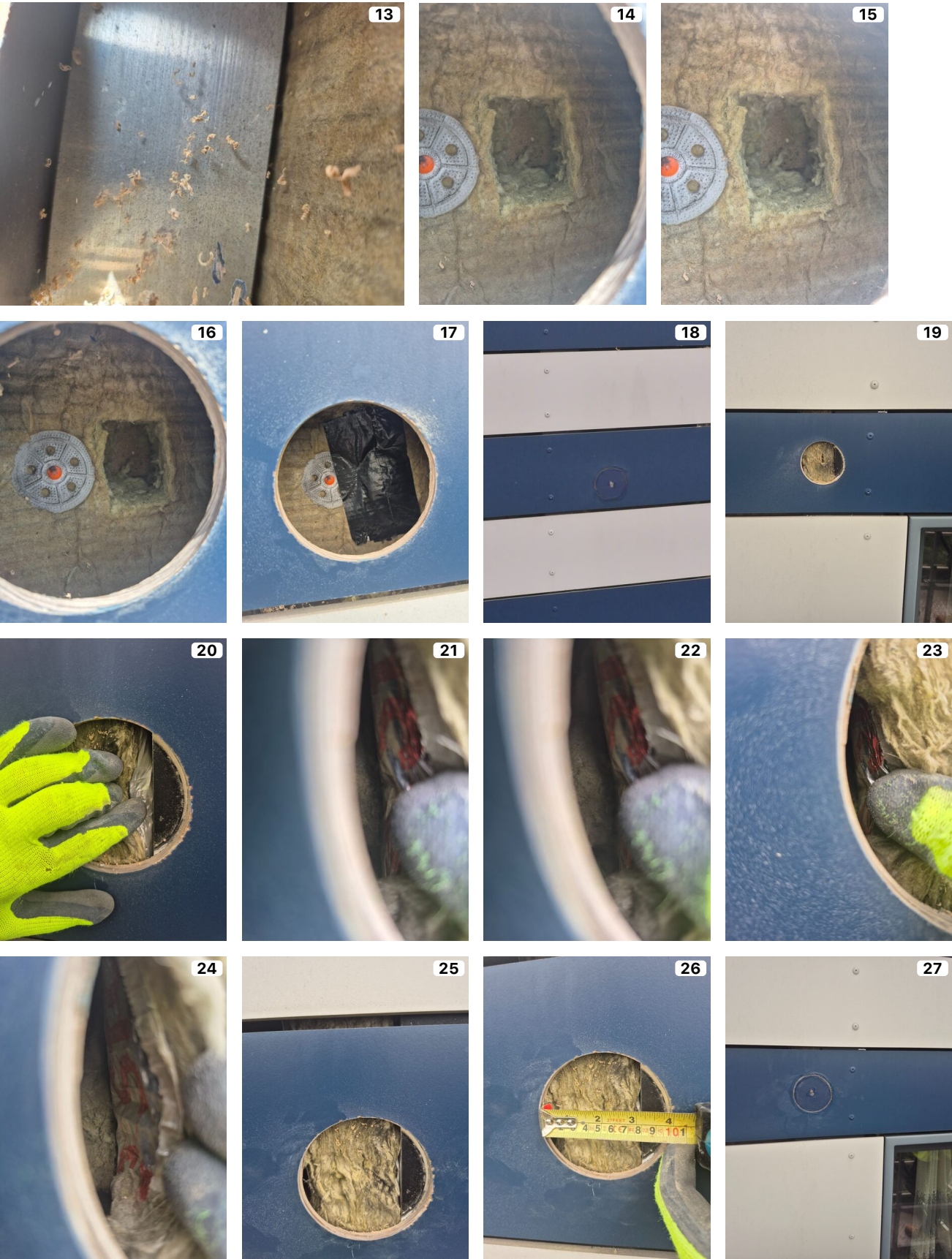
Plan: West Elevation



Photos



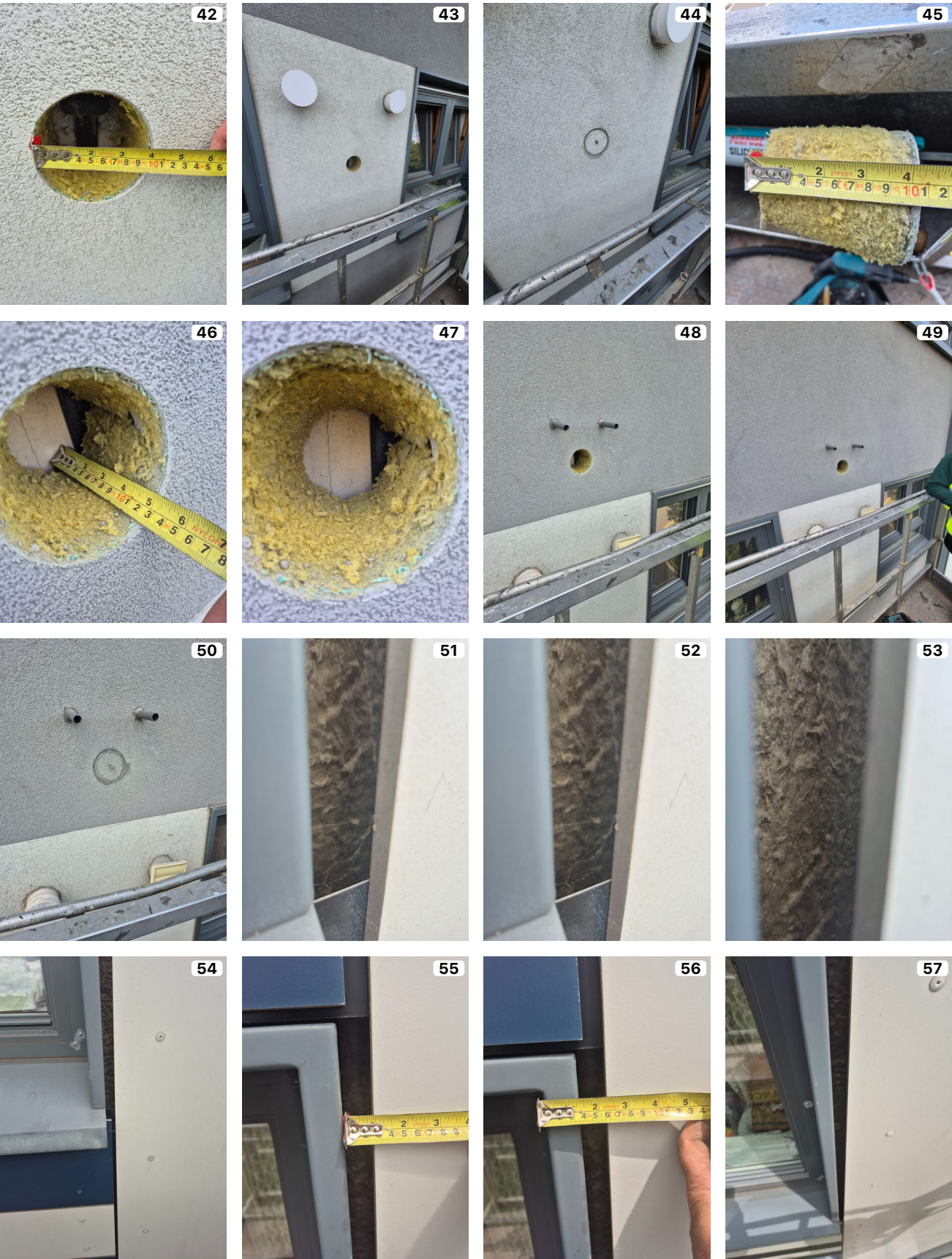
Photos Continued...



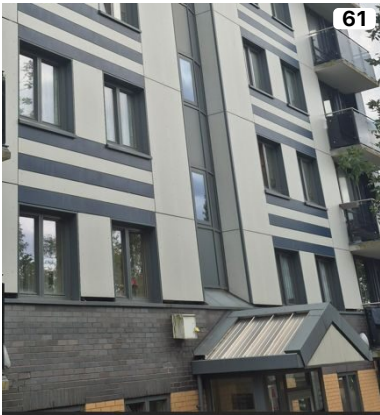
Photos Continued...



Photos Continued...



Photos Continued...





FIRNTEC
BUILDING COMPLIANCE