



FIRNTEC
BUILDING COMPLIANCE

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

Document Version 1
Survey Date 01/07/2025
Suggested Review Date 01/07/2030

EXTERNAL WALL SURVEY

PAGET HOUSE

Sedgeley Road East
Tipton
DY4 7TU

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Summary

External Wall Survey

Assessment and Certificate Reference

RB-Z9QBVW

Assessed On, By

01/07/2025, Gary Noel (AIFSM)

Approved / Validated On, By

29/07/2025, James Major (Facade Manager)

Recommended Review Date

01/07/2030

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

Paget House

Property Reference

RB-UA1YD4

Address

Sedgeley Road East

Tipton

DY4 7TU

Assessing Organisation

Firntec Ltd

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

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Abbreviation/ Term Definition

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

Terms of Reference

Overview

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

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

Scope of Works

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

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

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

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

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

Limitations

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

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

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

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

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

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

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

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

Assumptions

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

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

Outcomes

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

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

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

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

Asset Information

Client Name

Sandwell Metropolitan Council

Client Address

Sandwell Council House, Freeth Street, Oldbury B69 3DE

Fire Alarm System

There is no BS5839 Fire detection/alarm system provided in the common areas of the building. Smoke detection within the block has been installed in the communal lobbies above the ground floor and is linked to the automatic opening smoke ventilation system. Smoke / Fire detection to individual flats assessed is fitted to an LD1 or 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

A portable fire extinguisher (CO2) is located within the lift motor room and is serviced annually.

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

Sprinkler system installed within bin rooms only

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. The nearest fire hydrant is 25m from the building on the corner of the footpath adjacent to Paget House as detailed on the orientation plan provided 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

1962

Guidance Applicable At Time Of Construction

Model Byelaws 1953

Building Height

Overall Building Height Approximately 18m

Highest Occupied Floor Level 15m

(calculated at 3m per floor as per PAS 9980-2022 section 3.1.22)

Number of Storeys (Ground and above)

6

Number of Flats

30

Structural Wall Material

Concrete / Brick

Structural Stairs Material

Concrete

Exterior Cladding

No Exterior Cladding

Carpark

External/Outdoor Carpark

Employees

None

Approx number of Residents

60

Residents (Extended)

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

Visitors

Not Known

Lone Workers

None

Young Persons Employed in the Premises

None

Flat Types

Single Storey

Structural Floor Material

Reinforced Concrete

Construction (Details)

Traditional concrete frame and brick construction

Electronic Entrance System

Yes

Residents

Yes

People With Reduced Mobility

Not Known

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

External Means Of Escape

None Present

Evacuation Chairs Installed

No

Stairwells Protected / Lobbied

Yes

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.

Number Of Final Exits

2

Types Of Lifts Installed

Passenger

Refuge Points Present

No

Flat Doors Open Onto Stairs

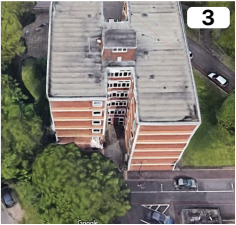
No

Aerial Perspective: Paget House

Aerial Perspective (picture sourced from Google Earth)



Elevations

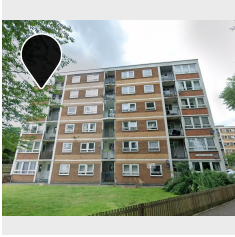
Photo	Name	No. of Storeys	Features
 A photograph of the East Elevation of Paget House, a six-story brick building with multiple windows and balconies. A small white box with the number '1' is in the top right corner of the photo.	East Elevation	6 Storeys	• Private Balconies Inset Stacked
 A photograph of the North Elevation of Paget House, a six-story brick building with a central entrance and multiple windows. A small white box with the number '2' is in the top right corner of the photo.	North Elevation	6 Storeys	• Escape Route Exit
 An aerial photograph of the South Elevation of Paget House, showing the building's footprint and surrounding greenery. A small white box with the number '3' is in the top right corner of the photo.	South Elevation	6 Storeys	

Inspections

Elevation Location

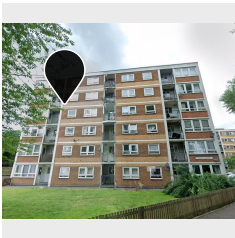
Inspection

Elements



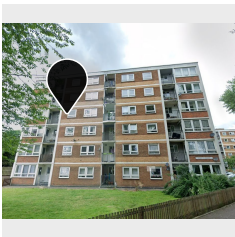
Inspection: ATWTE3
East Elevation
Compartment Floor Junction

- External Surface Material (Brickwork)
- Cavity
- Substrate (Original blockwork)



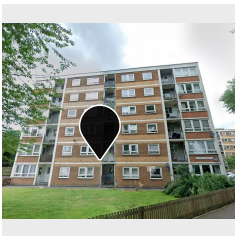
Inspection: UZC36D
East Elevation
Compartment Floor and Wall Junction
Interface

- External Surface Material (Brickwork)
- Cavity
- Substrate (Original blockwork)



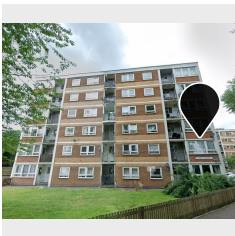
Inspection: T1HJT7
East Elevation
Aperture Opening

- External Surface Material (Brickwork)
- Cavity
- Substrate (Original blockwork)



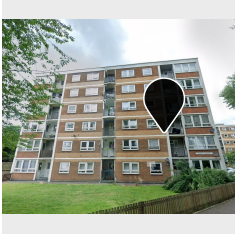
Inspection: YIUK64
East Elevation
Compartment Floor and Wall Junction
Interface

- External Surface Material (Brickwork)
- Cavity
- Substrate (Original blockwork)



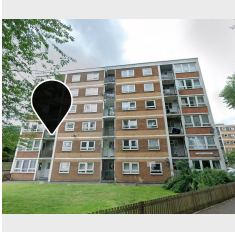
Inspection: T2KEVX
East Elevation
Compartment Floor Junction

- External Surface Material (Brickwork)
- Cavity
- Substrate (Original blockwork)

Elevation Location**Inspection****Elements****Inspection: GJ6YY2**

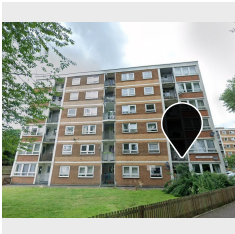
East Elevation
Compartment Floor and Wall Junction
Interface

- External Surface Material (Brickwork)
- Cavity
- Substrate (Original brickwork)

**Inspection: KQZ688**

East Elevation
Balcony Inspection

- External Surface Material (Reinforced concrete extension of floor slab)

**Inspection: 4M4ARC**

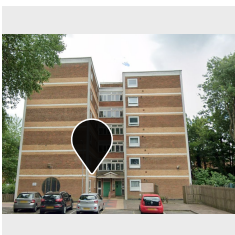
East Elevation
Balcony Inspection

- Substrate (Reinforced concrete extension of floor slab)

**Inspection: FRQIPA**

North Elevation
Compartment Floor Junction

- External Surface Material (Brickwork)
- Cavity
- Substrate (Original brickwork)

**Inspection: WN1LAB**

North Elevation
Compartment Floor Junction

- External Surface Material (Brickwork)
- Cavity
- Substrate (Original brickwork)

Inspection: ATWTE3

Elevation • Location
East Elevation • Compartment Floor Junction



Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	4	A1 - Non-Combustible
Cavity	100mm		5	
Substrate		Original blockwork	6	A1 - Non-Combustible

Cavity Barriers

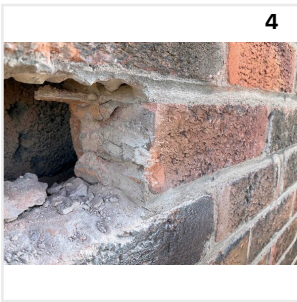
1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Concrete	7

Cavity closed horizontally by the concrete floor slab

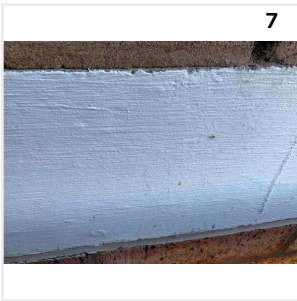
Floor Slab

Reinforced concrete

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: UZC36D

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



Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	10	A1 - Non-Combustible
Cavity	60mm		11	
Substrate		Original blockwork	12	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Concrete	13

Cavity closed horizontally by the concrete floor slab

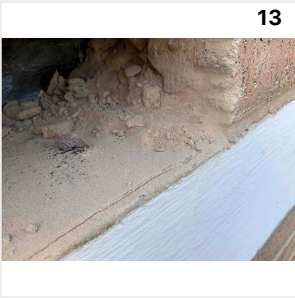
Floor Slab

Reinforced concrete

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: T1HJT7

Elevation • Location
East Elevation • Aperture Opening



Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	15	A1 - Non-Combustible
Cavity	70mm		16	
Substrate		Original blockwork	17	A1 - Non-Combustible

Cavity Barriers

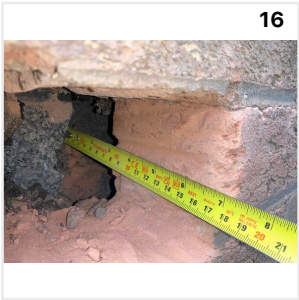
1 Cavity Barrier	Material	Photo Ref.
Window Aperture	Blockwork	18

Cavity closed at the window opening

Floor Slab

Reinforced concrete

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: YIUK64

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



Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	20	A1 - Non-Combustible
Cavity	60mm		21	
Substrate		Original blockwork	22	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Concrete	23

Cavity closed horizontally by the concrete floor slab

Floor Slab

Reinforced concrete

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: T2KEVX

Elevation • Location
East Elevation • Compartment Floor Junction



Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	25, 26	A1 - Non-Combustible
Cavity	100mm		27	
Substrate		Original blockwork	28	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Concrete	29

Cavity closed horizontally by the concrete floor slab

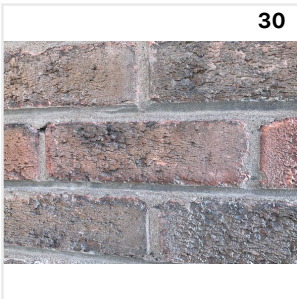
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: GJ6YY2

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



Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material		Brickwork	32	A1 - Non-Combustible
Cavity	60mm			
Substrate		Original brickwork	33	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Concrete	34

Cavity closed horizontally by the concrete floor slab

Floor Slab

Reinforced concrete

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: KQZ688

Elevation • Location
East Elevation • Balcony Inspection



Name/Summary

Balcony

Description

Refer to balconies section

Build-Up

1 Element	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	Reinforced concrete extension of floor slab		A1 - Non-Combustible

Floor Slab

Reinforced concrete

Inspection: 4M4ARC

Elevation • Location
East Elevation • Balcony Inspection



Name/Summary

Balcony

Description

Refer to balconies section

Build-Up

1 Element	Material	Photo Ref.	Rating (BS EN13501)
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Substrate	Reinforced concrete extension of floor slab	
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A1 - Non-Combustible

Refer to balconies section

Floor Slab

Reinforced concrete

Inspection: FRQIPA

Elevation • Location
North Elevation • Compartment Floor Junction



Name/Summary

Masonry (Brickwork)

Build-Up

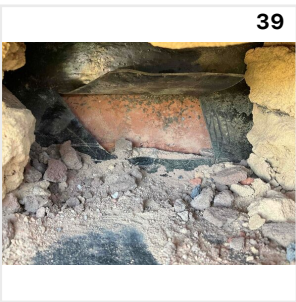
3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	36, 37	A1 - Non-Combustible
Cavity	90mm		38	
Substrate		Original brickwork	39	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Concrete	40

Cavity closed horizontally by the concrete floor slab

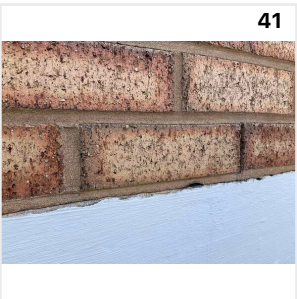
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: WN1LAB

Elevation • Location
North Elevation • Compartment Floor Junction



Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	43, 44	A1 - Non-Combustible
Cavity	70mm		45	
Substrate		Original brickwork	46	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Concrete	47

Cavity closed horizontally by the concrete floor slab

Floor Slab

Reinforced concrete

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Attachments & Balconies

Photo

Attachment



Inset Balcony (9EZISK)

Configuration: Stacked, Inset

Size: Private balcony spanning only a single compartment

Attachment: Inset Balcony

Attachment Reference
9EZISK

Details

Configuration

Stacked, Inset

Size

Private balcony spanning only a single compartment

Framework/Structure

Reinforced concrete framework extension of the floor slab

Handrail

Steel (confirmed via magnet)

Balustrade

Steel (confirmed via magnet)

Soffit

Concrete

Details

Visual observations only no access to private balconies

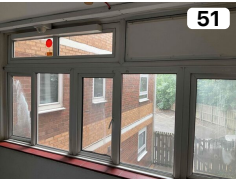
Photos



External Windows

Photo

External Window



Top, Mid, Side Hung Casements (CHQ22V)

External Window: Top, Mid, Side Hung Casements

External Window Reference
CHQ22V

Details

Surface Material

uPVC

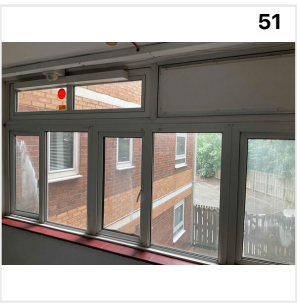
Frame Material

uPVC

Infill / Panel Material

Toughened Safety Glass

Photos



External Doors

Photo

External Door



Single Leaf Door (GESB5Q)



Single Leaf Door (RA42ZY)

External Door: Single Leaf Door

External Door Reference
GESB5Q

Details

Surface Material

Steel

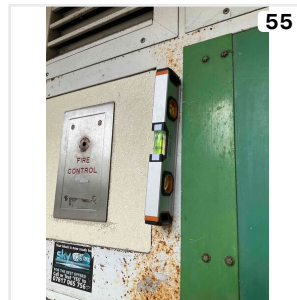
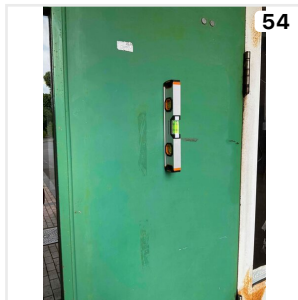
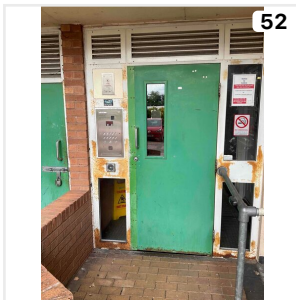
Frame Material

Steel

Infill / Panel Material

Toughened Glass

Photos



External Door: Single Leaf Door

External Door Reference
RA42ZY

Details

Surface Material

Steel

Details

Services door

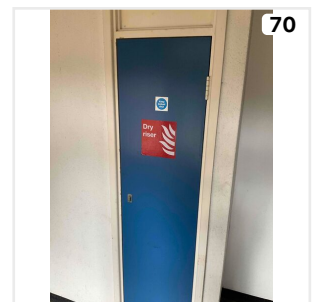
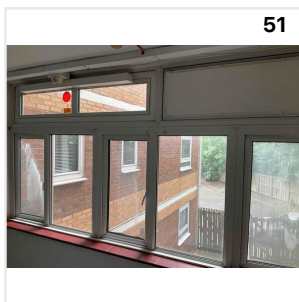
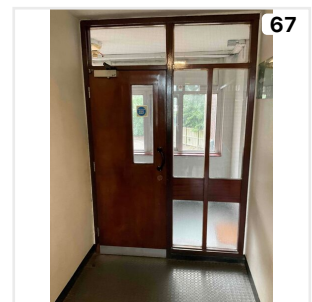
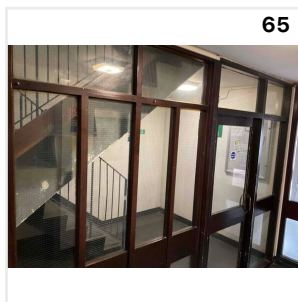
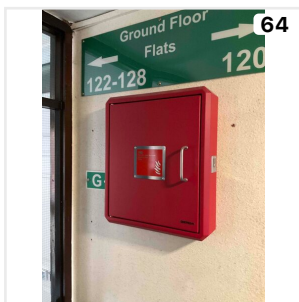
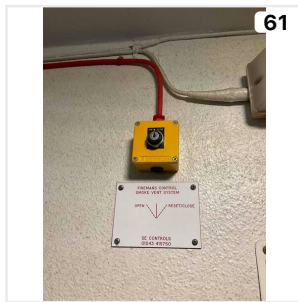
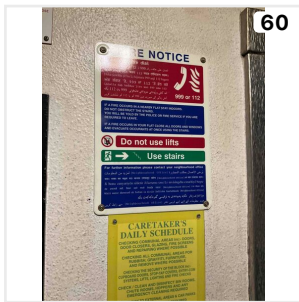
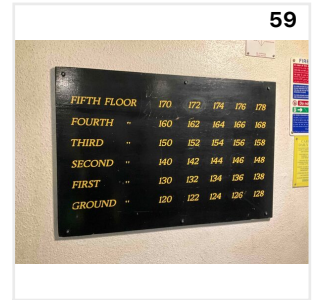
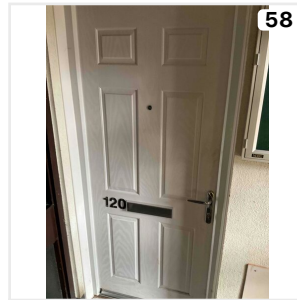
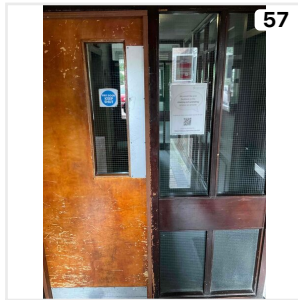
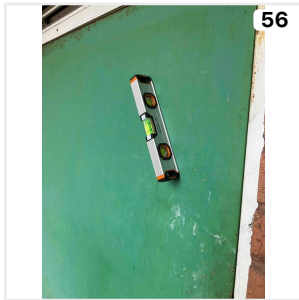
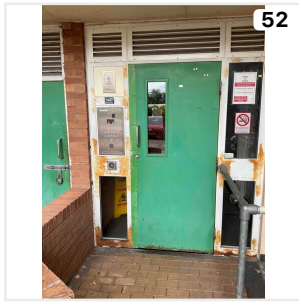
Frame Material

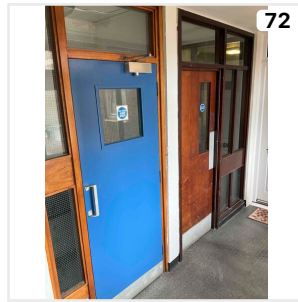
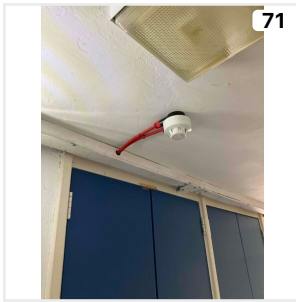
Steel

Photos



General Observations





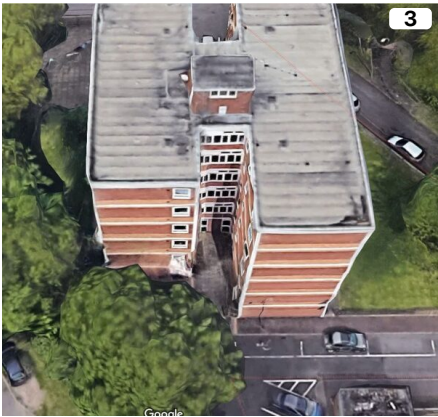
Plan: East Elevation



Plan: North Elevation



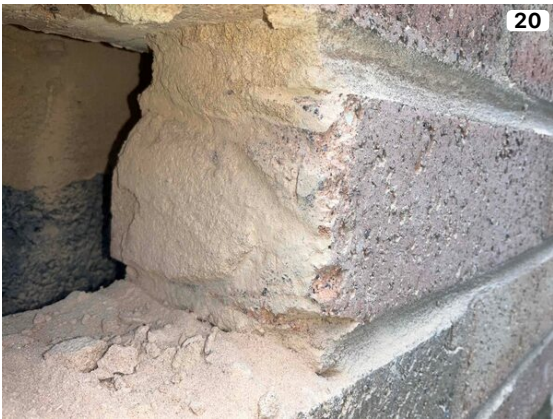
Photos



Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...





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BUILDING COMPLIANCE