



FIRNTEC
BUILDING COMPLIANCE

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

Document Version 1

Survey Date 22/06/2025

Suggested Review Date 22/06/2030

EXTERNAL WALL SURVEY

SCOTT HOUSE

Coniston Crescent
Hamstead
B43 5RD



Table of Contents

Cover Page	1
Table of Contents	2
Summary	3
Abbreviation/ Term Definition	4
Terms of Reference	5
Asset Information	7
Executive Summary	12
Aerial Perspective: Scott House	14
Elevations	15
Inspections	16
Inspection: QFSYHL	18
Inspection: QUGPAB	20
Inspection: ZVFJZ7	22
Inspection: HU6R5L	24
Inspection: 8KU54T	26
Inspection: 3SIKLD	28
Inspection: 9DT1QT	30
Inspection: 1PKAAJ	32
Inspection: GJKXHA	34
Inspection: 856UCS	36
Attachments & Balconies	38
Attachment: Cantilever Balcony (R87Z9M)	39
External Windows	40
External Window: Top, Mid, Side Hung Casements (5U1DC1)	41
External Doors	42
External Door: Single Leaf Door (E3TFU9)	43
General Observations	44
Plans & Elevations	45
Photos	48

Summary

External Wall Survey

Assessment and Certificate Reference

RB-N77RBB

Assessed On, By

22/06/2025, 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

22/06/2030

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

Scott House

Property Reference

RB-5CIZ77

Address

Coniston Crescent
Hamstead
B43 5RD

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

Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to an LD2 Standard. There is no effective means for detecting an outbreak of fire to communal areas.

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

CO2 extinguisher in lift motor room; annually serviced

Smoke Control

Natural smoke control, Smoke control installed

Smoke Control

Automatic Opening Vent (AOV) system
Two stairwells – front and rear, each protected
Automatically in the event of smoke detection (noting no communal detection), with override
Manual status panel and override switch in ground floor lobby
Louvred vents at stairhead supplement AOVs

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

A water-based deluge suppression system is installed in the bin store and maintained biannually, providing localised fire control in a high-risk area..

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. Fire hydrant is located to the left hand side of the front entrance approximately 1m from the building.

Public fire hydrants can be located: <https://dataservices.riscauthority.co.uk/map/index>

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Housekeeping

Clean; daily checks and bulk item removal in place .

Secure Information Boxes

Secure information box (SIB) installed

Secure Information Boxes

Scott House has a ground floor Premises Information Box (Gerda) secured with a WMFS-suited key, containing floor plans, orientation details, and PEEPs, supported by a firefighter's key box externally by the main entrance.

Signage

Appropriate signage installed throughout premises

Property Type

Apartment Block, Residential Purpose-built

Building Era / Age

Known Build Date

Known Build Date

Circa 1967, Wates system-built concrete and brick structure Wates system-built with reinforced concrete floor structure, traditional brick to side elevations, flat roof, and two protected staircases

Guidance Applicable At Time Of Construction

CP3 Chapter IV (1962) – Fire precautions and means of escape
BS 476: Parts 4 & 5 (1953, 1959)
Local byelaws (pre-1965)
Joint Fire Code / MoH Circulars
Building Regulations 1965 likely applied retrospectively to minor works

Building Height

Overall Building Height Approximately 24.6m
Highest Occupied Floor Level 21.6m, as detailed in the FRA
(calculated at 3m per floor as per PAS 9980-2022 section 3.1.22)

Approx Floor Area Per Floor

200–220 m² per floor based on 4 flats of ~50–55 m² each plus circulation 36 self-contained flats, arranged at 4 per floor

External Dimensions

Approx. 22–24 m (L) x 9–10 m (W) x 21.6 m (H) – consistent with 4-flat-per-floor Wates blocks

Number of Storeys (Ground and above)

9

Number of Basement Levels

Not applicable

Number of Flats

36 self-contained flats, arranged at 4 flats per floor

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

Exterior Cladding (Details)

- Side elevations: Brickwork (non-combustible)
- Front/rear elevations: A2-rated mineral wool render over EWI system (Alumasc)

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

~ Number of Employees on duty

Day staff

1

Employees (Extended)

No staff on site (Occasional staff attendance expected - low numbers anticipated)

Residents

Approx number of Residents

Yes

72

Residents (Extended)

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

Visitors

People With Reduced Mobility

Not Known

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. Emergency exits open outwards in escape direction.

Number Of Internal Escape Stairs

Two protected staircases serve all floors, located at front and rear of the building.

Number Of Final Exits

Front entrance (main door, fob + firefighter override access)

Rear entrance (secured, with internal access to rear lobby and firefighter switch)

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

Executive Summary

Summary

A Step 1 Fire Risk Assessment of External Wall Construction (FRAEW) was conducted on 30/06/2025 at Scott House, Langdale Road, Great Barr, B43 5RD, in accordance with PAS 9980:2022. The assessment focused on the risk of external fire spread, considering the building's height, external wall system, balconies, occupancy type, and evacuation strategy. The approach taken was proportionate and evidence-based, aligning with fire safety objectives under the Fire Safety Act 2021 and Regulatory Reform (Fire Safety) Order 2005.

Scott House comprises Ground plus 8 upper storeys (9 storeys total), with 36 self-contained residential flats, accessed via two protected staircases and a single passenger lift with firefighter override.

The building is a late 1960s Wates system-built residential block, with original brick masonry to the side elevations and an Alumasc A2-rated mineral wool render system applied to the front and rear elevations during refurbishment works in 2008. Flats are accessed via enclosed lobbies; projecting balconies are present to the front elevation.

Combustible PIR/PF rigid insulation has been identified within the brick cavity, and combustible privacy screening was noted on one balcony (Flat 12), which has been scheduled for removal under FRA actions.

The building follows a Stay Put – Unless Affected evacuation strategy, supported by:

Compartmented flat and staircore construction

Two protected staircases with automatic AOVs (front and rear)

FD30s flat entrance doors (mostly nominal or upgraded notional)

Localised deluge system to bin store and dry riser serving all floors

BUILDING RISK PROFILE (PAS 9980:2022)

Occupancy Profile:

Ci – Residents in long-term occupancy; no staff presence

A / B – Awake persons in circulation spaces, including visitors and contractors

Fire Growth Rate Assumed: 2

Risk Categories Applied:

A2 / B2 – Communal escape zones

Ci2 – Sleeping accommodation within flats

Detection/Warning Systems:

LD2 detectors in flats (hall, lounge, kitchen)

No communal alarm; suppression to bin store; smoke control via AOVs

EXTERNAL WALL CONSTRUCTION

Side Elevations:

Traditional brickwork over PIR/PF rigid insulation

Combustible insulation detected; no cavity barriers evident at slab levels

Fire-stopping and cavity closures incomplete at some service penetrations

Front/Rear Elevations:

A2-rated Alumasc mineral wool render system (non-combustible)

No high-risk materials present; presumed mineral wool insulation behind render

Balconies:

Projecting concrete slab balconies

Combustible screen to Flat 12 (noted for removal); no barriers or closers observed

Other elements (railings, structure) are non-combustible

FIRE RISK RATING (FRAEW)

Based on the current evidence, the external wall system poses a Medium risk of external fire spread due to the presence of combustible insulation and lack of visible cavity barriers, particularly behind brickwork. These conditions increase the probability of fire spread between floors, requiring escalation to a Step 2 FRAEW.

Assessor Details

Douglas Murray Bsc Building Surveying GFireE NEBOSH Fire Safety ABBE DipFRA | Firntec
Fire Safety Consultant
Main Line: 01752 977147

Assessor Competency Statement

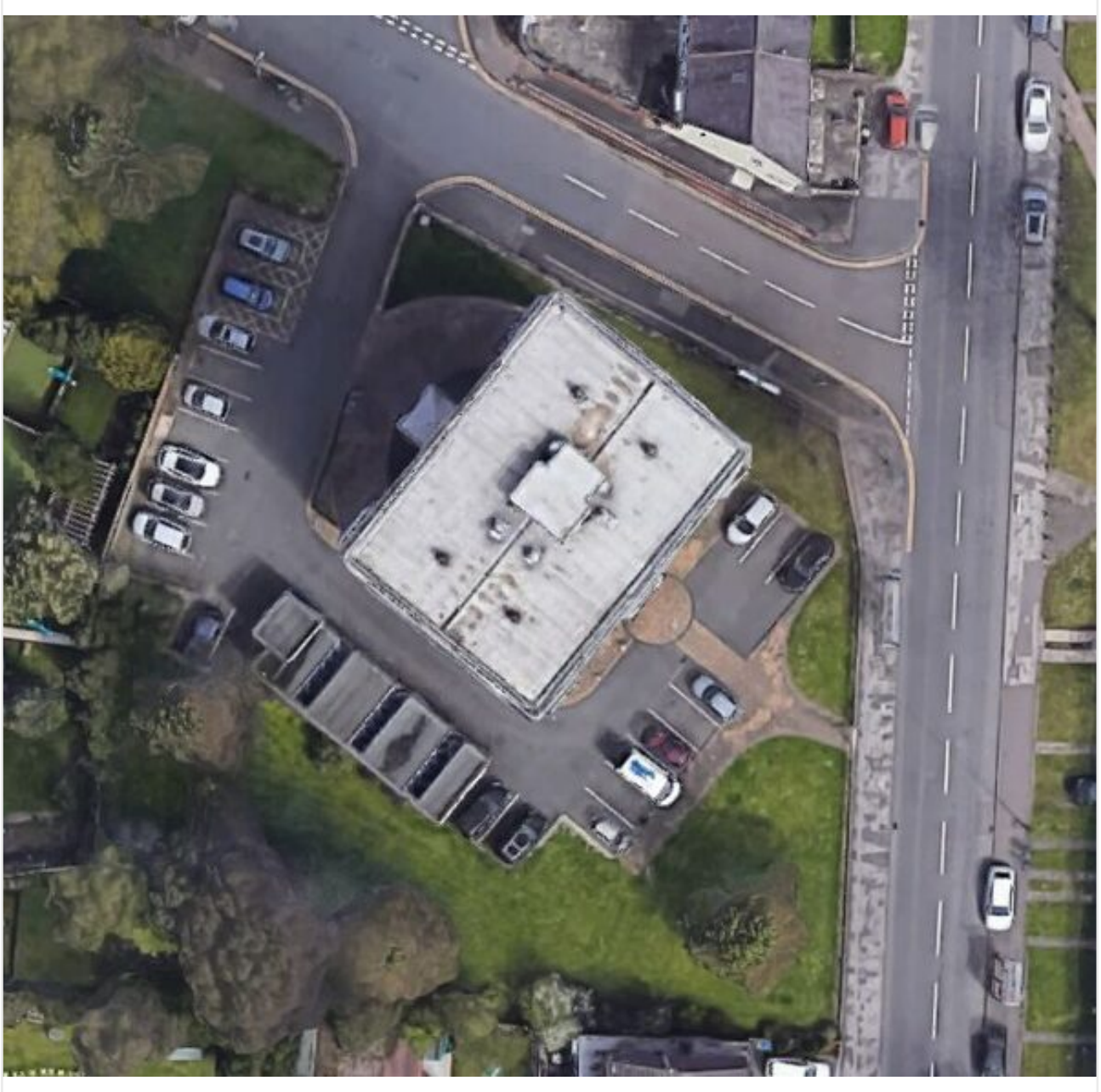
Mr. Douglas Murray is a highly experienced Building Surveyor and Fire Safety Consultant with over 30 years of industry expertise, including eight years specialising in fire safety, cladding risk assessment, and regulatory compliance across complex residential and mixed-use settings. He holds a BSc in Building Surveying, the ABBE Level 4 Diploma in Fire Risk Assessment, and the NEBOSH Fire Safety Certificate. Douglas is a Graduate of the Institution of Fire Engineers (GFireE), a Member of the Fire Protection Association (MFPA), and an Associate Member of the Royal Institution of Chartered Surveyors (AssocRICS).

Douglas's professional practice spans all major fire risk assessment types (Type 1–4), Fire Risk Assessments of External Walls (FRAEW), retrospective and design-stage Fire Strategy Reports, and litigation-support surveys under the Defective Premises Act. He has led fire consultancy input for housing associations, local authorities, NHS Trusts, commercial developers, and hotel operators, including high-rise buildings, sheltered housing, heritage refurbishments, and occupied retrofit schemes.

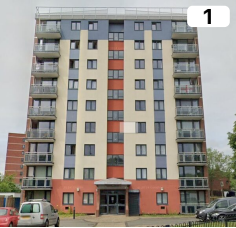
Recognised for his rigorous, evidence-based approach and clarity in technical reporting, Douglas consistently delivers proportionate, standards-aligned fire safety advice tailored to building use, risk profile, and client need.

Aerial Perspective: Scott House

Aerial Perspective (picture sourced from Google Earth)



Elevations

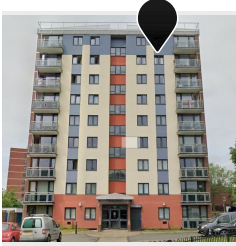
Photo	Name	No. of Storeys	Features
 A photograph of the East Elevation of Scott House, a 9-storey apartment building with a mix of red brick and grey panels, featuring balconies. A small white box with the number '1' is in the top right corner.	East Elevation	9 Storeys	• Escape Route Exit • Private Balconies Stacked
 A photograph of the North Elevation of Scott House, a 9-storey apartment building with a red brick facade and a flat roof. A small white box with the number '2' is in the top right corner.	North Elevation	9 Storeys	
 A photograph of the West Elevation of Scott House, a 9-storey apartment building with a mix of red brick and grey panels, featuring balconies. A small white box with the number '3' is in the top right corner.	West Elevation	9 Storeys	• Escape Route Exit • Private Balconies Stacked
 A photograph of the South Elevation of Scott House, a 9-storey apartment building with a red brick facade and a flat roof, viewed from a slightly elevated angle. A small white box with the number '4' is in the top right corner.	South Elevation	9 Storeys	

Inspections

Elevation Location

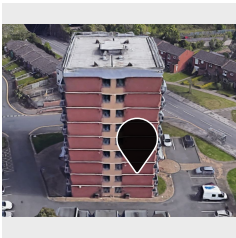
Inspection

Elements



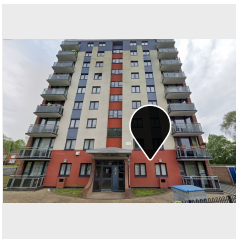
Inspection: QFSYHL
West
Compartment Floor Junction

- External Surface Material (Render)
- Insulation (Mineral Wool Insulation)
- Substrate (Original Masonry)



Inspection: QUGPAB
South
Compartment Floor Junction

- Outer leaf
- Cavity
- Insulation (Phenolic Foam Insulation)
- Inner Leaf (Blockwork)



Inspection: ZVFJZ7
East
Compartment Floor Junction

- External Surface Material (Render)
- Outer leaf
- Cavity
- Inner Leaf (Blockwork)

Inspection: HU6R5L
Aperture Opening

- External Surface Material (Render)
- Insulation (Mineral Wool Insulation)
- Substrate (Original Masonry)

Inspection: 8KU54T
Compartment Floor Junction

- External Surface Material (Render)
- Insulation (Mineral Wool Insulation)
- Substrate (Original Masonry)

Inspection: 3SIKLD
Compartment Floor Junction

- External Surface Material (Render)
- Insulation (Mineral Wool Insulation)
- Substrate (Original Masonry)

Inspection: 9DT1QT
Aperture Opening

- External Surface Material (Render)
- Insulation (Mineral Wool Insulation)
- Substrate (Original Masonry)

Inspection: 1PKAAJ
Compartment Floor Junction

- External Surface Material (Render)
- Outer leaf
- Cavity
- Inner Leaf (Blockwork)

Elevation Location	Inspection	Elements
	Inspection: GJKXHA Compartment Floor Junction	• Outer leaf • Cavity • Insulation (Phenolic Foam Insulation) • Inner Leaf (Blockwork)
	Inspection: 856UCS Compartment Floor Junction	• Outer leaf • Cavity • Insulation (Phenolic Foam Insulation) • Inner Leaf (Blockwork)

Inspection: QFSYHL

Elevation • Location
West • Compartment Floor Junction



Name/Summary

Render on Mineral Wool

Description

The insulation within the render system is confirmed as mineral wool (likely stone wool), based on: Fibrous, non-combustible texture yellow-beige colour and open texture consistent with A1/A2-rated slab mineral wool

Clearly visible mechanical pin fixings (e.g. Ejot Termoz type) embedded within the insulation with plastic washers, indicating a mechanically fixed system. Tape measure readings confirm approx. 90–100 mm of insulation thickness, consistent with typical retrofitted Alumasc or Wetherby mineral wool EWI systems.

Behind the mineral wool is original brick masonry, rough-textured and uniform, confirming the substrate as solid wall brickwork rather than framed construction.

Mineral wool insulation is non-combustible, typically classified as A1 or A2-s1,d0, satisfying high fire performance criteria under BS EN 13501-1. Based on visible construction and prior refurbishment records (2008), this EWI system is low-risk with respect to fire spread, assuming: Cavity barriers are not required due to direct-to-substrate application System is fully bonded without open cavities No evidence of PIR or PF in this area; previously noted combustible rigid insulation appears confined to side elevations (brick cavity walls) only.

Conclusion for Front and Rear Elevations

The EWI system is confirmed as a non-combustible mineral wool render system, mechanically fixed to brick masonry substrate. No elevated fire risk is introduced by this build-up, and it supports the existing Stay Put – Unless Affected strategy without further remediation. Observation aligns with FRA description and PAS 9980 Step 1 classification of “Low risk” façade condition for these elevations.

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	6mm	Render		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Substrate	100mm	Original Masonry		A1 - Non-Combustible

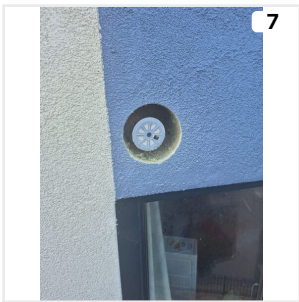
Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: QUGPAB

Elevation • Location
South • Compartment Floor Junction



Name/Summary

Masonry (Brickwork Red)

Description

Flank (Side) Elevations
The flank (side) elevations comprise traditional cavity wall construction with an external leaf of clay brickwork and an internal concrete blockwork leaf, separated by a cavity containing partial-fill rigid phenolic (PF) insulation boards. Intrusive investigations confirmed the insulation is foil-faced and combustible, consistent with mid-2000s partial-fill retrofit practice. No render or cladding system is present, and the insulation appears loosely placed directly within the cavity. There is no evidence of horizontal or vertical cavity barriers at floor levels or around openings.

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	80mm			
Insulation	50mm	Phenolic Foam Insulation		C - Combustible
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

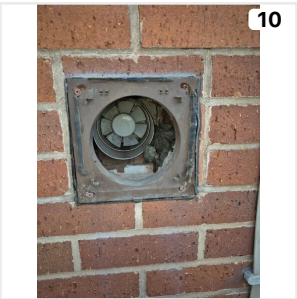
Cavity Barriers

No cavity barrier identified at this inspection location

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: ZVFJZ7

Elevation • Location
East • Compartment Floor Junction



Name/Summary

Orange Render on Masonry

Description

From external to internal face:

Thin-Coat Render (Coloured Finish – Orange)

- Synthetic polymer-based render
- Applied directly over carrier basecoat
- Manufacturer likely Wetherby or similar (installed ~2009)

Basecoat with Mesh Reinforcement

- Light grey cementitious layer
- Applied directly to outer leaf (brick)
- Reinforcement mesh not visible in samples but typical in system design

Outer Leaf – Traditional Red Facing Brick

- Solid full-brick skin
- Clean bond visible
- Forms outer cavity wall leaf

Clear Ventilated Cavity

- Cavity appears 50–75 mm wide
- Free from obstructions, no insulation or fire-stopping visible
- Typical mid-century cavity wall construction

Inner Leaf – Lightweight Concrete Blockwork

- Inner structural wall
- Uniform face, visible in borescope images
- Supports internal finishes and loadbearing structure

Build-Up

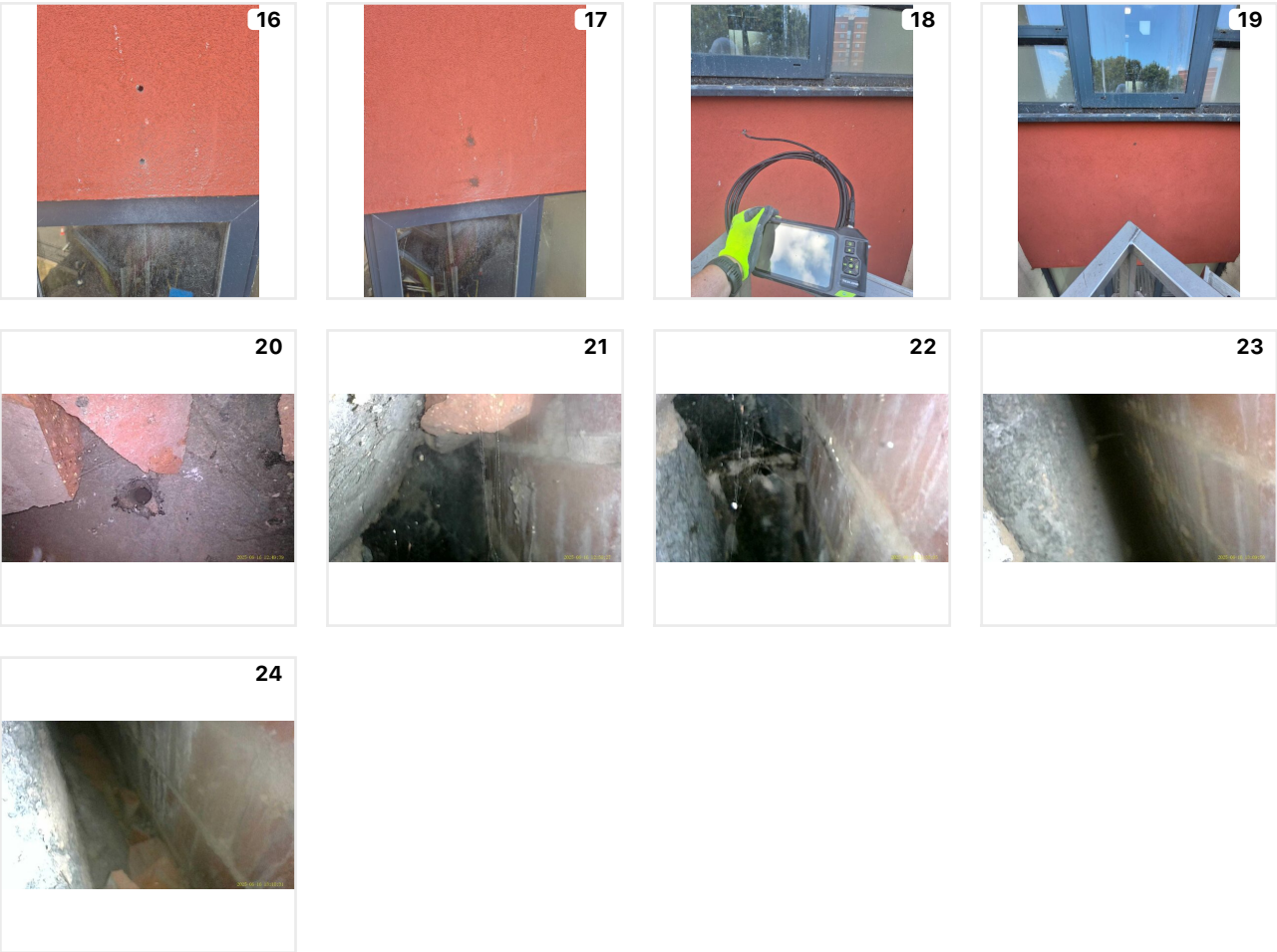
4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	8mm	Render		A1 - Non-Combustible
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Cavity	75mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: HU6R5L

Location
Aperture Opening

Name/Summary

Render on Mineral Wool

Description

The insulation within the render system is confirmed as mineral wool (likely stone wool), based on:
Fibrous, non-combustible texture yellow-beige colour and open texture consistent with A1/A2-rated slab mineral wool

Clearly visible mechanical pin fixings (e.g. Ejot Termoz type) embedded within the insulation with plastic washers, indicating a mechanically fixed system. Tape measure readings confirm approx. 90–100 mm of insulation thickness, consistent with typical retrofitted Alumasc or Wetherby mineral wool EWI systems.

Behind the mineral wool is original brick masonry, rough-textured and uniform, confirming the substrate as solid wall brickwork rather than framed construction.

Mineral wool insulation is non-combustible, typically classified as A1 or A2-s1,d0, satisfying high fire performance criteria under BS EN 13501-1. Based on visible construction and prior refurbishment records (2008), this EWI system is low-risk with respect to fire spread, assuming: Cavity barriers are not required due to direct-to-substrate application System is fully bonded without open cavities No evidence of PIR or PF in this area; previously noted combustible rigid insulation appears confined to side elevations (brick cavity walls) only.

Conclusion for Front and Rear Elevations

The EWI system is confirmed as a non-combustible mineral wool render system, mechanically fixed to brick masonry substrate. No elevated fire risk is introduced by this build-up, and it supports the existing Stay Put – Unless Affected strategy without further remediation. Observation aligns with FRA description and PAS 9980 Step 1 classification of “Low risk” façade condition for these elevations.

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	6mm	Render		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Substrate	100mm	Original Masonry		A1 - Non-Combustible

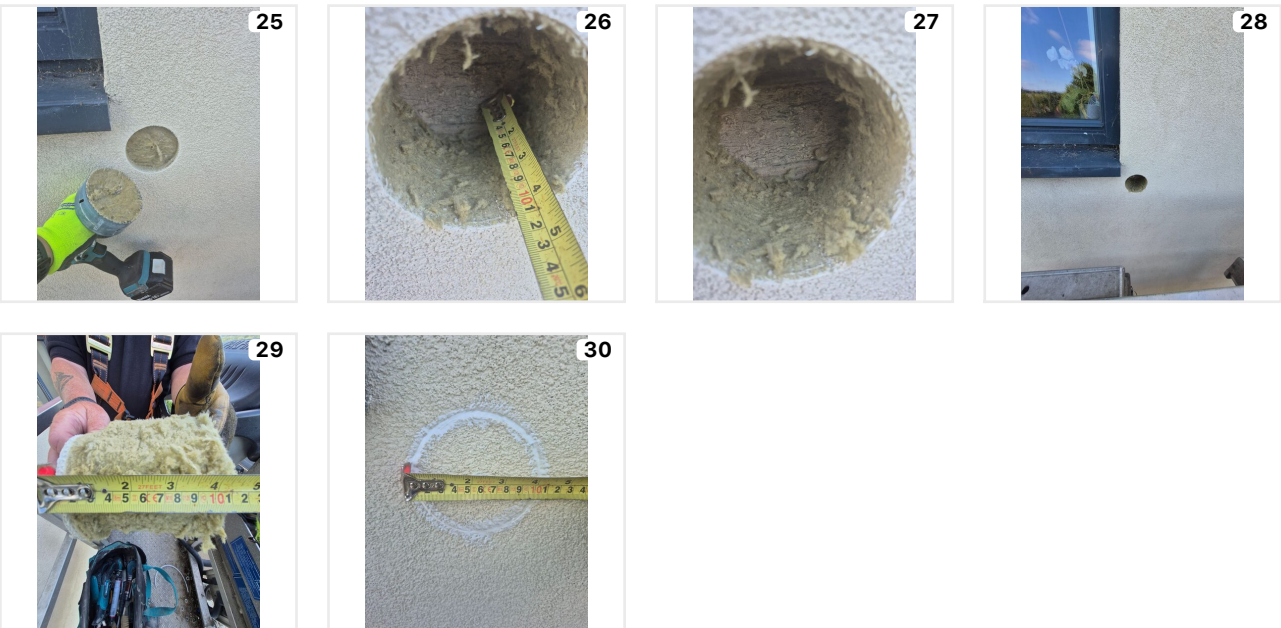
Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: 8KU54T

Location
Compartment Floor Junction

Name/Summary

Render on Mineral Wool

Description

The insulation within the render system is confirmed as mineral wool (likely stone wool), based on:
Fibrous, non-combustible texture yellow-beige colour and open texture consistent with A1/A2-rated slab mineral wool

Clearly visible mechanical pin fixings (e.g. Ejot Termoz type) embedded within the insulation with plastic washers, indicating a mechanically fixed system. Tape measure readings confirm approx. 90–100 mm of insulation thickness, consistent with typical retrofitted Alumasc or Wetherby mineral wool EWI systems.

Behind the mineral wool is original brick masonry, rough-textured and uniform, confirming the substrate as solid wall brickwork rather than framed construction.

Mineral wool insulation is non-combustible, typically classified as A1 or A2-s1,d0, satisfying high fire performance criteria under BS EN 13501-1. Based on visible construction and prior refurbishment records (2008), this EWI system is low-risk with respect to fire spread, assuming: Cavity barriers are not required due to direct-to-substrate application System is fully bonded without open cavities No evidence of PIR or PF in this area; previously noted combustible rigid insulation appears confined to side elevations (brick cavity walls) only.

Conclusion for Front and Rear Elevations

The EWI system is confirmed as a non-combustible mineral wool render system, mechanically fixed to brick masonry substrate. No elevated fire risk is introduced by this build-up, and it supports the existing Stay Put – Unless Affected strategy without further remediation. Observation aligns with FRA description and PAS 9980 Step 1 classification of “Low risk” façade condition for these elevations.

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	6mm	Render		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Substrate	100mm	Original Masonry		A1 - Non-Combustible

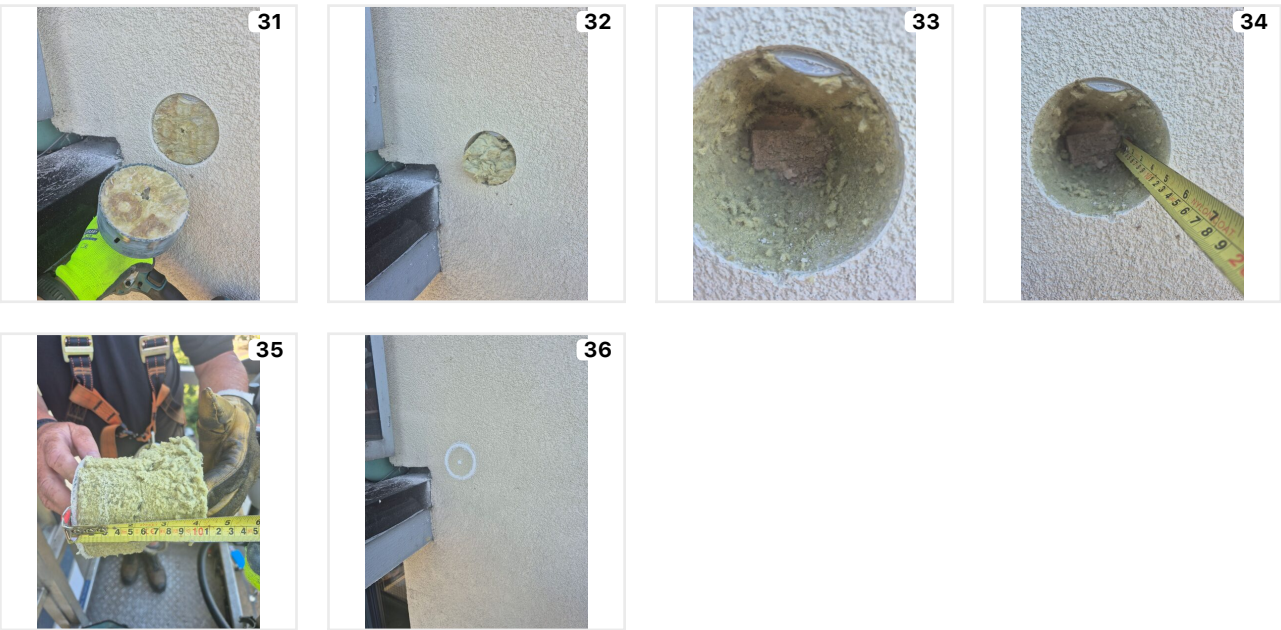
Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: 3SIKLD

Location
Compartment Floor Junction

Name/Summary

Render on Mineral Wool

Description

The insulation within the render system is confirmed as mineral wool (likely stone wool), based on:
Fibrous, non-combustible texture yellow-beige colour and open texture consistent with A1/A2-rated slab mineral wool

Clearly visible mechanical pin fixings (e.g. Ejot Termoz type) embedded within the insulation with plastic washers, indicating a mechanically fixed system. Tape measure readings confirm approx. 90–100 mm of insulation thickness, consistent with typical retrofitted Alumasc or Wetherby mineral wool EWI systems.

Behind the mineral wool is original brick masonry, rough-textured and uniform, confirming the substrate as solid wall brickwork rather than framed construction.

Mineral wool insulation is non-combustible, typically classified as A1 or A2-s1,d0, satisfying high fire performance criteria under BS EN 13501-1. Based on visible construction and prior refurbishment records (2008), this EWI system is low-risk with respect to fire spread, assuming: Cavity barriers are not required due to direct-to-substrate application System is fully bonded without open cavities No evidence of PIR or PF in this area; previously noted combustible rigid insulation appears confined to side elevations (brick cavity walls) only.

Conclusion for Front and Rear Elevations

The EWI system is confirmed as a non-combustible mineral wool render system, mechanically fixed to brick masonry substrate. No elevated fire risk is introduced by this build-up, and it supports the existing Stay Put – Unless Affected strategy without further remediation. Observation aligns with FRA description and PAS 9980 Step 1 classification of “Low risk” façade condition for these elevations.

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	6mm	Render		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Substrate	100mm	Original Masonry		A1 - Non-Combustible

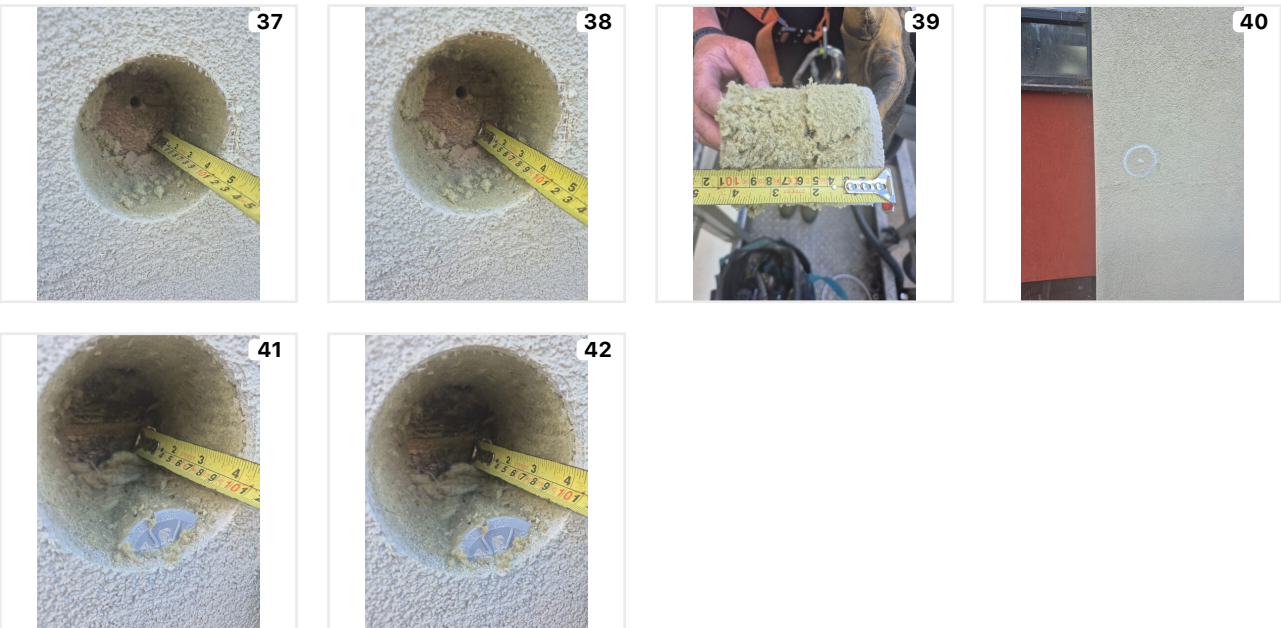
Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: 9DT1QT

Location
Aperture Opening

Name/Summary

Render on Mineral Wool

Description

The insulation within the render system is confirmed as mineral wool (likely stone wool), based on:
Fibrous, non-combustible texture yellow-beige colour and open texture consistent with A1/A2-rated slab mineral wool

Clearly visible mechanical pin fixings (e.g. Ejot Termoz type) embedded within the insulation with plastic washers, indicating a mechanically fixed system. Tape measure readings confirm approx. 90–100 mm of insulation thickness, consistent with typical retrofitted Alumasc or Wetherby mineral wool EWI systems.

Behind the mineral wool is original brick masonry, rough-textured and uniform, confirming the substrate as solid wall brickwork rather than framed construction.

Mineral wool insulation is non-combustible, typically classified as A1 or A2-s1,d0, satisfying high fire performance criteria under BS EN 13501-1. Based on visible construction and prior refurbishment records (2008), this EWI system is low-risk with respect to fire spread, assuming: Cavity barriers are not required due to direct-to-substrate application System is fully bonded without open cavities No evidence of PIR or PF in this area; previously noted combustible rigid insulation appears confined to side elevations (brick cavity walls) only.

Conclusion for Front and Rear Elevations

The EWI system is confirmed as a non-combustible mineral wool render system, mechanically fixed to brick masonry substrate. No elevated fire risk is introduced by this build-up, and it supports the existing Stay Put – Unless Affected strategy without further remediation. Observation aligns with FRA description and PAS 9980 Step 1 classification of “Low risk” façade condition for these elevations.

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	6mm	Render		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Substrate	100mm	Original Masonry		A1 - Non-Combustible

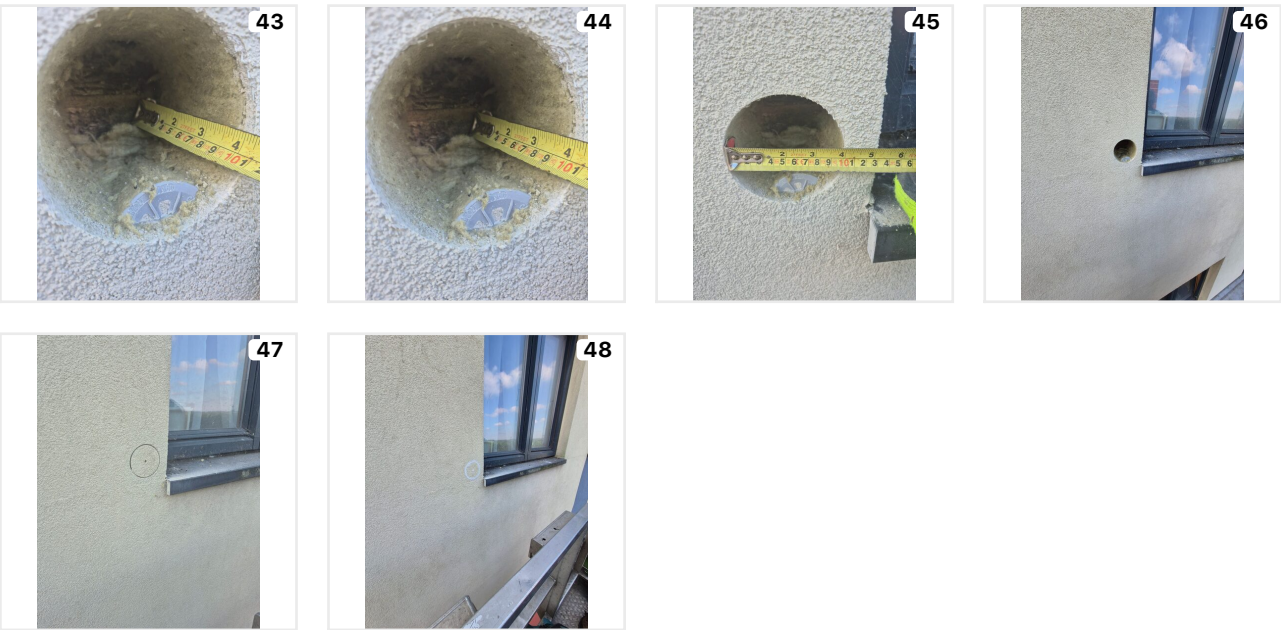
Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: 1PKAAJ

Location
Compartment Floor Junction

Name/Summary

Orange Render on Masonry

Description

From external to internal face:

Thin-Coat Render (Coloured Finish – Orange)

- Synthetic polymer-based render
- Applied directly over carrier basecoat
- Manufacturer likely Wetherby or similar (installed ~2009)

Basecoat with Mesh Reinforcement

- Light grey cementitious layer
- Applied directly to outer leaf (brick)
- Reinforcement mesh not visible in samples but typical in system design

Outer Leaf – Traditional Red Facing Brick

- Solid full-brick skin
- Clean bond visible
- Forms outer cavity wall leaf

Clear Ventilated Cavity

- Cavity appears 50–75 mm wide
- Free from obstructions, no insulation or fire-stopping visible
- Typical mid-century cavity wall construction

Inner Leaf – Lightweight Concrete Blockwork

- Inner structural wall
- Uniform face, visible in borescope images
- Supports internal finishes and loadbearing structure

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	8mm	Render		A1 - Non-Combustible
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Cavity	75mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: GJKXHA

Location
Compartment Floor Junction

Name/Summary

Masonry (Brickwork Red)

Description

Flank (Side) Elevations
The flank (side) elevations comprise traditional cavity wall construction with an external leaf of clay brickwork and an internal concrete blockwork leaf, separated by a cavity containing partial-fill rigid phenolic (PF) insulation boards. Intrusive investigations confirmed the insulation is foil-faced and combustible, consistent with mid-2000s partial-fill retrofit practice. No render or cladding system is present, and the insulation appears loosely placed directly within the cavity. There is no evidence of horizontal or vertical cavity barriers at floor levels or around openings.

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	80mm			
Insulation	50mm	Phenolic Foam Insulation		C - Combustible
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

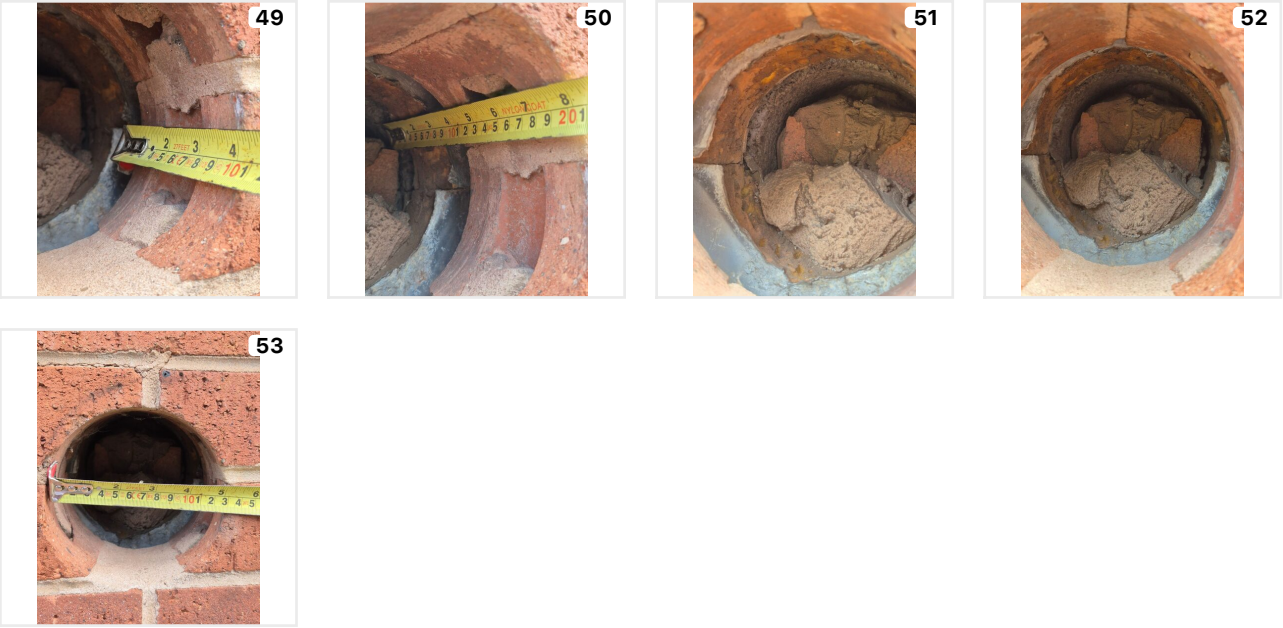
Cavity Barriers

No cavity barrier identified at this inspection location

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: 856UCS

Location
Compartment Floor Junction

Name/Summary

Masonry (Brickwork Red)

Description

Flank (Side) Elevations
The flank (side) elevations comprise traditional cavity wall construction with an external leaf of clay brickwork and an internal concrete blockwork leaf, separated by a cavity containing partial-fill rigid phenolic (PF) insulation boards. Intrusive investigations confirmed the insulation is foil-faced and combustible, consistent with mid-2000s partial-fill retrofit practice. No render or cladding system is present, and the insulation appears loosely placed directly within the cavity. There is no evidence of horizontal or vertical cavity barriers at floor levels or around openings.

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	80mm			
Insulation	50mm	Phenolic Foam Insulation		C - Combustible
Inner Leaf	100mm	Blockwork		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 (R87Z9M)

Configuration: Stacked

Size: Private balcony spanning only a single compartment

Attachment: Cantilever Balcony

Attachment Reference
R87Z9M

Details

Configuration

Stacked

Size

Private balcony spanning only a single compartment

Framework/Structure

Reinforced concrete framework extension of the floor slab

Handrail

Steel

Balustrade

Steel

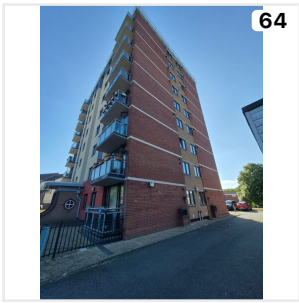
Soffit

Concrete

Infill

Glazing

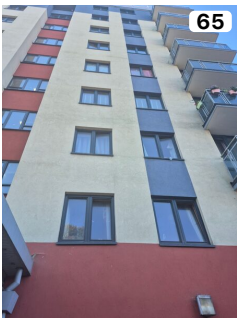
Photos



External Windows

Photo

External Window



Top, Mid, Side Hung Casements (5U1DC1)

External Window: Top, Mid, Side Hung Casements

External Window Reference
5U1DC1

Details

Surface Material

Aluminium

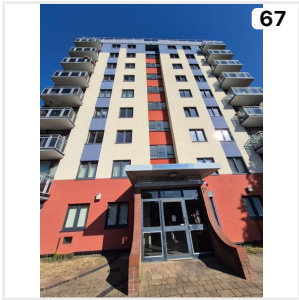
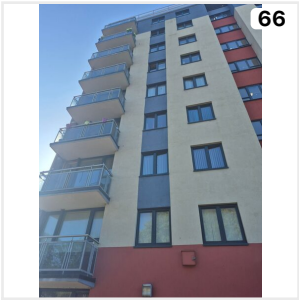
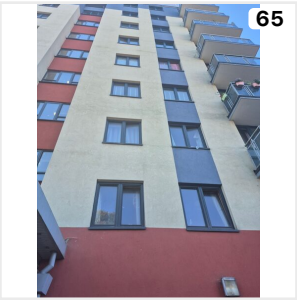
Frame Material

Aluminium

Infill / Panel Material

Glazing

Photos



External Doors

Photo

External Door



Single Leaf Door (E3TFU9)

External Door: Single Leaf Door

External Door Reference
E3TFU9

Details

Surface Material

Aluminium

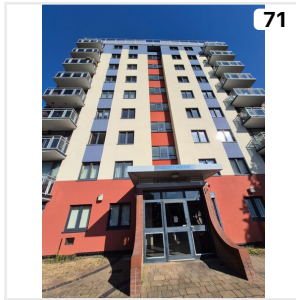
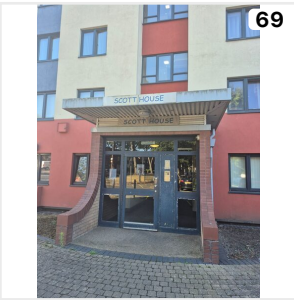
Frame Material

Aluminium

Infill / Panel Material

Glazing

Photos



General Observations

1. Combustible Cavity Insulation Behind Brickwork

Site photographs confirm the presence of foil-faced rigid insulation boards, visually consistent with PIR or phenolic (PF) foam, installed within the brick cavity of the external wall system.

These materials are typically combustible (Euroclass C–E) and not suitable for use behind ventilated cavities unless enclosed within a compliant system that includes effective fire-stopping.

2. Absence of Cavity Barriers at Critical Locations

No visible horizontal cavity barriers were identified at slab levels, balcony slab intersections, or window reveals.

The insulation appears to run continuously across multiple storeys, creating a clear vertical fire spread route.

This significantly undermines the Stay Put strategy, as uncontrolled flame or smoke propagation via the cavity could threaten multiple flats.

3. Non-Compliant Penetrations and Fire-Stopping

Several images reveal poorly fire-stopped extract fan penetrations, use of expanding foam, and exposed insulation in locations adjacent to habitable rooms.

These conditions breach the integrity of compartmentation and create a direct pathway for internal-to-cavity fire and smoke transmission.

4. Cladding Materials and Mixed Façade System

While the FRA notes A2-rated mineral wool render (Alumasc) to the front and rear elevations, and non-combustible brickwork to the sides, the presence of PIR/PF behind the brick façade introduces a significant risk that is not mitigated by cladding finish alone.

The lack of a full system specification (i.e. no test data or installer information for the cavity insulation system) means this construction cannot be assessed as low-risk under PAS 9980 Step 1.

5. Fire Safety Measures and Strategy

The building benefits from two protected stairwells with AOVs, LD2 detection within flats, and a Stay Put – Unless strategy, all of which rely heavily on effective passive fire separation.

However, the observed insulation configuration and lack of cavity barriers compromise this passive protection, requiring immediate Step 2 FRAEW escalation.

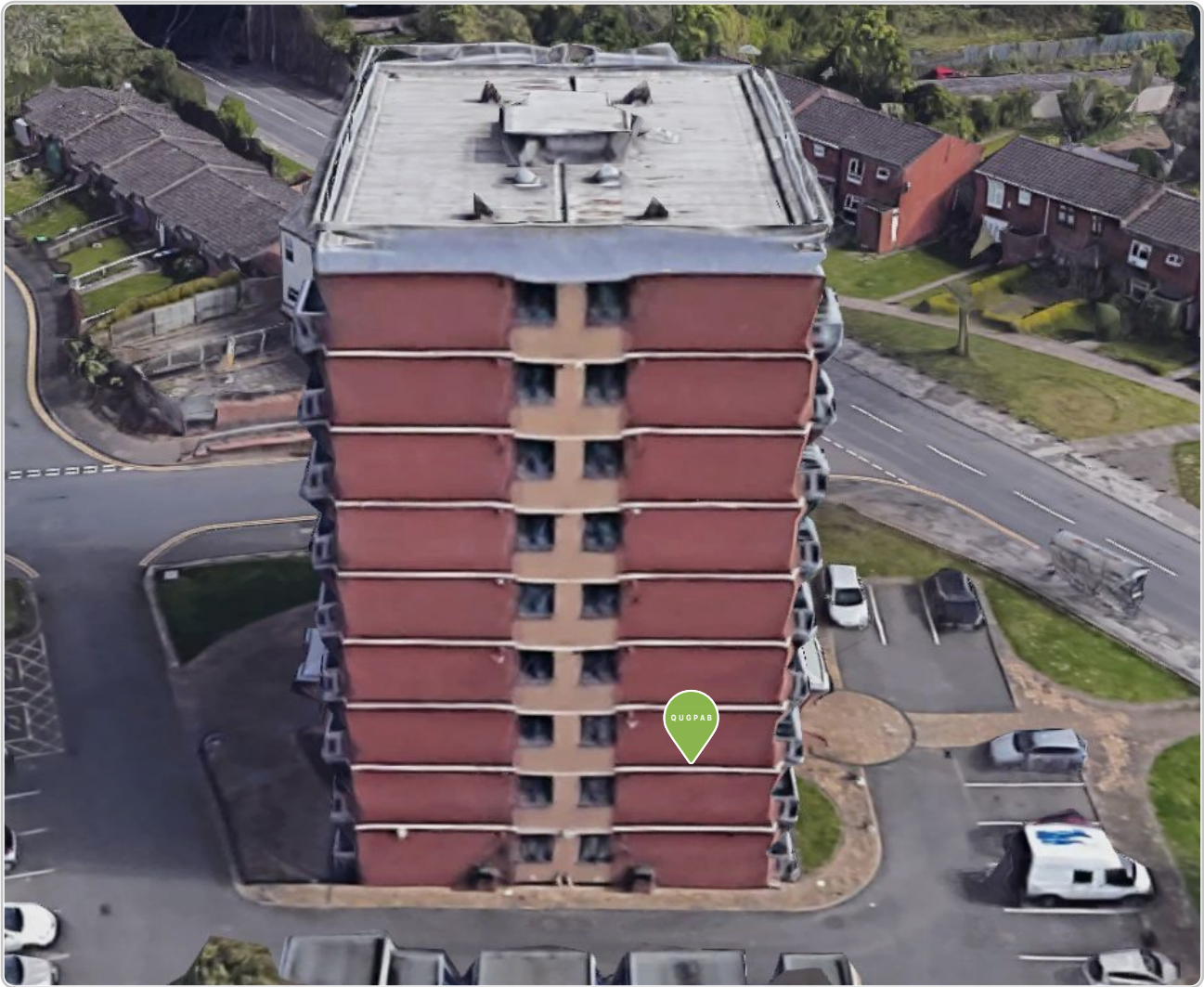
6. Compartmentation and Flat Entrances

Internal doors are generally upgraded notional or nominal FD30s with cold smoke seals and intumescent strips, although minor defects were recorded and actioned in the FRA.

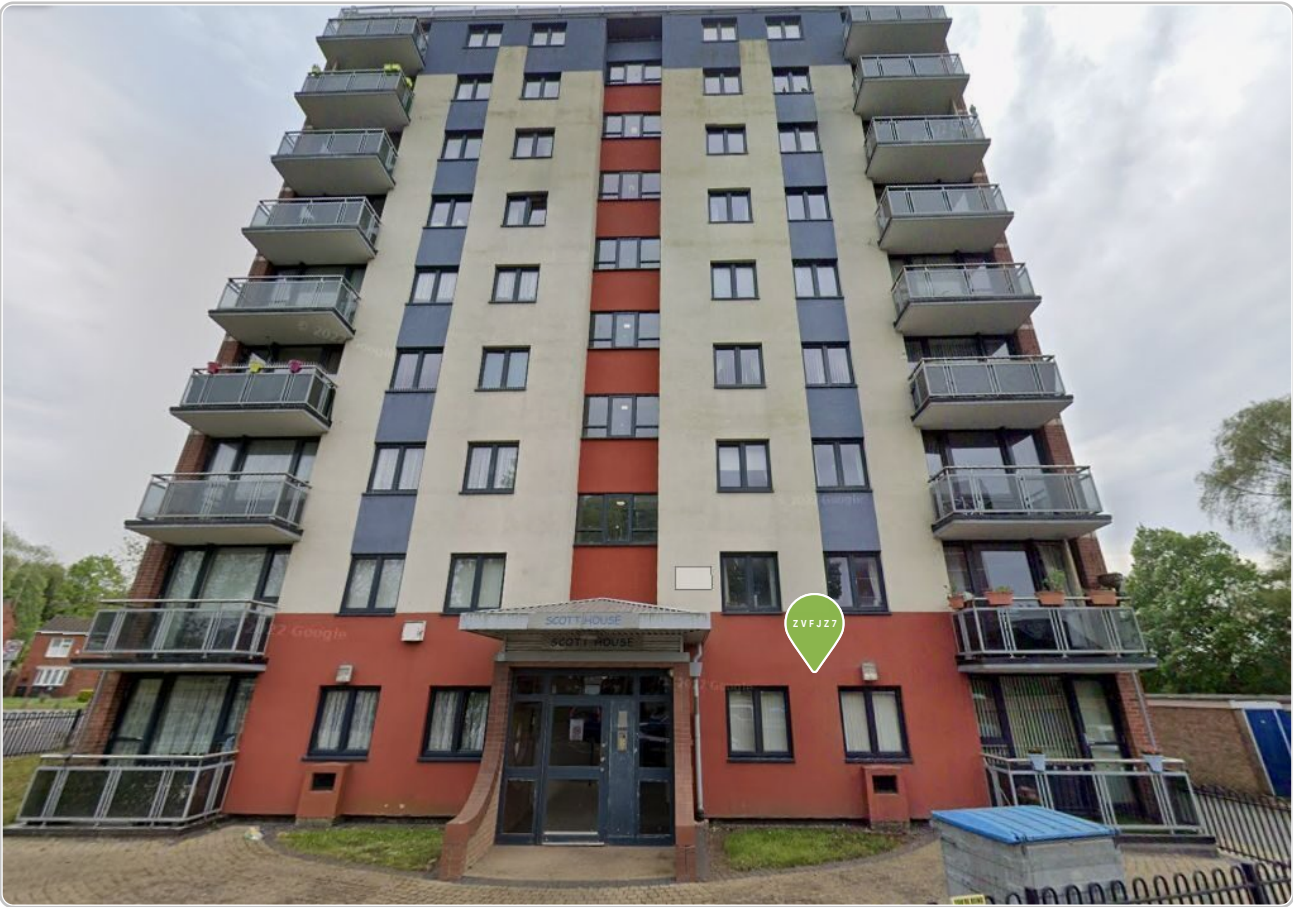
Plan: West



Plan: South



Plan: East



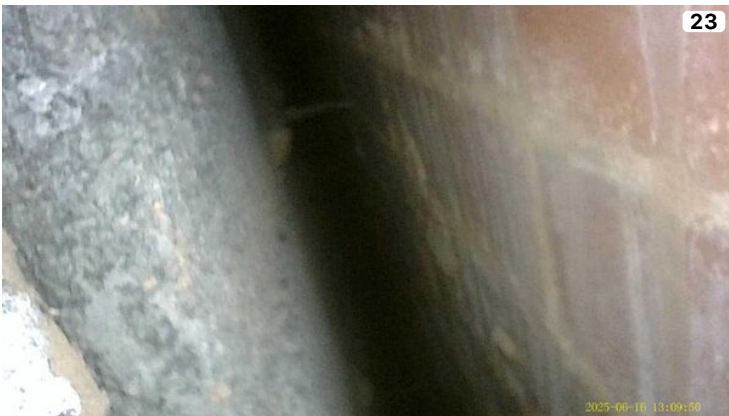
Photos



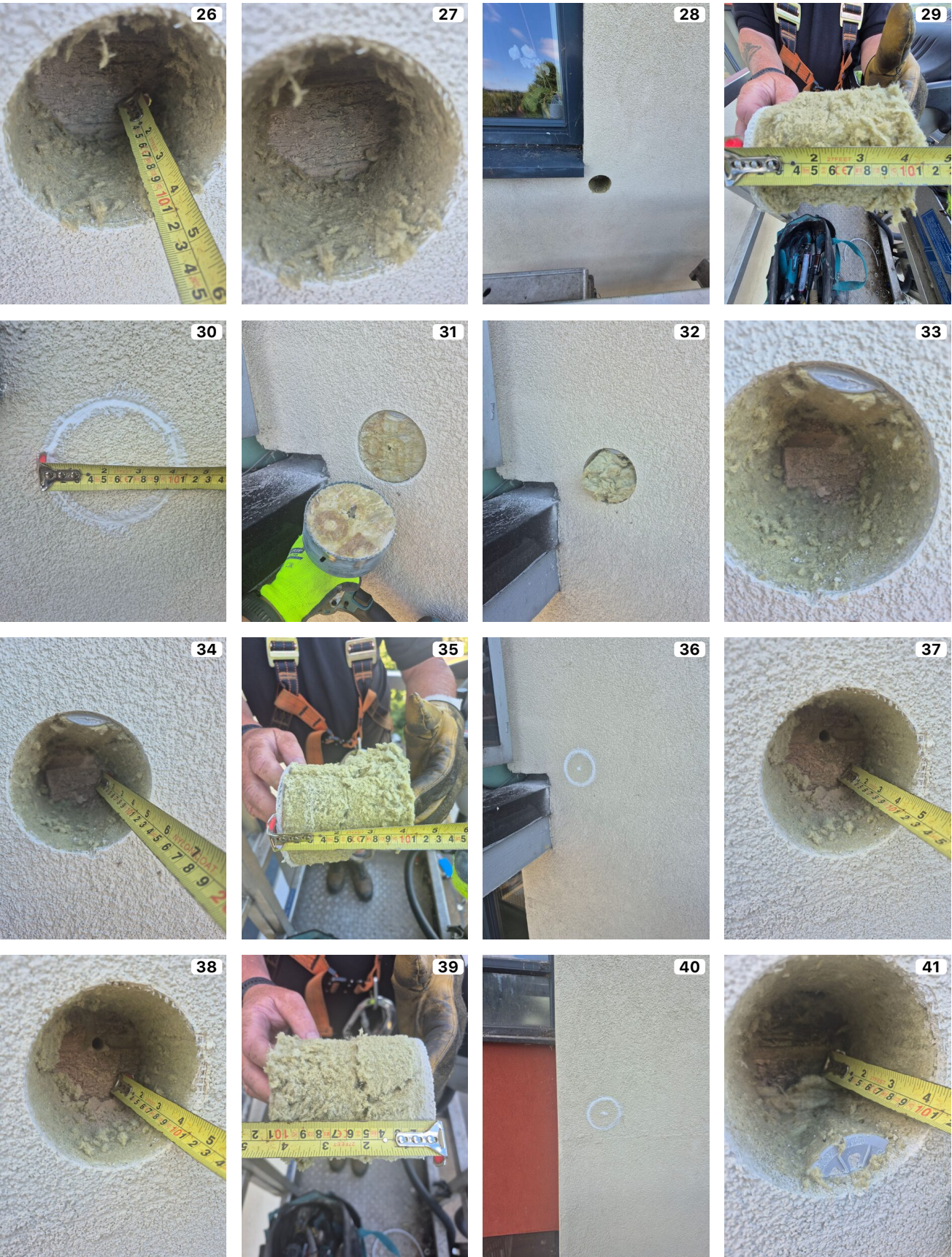
Photos Continued...



Photos Continued...



Photos Continued...



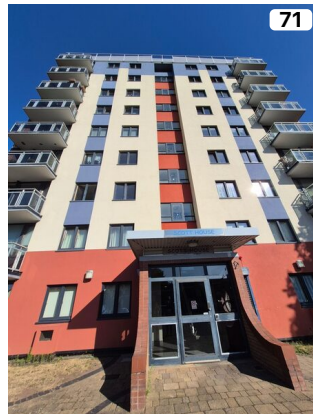
Photos Continued...



Photos Continued...



Photos Continued...





FIRNTEC
BUILDING COMPLIANCE