



**FIRNTEC**  
BUILDING COMPLIANCE

Unit 4a, Darklake View  
Estover  
Plymouth  
PL6 7TL

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Suggested Review Date 09/11/2029

# FIRE RISK APPRAISAL EXTERNAL WALLS

## ST GILES

St Giles Court  
Reservoir Road  
Rowley Regis  
West Midlands  
B65 9PE

This report must be retained on the premises for inspection by statutory authorities.  
Management is responsible for actions required in this report and should brief all staff on the report's findings.

Enforcement Officers are requested to note that this document is designed to inform the Lessee Tenant Manager of the existing Fire Safety Arrangements and any Significant Findings. Issues relating to the control and management of fire safety management for fire safety measures can be found in in-house documents such as:

Fire Policy and Testing and Maintenance records

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# Summary

## Fire Risk Appraisal External Walls

**Assessment and Certificate Reference**

RB-F2BFIC

**Assessed On, By**

09/11/2024, Douglas Murray (Building Safety Consultant)

(BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA)

**Produced For the Responsible Person**

Sandwell Metropolitan Borough Council

**Specification Conforms To**

Our own internal quality system.

**Assessment Scope**

Assessment applies only to the building specified.

**Recommended Review Date**

09/11/2029

### Assessed Property

**Property Name**

St Giles

**Property Reference**

RB-CKRQ71

**Address**

St Giles Court  
Reservoir Road  
Rowley Regis  
West Midlands  
B65 9PE

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**Assessing Organisation**

Firntec Ltd

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

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

# Assessor Remarks

The development of Mincing Lane, Rowley Hill Estate which included St Giles Court and Moorlands Court was commissioned by Rowley Regis Municipal Borough Council 1963, and building work was awarded to the contractors Wimpey who completed work on two similar buildings during this period which have since been demolished. The building comprises of 14 floors including ground and houses 85 individual self contained flats. The present day authority is Sandwell Metropolitan Borough Council.

The structure is of reinforced concrete frame with reinforced staircores, lift core, floor slabs and foundations. The external walls are formed from a hand laid brick outer leaf and an internal leaf of concrete blockwork with projecting balconies on all occupied floors. There are no cladding systems present on this building.

This report has been prepared for Sandwell Metropolitan Borough Council by Firntec Ltd Building Compliance. This survey has included consideration of the following pieces of legislation and other guidance relevant at the time of reporting:

The RRO (FSO) 2005

The Fire Safety Act 2021

The Building Safety Act 2022

Approved Document B of building regulations 2010

This report was prepared by Douglas Murray (BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA) who is a Building Surveyor with 25 years of fire related and construction experience in both new build and refurbishment projects on behalf of Firntec Ltd. Douglas is a member of the Royal Institute of Chartered Surveyors, the Institute of Fire Engineers, the Fire Protection Association, and an ABBE qualified Fire Risk Assessor. Douglas has specialised within Fire Safety and cladding investigations for eight years and has held senior posts with London and nationally based Registered Social Landlords. Douglas advises on and produces Building Safety Case Reports and has taken the lead for various clients securing, quality checking and completing Type 1-4 Fire Risk Assessments, completing Fire Risk Assessments of External Walls (FRAEW), leading on Intrusive investigative surveys, and preparing fire strategy documents. Part of the work Douglas completes, supports and evidence claims brought forward under the Defective Premises Act in the context of non-compliance and fire safety defects within multi occupancy buildings.

Summary

# Abbreviation/ Term Definition

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

# Statement of Competency

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

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

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

We confirm that they have:

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

# Terms of Reference

## Particulars

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

## Limitations

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

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

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

The FRAEW report is to be reviewed:

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

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

## Assumptions

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

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

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

## Statement of Intent

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

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

# Executive Summary

## External Wall Systems and Attachments on the Building

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

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

| 7 Items                                                                            | Effect   | Risk |
|------------------------------------------------------------------------------------|----------|------|
| Wall Construction<br>Wall Type 1 - Twin wall masonry - brickwork/concrete (6IDIY2) | Positive | Low  |
| Wall Construction<br>Wall Type 2 - Solid concrete with granular finish (LWYF16)    | Positive | Low  |
| Attachment<br>Cantilever Balcony (5IG2P2)                                          | Positive | Low  |
| External Window<br>Top, Mid, Side Hung Casements (HMWM8J)                          | Positive | Low  |
| External Window<br>Fixed Lights (A6QDGH)                                           |          | Low  |
| External Window<br>Top, Mid, Side Hung Casements (TA3CHT)                          |          | Low  |
| External Door<br>Single Leaf Entrance Doors (5VUXAK)                               | Positive | Low  |

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

# Risk Factor Analysis

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

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

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

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

## Risk Factor Analysis 1

This analysis looks at façade configuration **V8MDX8** which includes wall construction **6IDIY2**.

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

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



## Risk Factor Analysis 2

This analysis looks at façade configuration **1XB869** which includes wall construction **LWYF16**.

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

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



# Overall Building Risk Rating



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

## Recommended Remediations

No recommended remediations identified.

## Recommended Interim Measures

No recommended interim measures identified.

# Fire Strategy

## Fire Strategy & Hazard Risk Factors

### F.1 Occupancy

General needs housing

Neutral

### F.2 Evacuation

Stay put

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

Positive

Photo Ref. 1

### F.3 Escape Route Design

Single staircase, with lobby approach

Photo Ref. 2, 3, 4

Negative

### F.4 Compartmentation

Adequate compartmentation in line with the expectations for a block of flats, Sandwell Council have implemented an ongoing programme of checks that ensures fire stopping and compartmentation are in satisfactory condition.

Positive

## F.5 Smoke Control

No automatic smoke ventilation system installed.

Ventilation strategy:

Two ventilation panels at the head of the stairwell.

Communal corridors are ventilated naturally via louvre vents adjacent to communal doors.

Chute rooms have natural ventilation via blockwork openings.

Stairwell windows are fixed (not openable).

Neutral

Photo Ref. 5, 6, 7

## F.6 Fire Alarm & Detection

Smoke detection is installed to LD2 standard (smoke detectors in hall/living room + heat detector in kitchen). Fire alarm system only covers ground floor communal areas and office/community rooms.

No automatic fire detection in upper communal areas

Neutral

## F.7 Fire Suppression

Bin Store: Deluge system installed.

Positive

## F.8 – Firefighting Facilities

Adequate access for firefighting vehicles

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

Positive

Photo Ref. 8, 9, 10

## F.9 Rising Mains

Location is detailed on a plan within the firefighter's white box (front elevation, right-hand side of the building).

Positive

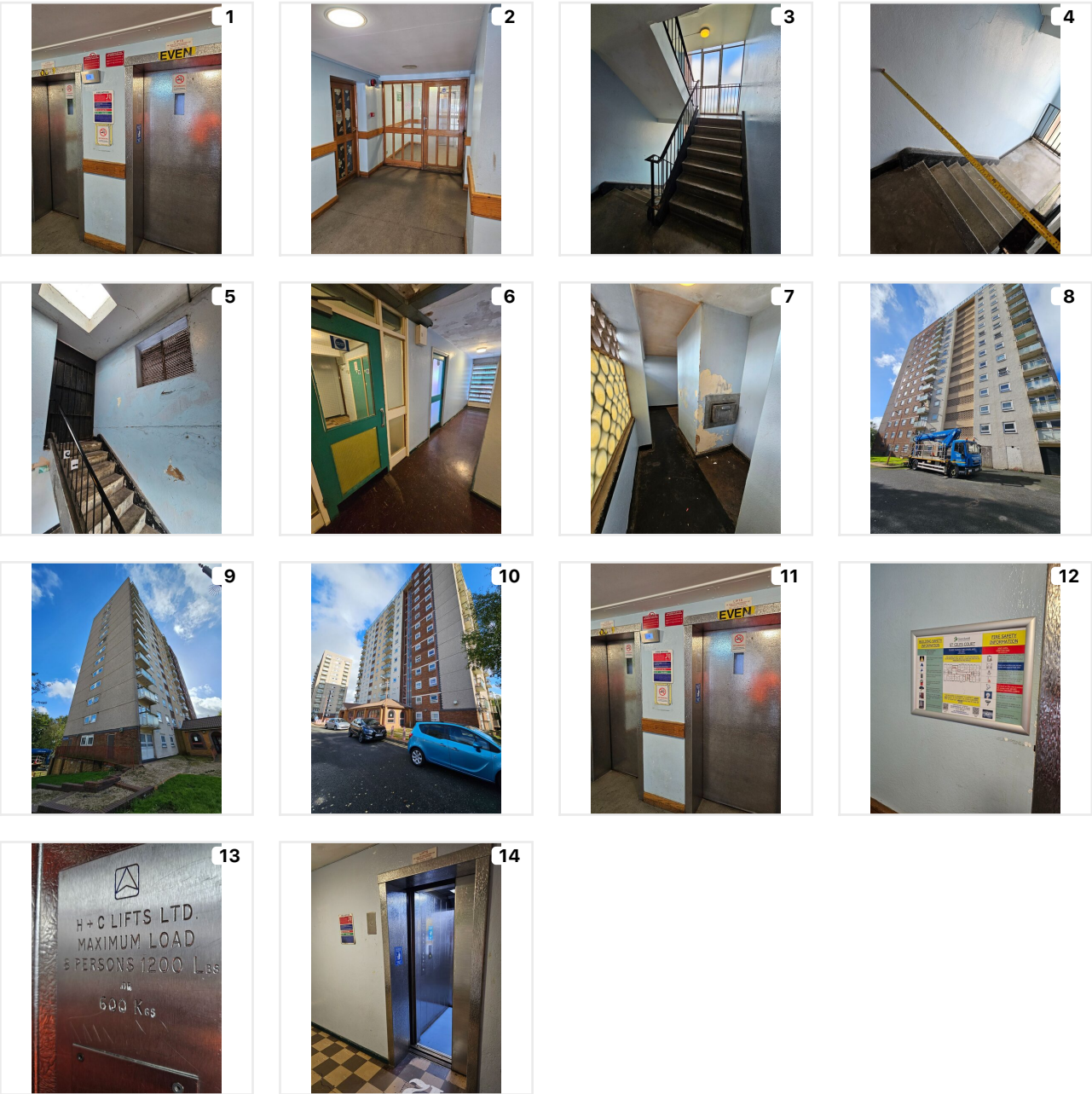
## F.10 Lifts Used By Firefighters

Absence of firefighting lift in buildings above 18 m

Neutral

Photo Ref. 11, 12, 13, 14

Photos



Nearest Fire Station

Oldbury Fire Station, Old Park Ln, Oldbury B69 4PU which is 1.2 miles or 5 minutes in peak hours traffic  
Fire Strategy

# Wall Constructions

| Wall Construction                                                 | Build-up                                                                                                                              |
|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Wall Type 1 - Twin wall masonry - brickwork/<br>concrete (6IDIY2) | <ul style="list-style-type: none"><li>• Outer leaf</li><li>• Cavity</li><li>• Inner Leaf</li></ul>                                    |
| Wall Type 2 - Solid concrete with granular finish<br>(LWYF16)     | <ul style="list-style-type: none"><li>• Surface Finish (Granular stone finish which forms part of the concrete wall system)</li></ul> |

# Wall Construction: Wall Type 1 - Twin wall masonry - brickwork/concrete

Construction Reference  
6IDIY2

This wall construction was identified by wall inspections V9UCRZ, 2JEFLJ, JW4L4R, and PLIVW4. The build-up, cavity barrier, and floor slab information is taken directly from inspection V9UCRZ. See the Inspections section of this report for full inspection details.

| Construction                                                  | Effect   | Risk |
|---------------------------------------------------------------|----------|------|
| Wall Type 1 - Twin wall masonry - brickwork/concrete (6IDIY2) | Positive | Low  |

## Build-Up

| 3 Elements | Thickness/Depth | Rating (BS EN13501)  |
|------------|-----------------|----------------------|
| Outer leaf | 102mm           | A1 - Non-Combustible |
| Cavity     | 60mm            |                      |
| Inner Leaf | 100mm           | A1 - Non-Combustible |

Cast in situ concrete

## Cavity Barriers

None

## Floor Slab

Backing Wall Sits On The Floor Slab

# Fire Performance

## K.1 General

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

Positive

## K.2 External Surfaces

Class A1/A2

Positive

## K.5 Cavities

Cavities closed at least at compartment floors and walls but not:

- around windows and other openings\*; or
- at ventilation ducts, grilles or other openings for services

Neutral

## K.6 Insulation

No insulation

Neutral

## K.7 Substrate

Masonry, >75 mm thick

Positive

# Fire Engineer Comments

External wall surfaces would not support flame spread as they are all masonry. There is also no insulation within the cavity and wall systems are built off the floor slab on each corresponding floor level. The concrete floor slab therefore creates a natural horizontal fire break.

A rating of low (3) has been applied because there are no visible signs of cavity closers or fire cavity barriers around the PVCu window jambs.

Positive

# PAS Standard Benchmark

## L1 Benchmark

The Construction benchmark is outlined in section L1 of the PAS 9980 Guidance Document -

Masonry (brickwork, blockwork, reinforced concrete)

Loadbearing masonry, provided it is in good condition, can generally be regarded as providing a substrate which is both non-combustible and fire-resisting to a standard of at least 30 min (60 min if 100 mm thick or more). Non-loadbearing masonry might, or might not, have the same properties.

## L5 Benchmark

FRAMES -

The frames of windows and doors can, subject to the materials used in their construction, provide the function of cavity barriers or cavity closers around these openings. Typically, timber and steel frame windows offer the cavity barrier function whereas aluminium and uPVC do not. However, it is advisable to check uPVC frames with a magnet, as steel can be incorporated within the frame, particularly where the doors are required to provide a level of security.

## L6 Benchmark

BALCONIES -

Balconies are defined in BS 8579. However, for the purpose of this PAS and the manner in which balconies impact external fire behaviour, balconies fall into one of three categories:

- a) those which fall entirely within the curtilage of the building structure (i.e. they are built on the slab and appear inset into the building when observed from outside). They might be enclosed to an extent and might effectively be made fully enclosed (sometimes referred to as a "winter garden"). The extent of enclosure needs to be considered in light of whether, from a fire perspective, the space can be treated as part of the outside or whether it is in effect a compartment (i.e. subject to compartment fire behaviour);
- b) those which project beyond the main building structure but do so on an extension of the floor slab. They provide an advantage in that their construction matches that of the compartment floor within the building, and can deflect fire/smoke plumes away from the building; and
- c) those which project beyond the main building structure and are fixed to the outside face of the building. They can only be of lightweight construction; their construction needs to be assessed based upon the combustibility and fire resistance of any materials used.

Regardless of balcony type, the materials used to line the balconies (including soffits) need to be assessed in light of their likely contribution to external fire spread.

Storage of materials and other uses by residents also need to be taken into account. Any bulk storage can pose a significant hazard, as can the use of combustion appliances such as barbecues and heaters.

Aside from the above, means of escape external walkways (a form of balcony) are not within the scope of this PAS, as any risk associated with these would need to be considered as part of the overarching FRA.

## L7 Benchmark

### DOUBLE SKIN MASONRY

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

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

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

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

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

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

# Wall Construction: Wall Type 2 - Solid concrete with granular finish

Construction Reference  
LWYF16

This wall construction was identified by wall inspections RJMI47, YS5QKP, PKSTQF, and QM3AKF. The build-up, cavity barrier, and floor slab information is taken directly from inspection RJMI47. See the Inspections section of this report for full inspection details.

| Construction                                               | Effect   | Risk |
|------------------------------------------------------------|----------|------|
| Wall Type 2 - Solid concrete with granular finish (LWYF16) | Positive | Low  |

## Build-Up

| 1 Element      | Thickness/Depth | Material                                                           | Rating (BS EN13501)  |
|----------------|-----------------|--------------------------------------------------------------------|----------------------|
| Surface Finish | 250mm           | Granular stone finish which forms part of the concrete wall system | A1 - Non-Combustible |

## Cavity Barriers

There is no external wall cavity

## Floor Slab

Backing Wall Sits On The Floor Slab

## Fire Performance

### K.1 General

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

## K.2 External Surfaces

Class A1/A2

Positive

## Fire Engineer Comments

External wall surfaces would not support flame spread as they are solid masonry.  
Wall systems are built off the floor slab on each corresponding floor level.

Positive

## PAS Standard Benchmark

### L1 Benchmark

The Construction benchmark is outlined in section L1 of the PAS 9980 Guidance Document -

Masonry (brickwork, blockwork, reinforced concrete)

Loadbearing masonry, provided it is in good condition, can generally be regarded as providing a substrate which is both non-combustible and fire-resisting to a standard of at least 30 min (60 min if 100 mm thick or more). Non-loadbearing masonry might, or might not, have the same properties.

### L5 Benchmark

FRAMES -

The frames of windows and doors can, subject to the materials used in their construction, provide the function of cavity barriers or cavity closers around these openings. Typically, timber and steel frame windows offer the cavity barrier function whereas aluminium and uPVC do not. However, it is advisable to check uPVC frames with a magnet, as steel can be incorporated within the frame, particularly where the doors are required to provide a level of security.

## L6 Benchmark

### BALCONIES -

Balconies are defined in BS 8579. However, for the purpose of this PAS and the manner in which balconies impact external fire behaviour, balconies fall into one of three categories:

- a) those which fall entirely within the curtilage of the building structure (i.e. they are built on the slab and appear inset into the building when observed from outside). They might be enclosed to an extent and might effectively be made fully enclosed (sometimes referred to as a "winter garden"). The extent of enclosure needs to be considered in light of whether, from a fire perspective, the space can be treated as part of the outside or whether it is in effect a compartment (i.e. subject to compartment fire behaviour);
- b) those which project beyond the main building structure but do so on an extension of the floor slab. They provide an advantage in that their construction matches that of the compartment floor within the building, and can deflect fire/smoke plumes away from the building; and
- c) those which project beyond the main building structure and are fixed to the outside face of the building. They can only be of lightweight construction; their construction needs to be assessed based upon the combustibility and fire resistance of any materials used.

Regardless of balcony type, the materials used to line the balconies (including soffits) need to be assessed in light of their likely contribution to external fire spread.

Storage of materials and other uses by residents also need to be taken into account. Any bulk storage can pose a significant hazard, as can the use of combustion appliances such as barbecues and heaters.

Aside from the above, means of escape external walkways (a form of balcony) are not within the scope of this PAS, as any risk associated with these would need to be considered as part of the overarching FRA.

# Façade Configuration: V8MDX8

## Items in Façade

6 Items

Effect

Risk

Wall Construction  
Wall Type 1 - Twin wall masonry - brickwork/concrete (6IDIY2)

Positive

Low

Attachment  
Cantilever Balcony (5IG2P2)

Positive

Low

External Door  
Single Leaf Entrance Doors (5VUXAK)

Positive

Low

External Window  
Top, Mid, Side Hung Casements (HMWM8J)

Positive

Low

External Window  
Fixed Lights (A6QDGH)

Low

External Window  
Top, Mid, Side Hung Casements (TA3CHT)

Low

## Façade Configuration Risk Factors

### N.1 Building Height/Cladding Height

There are no cladding systems on this building

Positive

### N.4 Cavities & Openings

Cavity limited in extent and running horizontally only

Positive

### N.7 Overhangs & Projections

Projecting floor slabs that divide combustible cladding such as to divert flames away from the walls and protect the cladding above or slow the rate of fire spread

Positive

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

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

Neutral

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

Where vents pass through a cavity, either:

- the cavity does not include combustible materials; or
- the cavity is faced on either side by brick or concrete at least 75 mm thick and any combustible insulation in the cavity is not thermoplastic

Neutral

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

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

Positive

## Risk Factor Analysis

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

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



# Façade Configuration: 1XB869

## Items in Façade

6 Items

Effect

Risk

Wall Construction  
Wall Type 2 - Solid concrete with granular finish  
(LWYF16)

Positive

Low

Attachment  
Cantilever Balcony (5IG2P2)

Positive

Low

External Door  
Single Leaf Entrance Doors (5VUXAK)

Positive

Low

External Window  
Top, Mid, Side Hung Casements (HMWM8J)

Positive

Low

External Window  
Fixed Lights (A6QDGH)

Low

External Window  
Top, Mid, Side Hung Casements (TA3CHT)

Low

## Façade Configuration Risk Factors

### N.1 Building Height/Cladding Height

There are no cladding systems on this building and external wall surfaces would not support flame spread as they are solid concrete with a granular finish.

Positive

### N.4 Cavities & Openings

No cavity

Positive

### N.7 Overhangs & Projections

Projecting floor slabs that divide combustible cladding such as to divert flames away from the walls and protect the cladding above or slow the rate of fire spread

Positive

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

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

Neutral

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

Where vents pass through a cavity, either:

- the cavity does not include combustible materials; or
- the cavity is faced on either side by brick or concrete at least 75 mm thick and any combustible insulation in the cavity is not thermoplastic

Neutral

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

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

Positive

## Risk Factor Analysis

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

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



# APPENDIX

# Asset Information

## Client Name

Sandwell Metropolitan Borough Council

## Client Address

Freeth Street PO Box 2374  
Oldbury  
B69 3DE

## Responsible Person

Sandwell Metropolitan Borough Council

## Safety Assistance

Not required

## Contact Details

As provided by client

## Fire Alarm System

Smoke detection is installed to LD2 standard (smoke detectors in hall/living room + heat detector in kitchen).  
Communal Areas:  
Fire alarm system only covers ground floor communal areas and office/community rooms.  
No automatic fire detection in upper 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

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

## Smoke Control

Natural smoke control

## Smoke Control

No automatic smoke ventilation system installed.

Ventilation strategy:

Two ventilation panels at the head of the stairwell.

Communal corridors are ventilated naturally via louvre vents adjacent to communal doors.

Chute rooms have natural ventilation via blockwork openings.

Stairwell windows are fixed (not openable).

## Suppression Systems

Partial sprinkler system installed (Detailed in Description)

### Suppression System

Bin Store: Deluge system installed.

### Fire Fighting Facilities

Dry Riser

## Fire Fighting Facilities

Dry Riser Inlet Cabinet:

Located within the ground floor lobby.

Cabinet is secured with a budget lock.

Dry Riser Outlets:

Located in cupboards adjacent to chute rooms on each floor.

Cupboards are secured with budget locks.

Telecommunication cabling inside riser cupboards is untidy but does not restrict riser use.

## 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

Location is detailed on a plan within the firefighter's white box (front elevation, right-hand side of the building).

## Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

## Secure Information Boxes

Secure information box (SIB) installed

## Secure Information Boxes

A proprietary steel SIB is fitted within the main entrance lobby

## Signage

Appropriate signage installed throughout premises

## Signage

Good standard of signs was found for wayfinding, fire door, floor level, lift and advisory notices

## Property Type

Apartment Block, Residential Purpose-built

## Building Era / Age

Known Build Date

## Known Build Date

1963

## Building Height

St Giles Court is approximately 35 metres tall. Calculated from lowest point at ground to the upper most enclosed habitable floor level.

## Number of Storeys (Ground and above)

14

## Number of Basement Levels

None

## Number of Flats

85

## Flat Types

Single Storey

## Structural Wall Material

Concrete / Brick / Render

## Structural Floor Material

Reinforced Concrete

## Structural Stairs Material

Concrete

## Construction (Details)

Traditional concrete frame and brick construction

## Exterior Cladding

No Exterior Cladding

## Electronic Entrance System

Yes

## Carpark

External/Outdoor Carpark

## Employees

None

## Residents

Yes

## Approx number of Residents

170

## Residents (Extended)

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

## People With Reduced Mobility

Other

## People with Reduced Mobility (Extended)

General Needs - No information however, General Needs premises so occupants are typical of the general population

## Lone Workers

None

## Young Persons Employed in the Premises

None

## Escapes & Exits

There are sufficient fire exits from the premises of suitable width and within acceptable travel distances. 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

The building is provided with a single escape stair

## Number Of Final Exits

The building is provided with two individual escape exits

## External Means Of Escape

None Present

## Types Of Lifts Installed

Passenger

## 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: St Giles Court

Aerial image of St Giles Court and the surrounding area



# Elevations

Photo



# Inspections

## Elevation Location

## Inspection

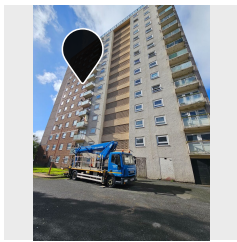
## Elements



### Inspection: V9UCRZ

Wall Type 1 - Twin wall masonry brickwork/  
concrete  
Accessible wall

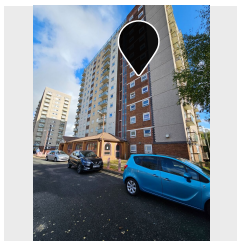
- Outer leaf
- Cavity
- Inner Leaf



### Inspection: 2JEFLJ

Wall Type 1 - Twin wall masonry brickwork/  
concrete  
Accessible wall

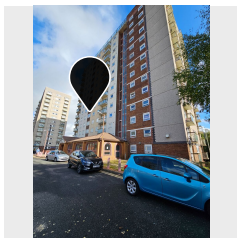
- Outer leaf
- Cavity
- Inner Leaf



### Inspection: JW4L4R

Wall Type 2 - Solid concrete with granular  
finish  
Accessible wall

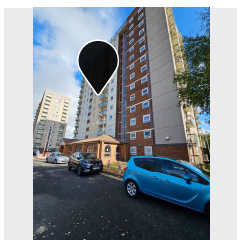
- Outer leaf
- Cavity
- Inner Leaf



### Inspection: PLIVW4

Wall Type 2 - Solid concrete with granular  
finish  
Accessible wall

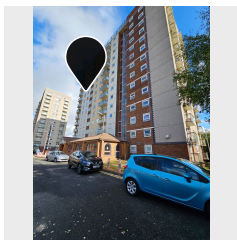
- Outer leaf
- Cavity
- Inner Leaf



### Inspection: RJMI47

Wall Type 2 - Solid concrete with granular  
finish  
Accessible wall

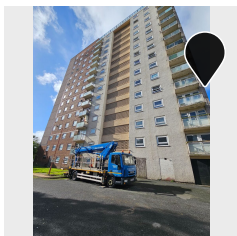
- Surface Finish (Granular stone finish which forms part of the concrete wall system)

**Elevation Location****Inspection****Elements****Inspection: YS5QKP**

Wall Type 2 - Solid concrete with granular finish

Accessible wall

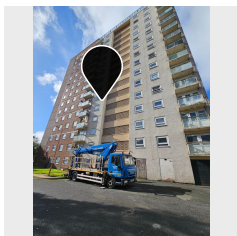
- Surface Finish (Granular stone finish which forms part of the concrete wall system)

**Inspection: PKSTQF**

Wall Type 1 - Twin wall masonry brickwork/concrete

Accessible wall

- Surface Finish (Granular stone finish which forms part of the concrete wall system)

**Inspection: QM3AKF**

Wall Type 1 - Twin wall masonry brickwork/concrete

Accessible wall

- Surface Finish (Granular stone finish which forms part of the concrete wall system)

# Inspection: V9UCRZ

Elevation • Location  
Wall Type 1 - Twin wall masonry brickwork/ concrete • Accessible wall



## Name/Summary

Wall Type 1 - Twin wall masonry - brickwork/concrete

## Build-Up

| 3 Elements | Thickness/Depth | Photo Ref. | Rating (BS EN13501)  |
|------------|-----------------|------------|----------------------|
| Outer leaf | 102mm           |            | A1 - Non-Combustible |
| Cavity     | 60mm            |            |                      |
| Inner Leaf | 100mm           |            | A1 - Non-Combustible |

Cast in situ concrete

## Cavity Barriers

None

## Floor Slab

Backing Wall Sits On The Floor Slab

# Inspection Photos



# Inspection: 2JEFLJ

Elevation • Location

Wall Type 1 - Twin wall masonry brickwork/ concrete • Accessible wall



## Name/Summary

Wall Type 1 - Twin wall masonry - brickwork/concrete

## Build-Up

| 3 Elements | Thickness/Depth | Photo Ref. | Rating (BS EN13501) |
|------------|-----------------|------------|---------------------|
|------------|-----------------|------------|---------------------|

|            |       |  |                      |
|------------|-------|--|----------------------|
| Outer leaf | 102mm |  | A1 - Non-Combustible |
|------------|-------|--|----------------------|

|        |      |  |  |
|--------|------|--|--|
| Cavity | 60mm |  |  |
|--------|------|--|--|

|            |       |  |                      |
|------------|-------|--|----------------------|
| Inner Leaf | 100mm |  | A1 - Non-Combustible |
|------------|-------|--|----------------------|

Cast in situ concrete

## Cavity Barriers

None

## Floor Slab

Backing Wall Sits On The Floor Slab

# Inspection Photos



# Inspection: JW4L4R

Elevation • Location

Wall Type 2 - Solid concrete with granular finish • Accessible wall



## Name/Summary

Wall Type 1 - Twin wall masonry - brickwork/concrete

## Build-Up

| 3 Elements | Thickness/Depth | Photo Ref. | Rating (BS EN13501) |
|------------|-----------------|------------|---------------------|
|------------|-----------------|------------|---------------------|

|            |       |  |                      |
|------------|-------|--|----------------------|
| Outer leaf | 102mm |  | A1 - Non-Combustible |
|------------|-------|--|----------------------|

|        |      |  |  |
|--------|------|--|--|
| Cavity | 60mm |  |  |
|--------|------|--|--|

|            |       |  |                      |
|------------|-------|--|----------------------|
| Inner Leaf | 100mm |  | A1 - Non-Combustible |
|------------|-------|--|----------------------|

Cast in situ concrete

## Cavity Barriers

None

## Floor Slab

Backing Wall Sits On The Floor Slab

# Inspection Photos



# Inspection: PLIVW4

Elevation • Location

Wall Type 2 - Solid concrete with granular finish • Accessible wall



## Name/Summary

Wall Type 1 - Twin wall masonry - brickwork/concrete

## Build-Up

| 3 Elements | Thickness/Depth | Photo Ref. | Rating (BS EN13501) |
|------------|-----------------|------------|---------------------|
|------------|-----------------|------------|---------------------|

|            |       |  |                      |
|------------|-------|--|----------------------|
| Outer leaf | 102mm |  | A1 - Non-Combustible |
|------------|-------|--|----------------------|

|        |      |  |  |
|--------|------|--|--|
| Cavity | 60mm |  |  |
|--------|------|--|--|

|            |       |  |                      |
|------------|-------|--|----------------------|
| Inner Leaf | 100mm |  | A1 - Non-Combustible |
|------------|-------|--|----------------------|

Cast in situ concrete

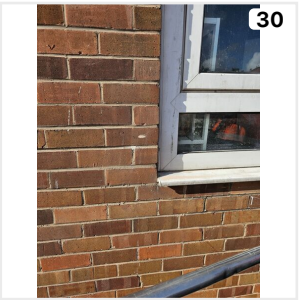
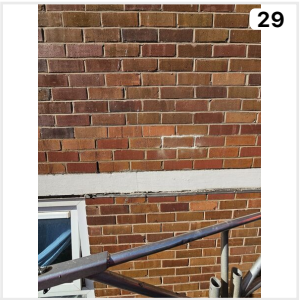
## Cavity Barriers

None

## Floor Slab

Backing Wall Sits On The Floor Slab

# Inspection Photos



# Inspection: RJMI47

Elevation • Location  
Wall Type 2 - Solid concrete with granular finish • Accessible wall



## Name/Summary

Wall Type 2 - Solid concrete with granular finish

## Build-Up

| 1 Element      | Thickness/Depth | Material                                                           | Photo Ref. | Rating (BS EN13501)  |
|----------------|-----------------|--------------------------------------------------------------------|------------|----------------------|
| Surface Finish | 250mm           | Granular stone finish which forms part of the concrete wall system |            | A1 - Non-Combustible |

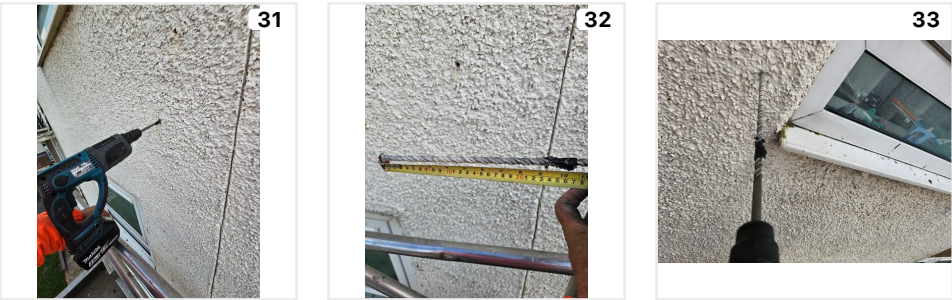
## Cavity Barriers

There is no external wall cavity

## Floor Slab

Backing Wall Sits On The Floor Slab

## Inspection Photos



# Inspection: YS5QKP

Elevation • Location  
Wall Type 2 - Solid concrete with granular finish • Accessible wall



## Name/Summary

Wall Type 2 - Solid concrete with granular finish

## Build-Up

| 1 Element      | Thickness/Depth | Material                                                           | Photo Ref. | Rating (BS EN13501)  |
|----------------|-----------------|--------------------------------------------------------------------|------------|----------------------|
| Surface Finish | 250mm           | Granular stone finish which forms part of the concrete wall system |            | A1 - Non-Combustible |

## Cavity Barriers

There is no external wall cavity

## Floor Slab

Backing Wall Sits On The Floor Slab

## Inspection Photos



# Inspection: PKSTQF

Elevation • Location  
Wall Type 1 - Twin wall masonry brickwork/ concrete • Accessible wall



## Name/Summary

Wall Type 2 - Solid concrete with granular finish

## Build-Up

| 1 Element      | Thickness/Depth | Material                                                           | Photo Ref. | Rating (BS EN13501)  |
|----------------|-----------------|--------------------------------------------------------------------|------------|----------------------|
| Surface Finish | 250mm           | Granular stone finish which forms part of the concrete wall system |            | A1 - Non-Combustible |

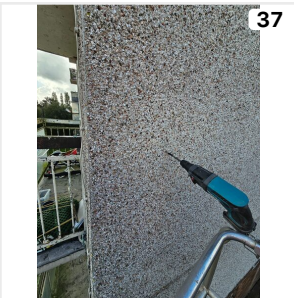
## Cavity Barriers

There is no external wall cavity

## Floor Slab

Backing Wall Sits On The Floor Slab

## Inspection Photos



# Inspection: QM3AKF

Elevation • Location  
Wall Type 1 - Twin wall masonry brickwork/ concrete • Accessible wall



## Name/Summary

Wall Type 2 - Solid concrete with granular finish

## Build-Up

| 1 Element      | Thickness/Depth | Material                                                           | Photo Ref. | Rating (BS EN13501)  |
|----------------|-----------------|--------------------------------------------------------------------|------------|----------------------|
| Surface Finish | 250mm           | Granular stone finish which forms part of the concrete wall system |            | A1 - Non-Combustible |

## Cavity Barriers

There is no external wall cavity

## Floor Slab

Backing Wall Sits On The Floor Slab

## Inspection Photos



# Attachments & Balconies

Photo

Attachment



**Cantilever Balcony (5IG2P2)**

Configuration: Stacked

Size: Private balcony spanning only a single compartment

# Attachment: Cantilever Balcony

Attachment Reference  
5IG2P2

## Details

### Configuration

Stacked

### Size

Private balcony spanning only a single compartment

### Framework/Structure

Reinforced concrete framework extension of the floor slab

### Decking & Supports

Concrete

### Handrail

Timber

### Balustrade

Steel and Glass

### Soffit

Concrete

## L6 Benchmark

Balconies -

Balconies are defined in BS 8579. However, for the purpose of this PAS and the manner in which balconies impact external fire behaviour, balconies fall into one of three categories:

- a) Those which fall entirely within the curtilage of the building structure (i.e. they are built on the slab and appear inset into the building when observed from outside). They might be enclosed to an extent and might effectively be made fully enclosed (sometimes referred to as a "winter garden"). The extent of enclosure needs to be considered in light of whether, from a fire perspective, the space can be treated as part of the outside or whether it is in effect a compartment (i.e. subject to compartment fire behaviour);
- b) Those which project beyond the main building structure but do so on an extension of the floor slab. They provide an advantage in that their construction matches that of the compartment floor within the building, and can deflect fire/smoke plumes away from the building; and
- c) Those which project beyond the main building structure and are fixed to the outside face of the building. They can only be of lightweight construction; their construction needs to be assessed based upon the combustibility and fire resistance of any materials used.

Regardless of balcony type, the materials used to line the balconies (including soffits) need to be assessed in light of their likely contribution to external fire spread.

Storage of materials and other uses by residents also need to be taken into account.

Any bulk storage can pose a significant hazard, as can the use of combustion appliances such as barbecues and heaters.

Aside from the above, means of escape external walkways (a form of balcony) are not within the scope of this PAS, as any risk associated with these would need to be considered as part of the overarching FRA.

# Photos



# External Windows

Photo

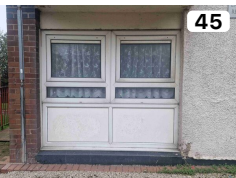
External Window



Top, Mid, Side Hung Casements (HMWM8J)



Fixed Lights (A6QDGH)



Top, Mid, Side Hung Casements (TA3CHT)

# External Window: Top, Mid, Side Hung Casements

External Window Reference  
HMWM8J

## Details

### Surface Material

uPVC

### Frame Material

uPVC

### Infill / Panel Material

Toughened Glass

## Photos



# External Window: Fixed Lights

External Window Reference  
A6QDGH

## Details

### Surface Material

Aluminium

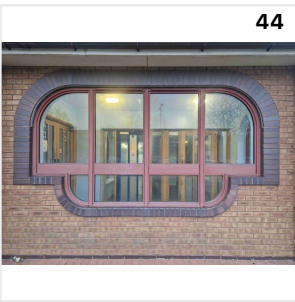
### Frame Material

Aluminium

### Infill / Panel Material

Toughened Glass

## Photos



# External Window: Top, Mid, Side Hung Casements

External Window Reference  
TA3CHT

## Details

### Surface Material

uPVC

### Frame Material

uPVC

### Infill / Panel Material

Other

## Photos



# External Doors

Photo

External Door



Single Leaf Entrance Doors (5VUXAK)

# External Door: Single Leaf Entrance Doors

External Door Reference  
5VUXAK

## Details

### Surface Material

Aluminium

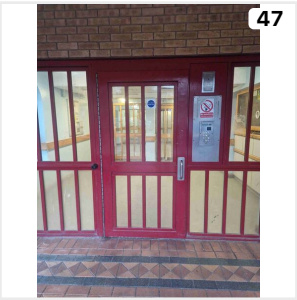
### Frame Material

Aluminium

### Infill / Panel Material

Toughened Glass

## Photos



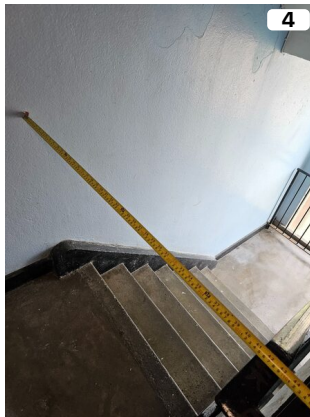
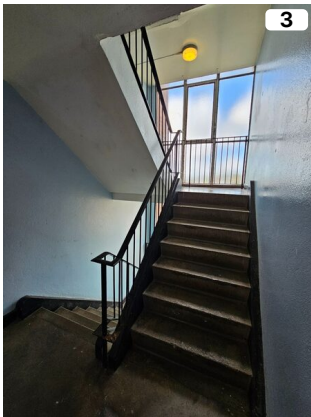
# Plan: Wall Type 1 - Twin wall masonry brickwork/ concrete



# Plan: Wall Type 2 - Solid concrete with granular finish



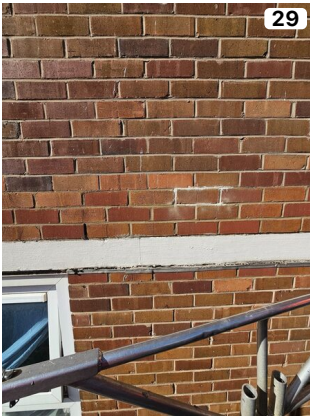
# Photos



Photos Continued...



Photos Continued...



Photos Continued...





**FIRNTEC**

BUILDING COMPLIANCE