



FIRNTEC
BUILDING COMPLIANCE

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

Document Version 4
Survey Date 20/08/2024
Suggested Review Date 20/08/2025

PAS 9980 STEP 1

WESLEY COURT

Wesley Court
Wood Croft Close
Old Hill,
West Midlands
B64 6LH



Table of Contents

Cover Page	1
Table of Contents	2
Summary	3
Abbreviation/ Term Definition	5
Terms of Reference	6
Asset Information	8
Aerial Perspective: Wesley Court Center Right	13
Elevations	14
Inspections	15
Inspection: UHPTK3	16
Inspection: JFYSQX	18
Inspection: GCM837	19
Inspection: B42L4Z	20
External Windows	21
External Window: Top, Mid, Side Hung Casements (KMG23Q)	22
External Doors	23
External Door: Single Leaf Entrance Doors (SZWLIN)	24
External Door: Single Leaf Entrance Doors (LCII7N)	25
General Observations	26
Photos	27

Summary

PAS 9980 Step 1

Assessment and Certificate Reference

RB-6H56IM

Assessed On, By

20/08/2024,
Alex Dodd EngTech MinstRE (Lead Facade Consultant)
Douglas Murray (Building Safety Consultant)
(BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA)

Produced For

Sandwell Metropolitan Borough Council

Responsible Person

Rebeca Scott

Specification Conforms To

Our own internal quality system.

Assessment Scope

Assessment applies only to the building specified.

Recommended Review Date

20/08/2025

Assessed Property

Property Name

Wesley Court

Property Reference

RB-FIVCUJ

Address

Wesley Court
Wood Croft Close
Old Hill,
West Midlands
B64 6LH

Assessing Organisation

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

Assessor Remarks

The Riddins estate is a housing estate in Cradley Heath, England. The Riddins Estate project was approved in 1965 and consisted of three 16 storey towers (Addenbrooke, Bridge and Wesley Courts). The three blocks were developed by the builders Tarmac PLC.

Bridge Court is the only tower block to have been demolished and this took place by controlled explosion in 1996.

The remaining blocks Addenbrook and Wesley are considered to be approximately 43 metres tall. Wesley Court contains 96 individual flats and there are four flats per floor plus two flats on the top floor. There are two lifts within a central core which serve alternate floor levels and a single escape stairway is situated towards the rear of the building.

The structure is of reinforced concrete frame with reinforced concrete 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. At ground floor, composite/fiberglass sheets have been installed over pressure treated timber frame and this has been attached to the main structure. Otherwise, the building has retained most of its original features and according to planning application ref DD/30865, the building has undergone refurbishment works which included the installation of blown mineral wool; the aesthetic impact of this work can be seen across each elevation where drill holes have been made good in uniform patterns on each section of brickwork.

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

PAS9980 2022

BS5839-6 Fire Detection and fire alarm systems for buildings

BS5266-8 Emergency Lighting installation & Maintenance 2016

BS5499-10 Guidance for the selection of safety signs & notices 2014

The author of this report is Douglas Murray 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 a Certified ABBE Fire Risk Assessor. Douglas has specialised within Fire Safety and cladding investigations for eight years and has held senior technical posts through the last 10 years with London and nationally based Registered Social Landlords. Douglas has taken the lead for various clients preparing Building Safety Case reports, Quality checking and completing Type 1-4 Fire Risk Assessments, preparing Fire Strategy documents, producing (PAS9980: 2022) Fire Risk Assessments of External Walls (FRAEW) and leading on Intrusive investigative surveys. Part of the work Douglas carries out, supports and evidences claims brought forward under the Defective Premises Act in the context of expert witness work.

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 PO Box 2374
Oldbury
B69 3DE

Responsible Person

Rebeca Scott

Safety Assistance

Not Required

Contact Details

As provided by client

Fire Alarm System

In Flats: Detection systems are installed to LD1 or LD2 standard, meaning smoke alarms are provided in all high-risk rooms (LD2) or all rooms except wet rooms (LD1). No active fire alarm system is provided for communal areas. Automatic Smoke Ventilation (AOVs) are installed in corridors and linked to local smoke detection to aid smoke clearance.

Control System:

AOV system control panel is in the caretaker's office (ground floor).

Repeater panels are installed in service cupboards on each floor

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 are correctly sited and appear to provide adequate lighting.

Portable Fire Fighting Equipment

No Portable Fire Fighting Equipment installed

Portable Fire Fighting Equipment

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

Smoke Control

Natural smoke control, Mechanical smoke control

Smoke Control

The stairs are provided with permanent and automatic operated ventilation openings for the control of smoke. Lobbies are not provided with automatic or permanent smoke ventilation; smoke could be exhausted through access doors which leads into an intermediate lobby between lift lobby and the second stairs.

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

Dedicated Fire Suppression System:

A suppression system is installed in the bin chute room to reduce the risk of fire spread from waste materials.

Fire Fighting Facilities

Dry Riser

Fire Fighting Facilities

There is a dry riser at ground and on each other floor level

There are two lifts which have fire switch access at ground and F&RS controls externally

Access for fire-fighting vehicles

Access to all four elevations of Wesley Court were found to be adequate for F&RS.

Fire Hydrant Location/ Water Supply

Two external hydrants are identified:

Footpath at the rear of the building, near the dry riser inlet.

Footpath outside the front of Addenbrooke House (adjacent block).

Hydrant locations are marked on nearby lamp posts and included in WMFS Premises Information Box.

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

A good standard of directional. Wayfinding. Fire Action Notices. No Smoking. Do Not Use Lift in Case of Fire. Final Exit. Fire Door was noted.

Property Type

Apartment Block, Residential, Residential Purpose-built

Building Era / Age

Known Build Date

Known Build Date

1965-1967

Building Height

Is approximately 43 metres from lowest point at ground to the upper most enclosed finished floor slab

Approx Floor Area Per Floor

The approximate footprint of Wesley Court is 600m2

Number of Storeys (Ground and above)

There are 16 floors including the ground floor

Number of Basement Levels

None

Number of Flats

96

Flat Types

Single Storey

Structural Wall Material

The structure comprises 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.

Structural Floor Material

The structure comprises of reinforced concrete frame with reinforced staircores, lift core, floor slabs and foundations.

Structural Stairs Material

The structure comprises of reinforced concrete frame with reinforced staircores, lift core, floor slabs and foundations.

Exterior Cladding

FRAEW Completed on Exterior Cladding

Exterior Cladding (Details)

Wall Type 2 - Resin board class B s1 d0 with granular finish set onto pressure treated batons

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

None

Residents

Yes

Approx number of Residents

192

Residents (Extended)

We have assumed there will be two occupants per dwelling and it was not determined whether any persons within the building have mobility, language or sensory needs, however it is reasonable to assume a percentage of occupants will require assistance in an evacuation event.

People With Reduced Mobility

Other

People with Reduced Mobility (Extended)

It was not determined whether any persons within the building have mobility, language or sensory needs, however it is reasonable to assume a percentage of occupants will require assistance in an evacuation event.

Lone Workers

None

Young Persons Employed in the Premises

None

Escapes & Exits

There are two fire exits from the premises of suitable width and within acceptable travel distances. 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 + Fireman's Control

Evacuation Chairs Installed

No

Refuge Points Present

Yes

Stairwells Protected / Lobbied

Yes

Flat Doors Open Onto Stairs

No

Current Evacuation Strategy

Stay Put

Current Stay Put Strategy Description

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

Current Evacuation Strategy for the property considered appropriate?

Yes

Description

The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.

What is the recommended evacuation strategy for the property?

Stay Put

Description

No major incidents or fire events known or advised

Aerial Perspective: Wesley Court Center Right

Showing Wesley Court and Addenbrook Court and the surrounding area



Elevations

Photo	Name	No. of Storeys
 A photograph of the East Elevation of Wesley Court, a tall brick building with many windows. A small white box with the number '1' is in the top right corner of the photo.	East Elevation	16 Storeys
 A photograph of the South Elevation of Wesley Court, showing the building's facade from the south. A small white box with the number '2' is in the top right corner of the photo.	South Elevation	16 Storeys
 A photograph of the West Elevation of Wesley Court, showing the building's facade from the west. A small white box with the number '3' is in the top right corner of the photo.	West Elevation	16 Storeys
 A photograph of the North Elevation of Wesley Court, showing the building's facade from the north. A small white box with the number '4' is in the top right corner of the photo.	North Elevation	16 Storeys

Inspections

Elevation Location	Inspection	Elements
	Inspection: UHPTK3 Accessible wall	• Surface Finish (Brickwork) • Surface Finish
	Inspection: JFYSQX	No elements identified
	Inspection: GCM837 Accessible wall	• Surface Finish (Wall Type 2 - Resin board class B s1 d0 with granular finish set onto pressure treated batons)
	Inspection: B42L4Z Accessible wall	• Surface Finish (Wall Type 2 - Resin board class B s1 d0 with granular finish set onto pressure treated batons)

Inspection: UHPTK3

Location
Accessible wall

Name/Summary

Wall Type 1 - hand laid class 2 brickwork of 102mm with residual cavity of 80mm and full fill mineral wool

Build-Up

2 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
------------	-----------------	----------	------------	---------------------

Surface Finish	182mm	Brickwork		A1 - Non-Combustible
----------------	-------	-----------	--	----------------------

Brickwork sections have a full fill blown mineral fibre insulation, the system forms part of the original external and infill masonry walls.

Surface Finish	182mm			A1 - Non-Combustible
----------------	-------	--	--	----------------------

Brickwork sections have a full fill blown mineral fibre insulation, the system forms part of the original external and infill masonry walls.

Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos

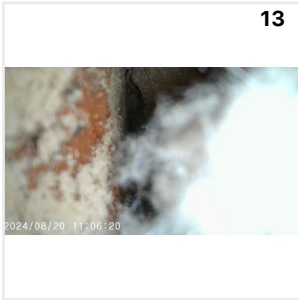
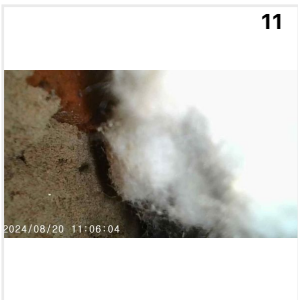
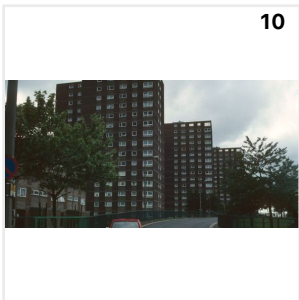
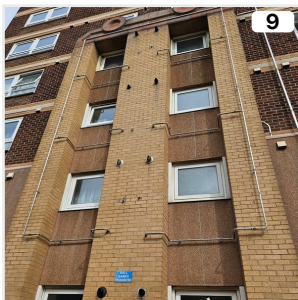


Inspection: JFYSQX

Name/Summary

Wall Type 1 - hand laid class 2 brickwork of 102mm with residual cavity of 80mm and full fill mineral wool

Inspection Photos



Inspection: GCM837

Location
Accessible wall

Name/Summary

Wall Type 2 - Resin board class B s1 d0 with granular finish set onto pressure treated batons

Build-Up

1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Wall Type 2 - Resin board class B s1 d0 with granular finish set onto pressure treated batons Material Brand: Unknown		B - Combustible

Cavity Barriers

None

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: B42L4Z

Location
Accessible wall

Name/Summary

Wall Type 2 - Resin board class B s1 d0 with granular finish set onto pressure treated batons

Build-Up

1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Wall Type 2 - Resin board class B s1 d0 with granular finish set onto pressure treated batons Material Brand: Unknown		B - Combustible

Cavity Barriers

None

Inspection Photos



External Windows

Photo

External Window



Top, Mid, Side Hung Casements (KMG23Q)

External Window: Top, Mid, Side Hung Casements

External Window Reference
KMG23Q

Details

Surface Material

uPVC

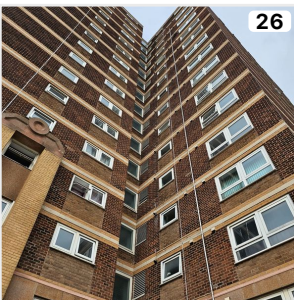
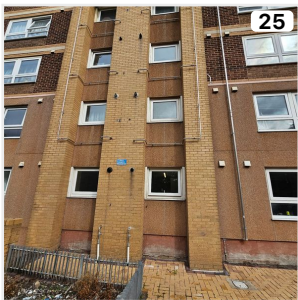
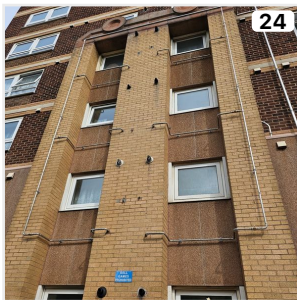
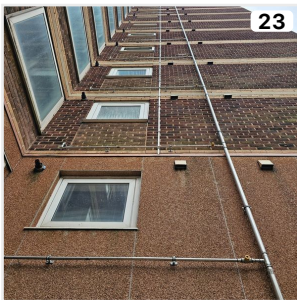
Frame Material

uPVC

Details

PVCu windows will melt at relatively low temperatures which may result in falling flaming debris and glass. In addition, the stacked arrangement of windows do present a risk of secondary fires from lower floor flat fires to the floors directly above.

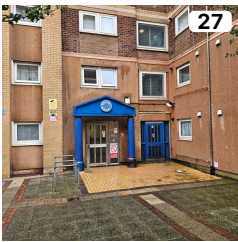
Photos



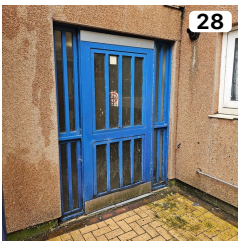
External Doors

Photo

External Door



Single Leaf Entrance Doors (SZWLIN)



Single Leaf Entrance Doors (LCII7N)

External Door: Single Leaf Entrance Doors

External Door Reference
SZWLIN

Details

Surface Material

Polyester powder coated aluminium

Frame Material

Polyester powder coated aluminium

Infill / Panel Material

Polyester powder coated aluminium

Photos



External Door: Single Leaf Entrance Doors

External Door Reference
LCII7N

Details

Surface Material

Polyester powder coated aluminium

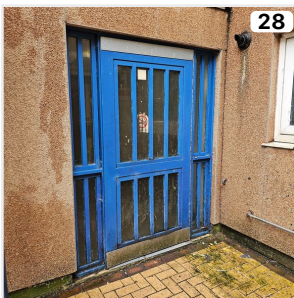
Frame Material

Polyester powder coated aluminium

Infill / Panel Material

Polyester powder coated aluminium

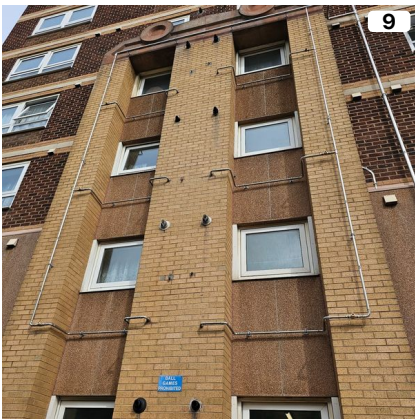
Photos



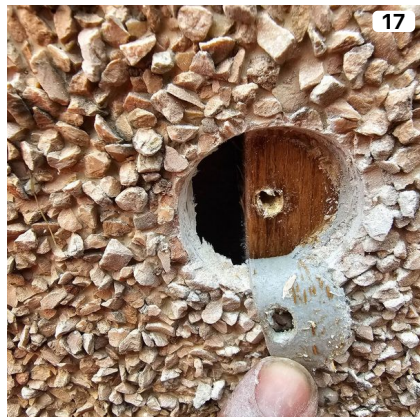
General Observations



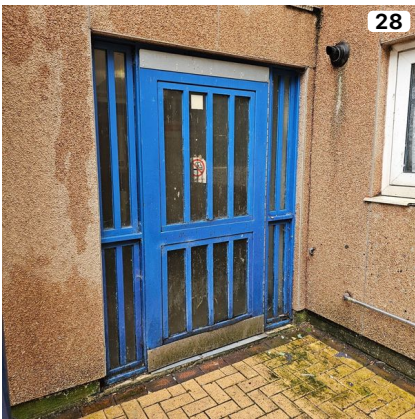
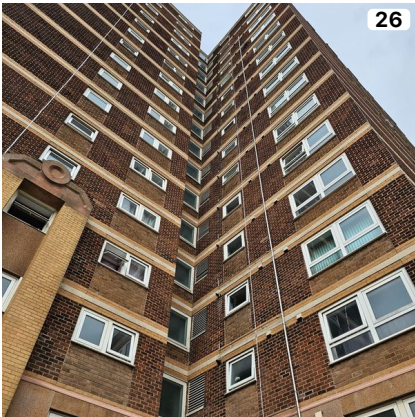
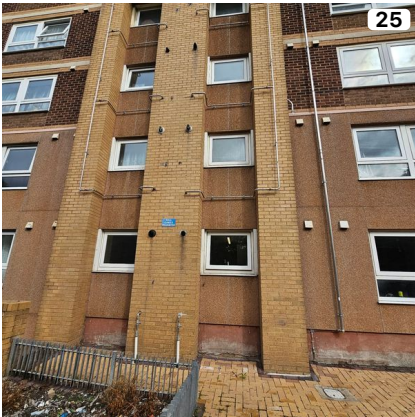
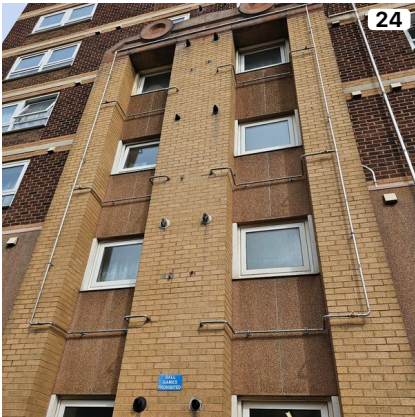
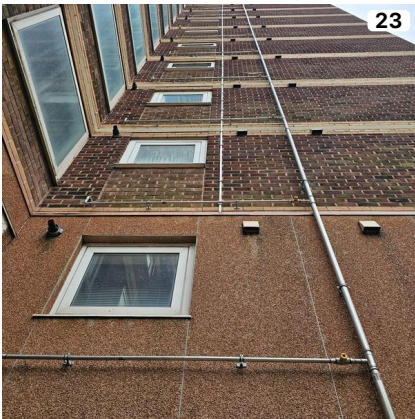
Photos



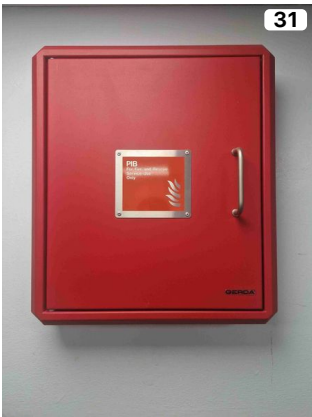
Photos Continued...



Photos Continued...



Photos Continued...





FIRNTEC
BUILDING COMPLIANCE