



FIRNTEC
BUILDING COMPLIANCE

Unit 4a, Darklake View
Estover
Plymouth
PL6 7TL

Document Version 4
Survey Date 24/08/2024
Suggested Review Date 24/08/2025

PAS 9980 STEP 2-5 (FRAEW)

WESLEY COURT

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

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

PAS 9980 Step 2-5 (FRAEW)

Assessment and Certificate Reference

RB-X4LDPS

Assessed On, By

24/08/2024, 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

24/08/2025

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

Hazards and Fire Risks

There are composite panels installed at ground floor only and it was not possible to identify the make or manufacturer; however due to the high polymer content, we believe these panels will be highly combustible and as they do not appear to provide any substantial value other than for aesthetic appearance, we would suggest they either tested for reaction to fire or are considered for removal.

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

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 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.

5 Items	Effect	Risk
Wall Construction Wall type 1 - original brickwork with 80mm residual cavity and full fill blown mineral fibre (WN42PJ)		
Wall Construction Wall Type 2 - decorative GRP panels across ground floor only attached by tanalised timber batons onto original brickwork (CDYIGT)		
External Window Top, Mid, Side Hung Casements (KMG23Q)	Neutral	Medium
External Door Single Leaf Entrance Doors (SZWLIN)	Positive	Low
External Door Single Leaf Entrance Doors (LCII7N)	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 **PGRQKC** which includes wall construction **WN42PJ**.

1) Impact of Risk from Fire Performance: External walls are brickwork therefore fire spread will be inhibited as the material is non combustible

2) Impact of Risk from Façade Configuration: External walls are brickwork therefore fire spread will be inhibited as the material is non combustible

3) Impact of Risk from Fire Strategy / Fire Hazards: External walls are brickwork therefore fire spread will be inhibited as the material is non combustible

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 **A5CHTA** which includes wall construction **CDYIGT**.

1) Impact of Risk from Fire Performance: GRP panels are considered to be combustible however they are installed over a relatively small ground floor area of approximately 10% of the entire facade.

2) Impact of Risk from Façade Configuration: GRP panels are considered to be combustible however they are installed over a relatively small ground floor area of approximately 10% of the entire facade.

3) Impact of Risk from Fire Strategy / Fire Hazards: GRP panels are considered to be combustible however they are installed over a relatively small ground floor area of approximately 10% of the entire facade.

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



It was not possible to identify the composite panels at ground floor, however due to the high GRP content, we believe these panels will be highly combustibile and as they do not appear to provide any substantial value other than for aesthetic appearance, we would suggest they are tested for reaction to fire, or removed.

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, 5, 6, 7, 8, 9, 10, 11, 12

Negative

F.4 Compartmentation

Adequate compartmentation in line with the expectations for a block of flats

Photo Ref. 13, 14

Neutral

F.5 Smoke Control

Arrangements in which openable windows, AOVs or inlets and outlets of mechanical systems are of a satisfactory proximity away from combustible cladding; or that fire and smoke spread from the external envelope would be unlikely to compromise the effectiveness of the smoke control system or allow a route for fire spread back into the building

Photo Ref. 15, 16, 17

Positive

F.6 Fire Alarm & Detection

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.

Positive

F.7 Fire Suppression

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

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. 18, 19, 20, 21

F.9 Rising Mains

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).

Positive

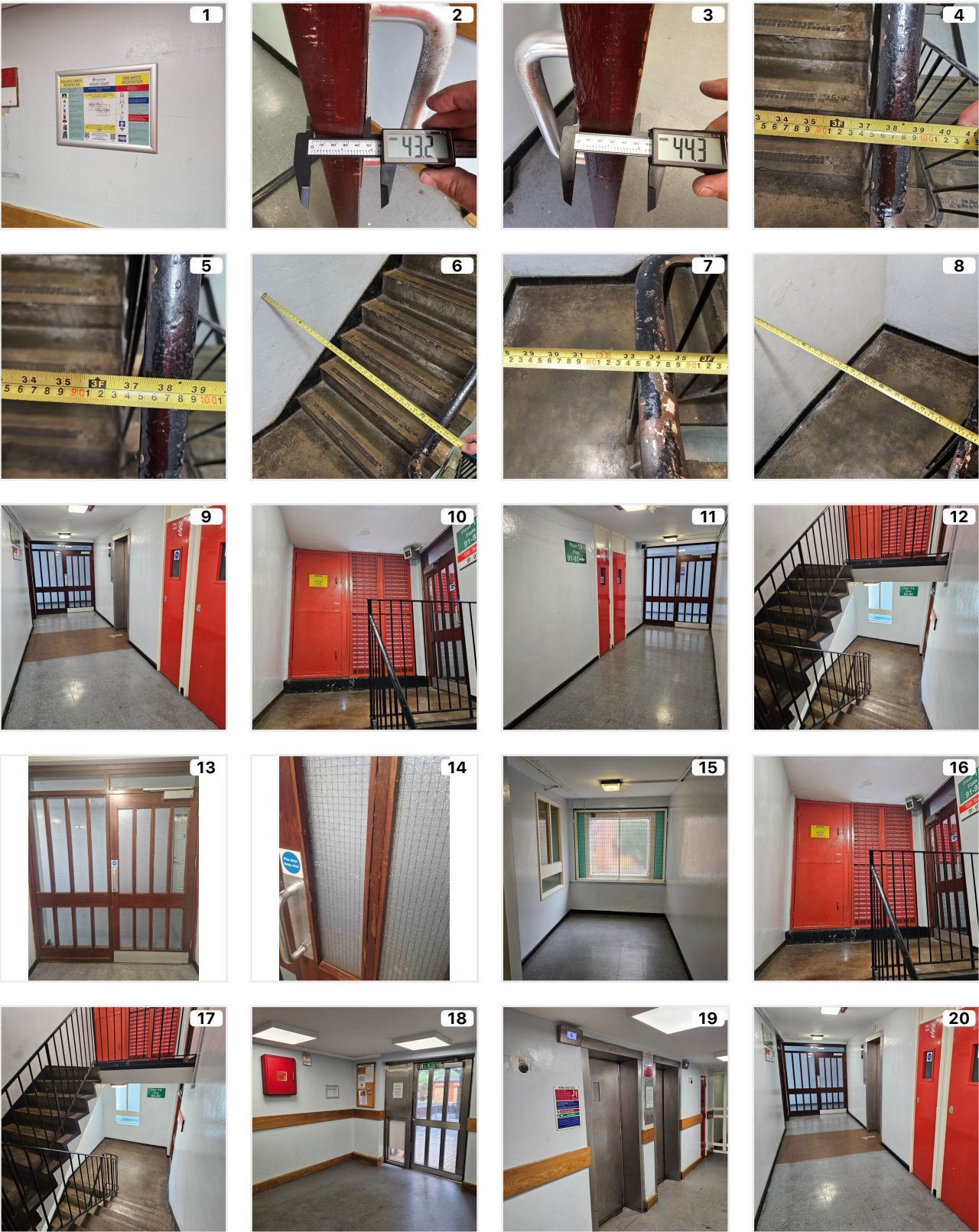
F.10 Lifts Used By Firefighters

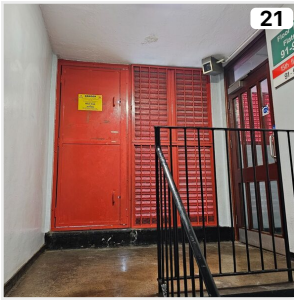
Absence of firefighting lift in buildings above 18 m

Neutral

F.11 Specific Fire Hazards

Photos





Fire Service Intervention

Event	Seconds	Minutes & Seconds
Initiation to fire detection	5 Seconds	5 Seconds
Actuation Of Fire Detector To Transmission Of Alarm	5 Seconds	5 Seconds
Processing By Central Monitoring Station	30 Seconds	30 Seconds
Receipt of call by fire service mobilising control	30 Seconds	30 Seconds
Transmission To Fire Station And Response	30 Seconds	30 Seconds
Travelling Time Of Fire Service	240 Seconds	4 Minutes
Arrival Protocol And Entry Preparation Time	240 Seconds	4 Minutes
Firefighting Travel In Firefighting Lift	240 Seconds	4 Minutes
Firefighter travel to operational bridgehead	240 Seconds	4 Minutes
Firefighter Travel Walking Up Two Flights Of Stairs To Fire Floor (75 Seconds)	75 Seconds	1 Minute 15 Seconds
Total Time	1,135 Seconds	18 Minutes 55 Seconds

Nearest Fire Station

Haden Cross Fire Station which is 1.0 mile or 4 minutes in peak hours traffic

Wall Constructions

Wall Construction

Build-up

Wall type 1 - original brickwork with 80mm residual cavity and full fill blown mineral fibre (WN42PJ)

- Surface Finish (Brickwork)
- Cavity
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original blockwork)

Wall Type 2 - decorative GRP panels across ground floor only attached by tanalised timber batons onto original brickwork (CDYIGT)

- Surface Finish (GRP with granular finish with binders/ glue fixed to batons and onto the original brickwork)
- Inner Leaf Support (Backing Wall) (Original brickwork)

Wall Construction: Wall type 1 - original brickwork with 80mm residual cavity and full fill blown mineral fibre

Construction Reference
WN42PJ

This wall construction was identified by wall inspections UHPTK3, UJFBXF, 48X6SQ, and JFYSQX. The build-up, cavity barrier, and floor slab information is taken directly from inspection UHPTK3. See the Inspections section of this report for full inspection details.

Construction

Wall type 1 - original brickwork with 80mm residual cavity and full fill blown mineral fibre (WN42PJ)

Build-Up

4 Elements	Thickness/Depth	Material	Rating (BS EN13501)
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Surface Finish	102mm	Brickwork	A1 - Non-Combustible
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Brickwork sections have a full fill blown mineral fibre insulation, the system forms part of the original external and infill masonry walls.

Cavity	80mm		
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Insulation	80mm	Mineral Wool Insulation	A1 - Non-Combustible
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Blown Mineral Wool

Inner Leaf Support (Backing Wall)	100mm	Original blockwork	A1 - Non-Combustible
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Original blockwork

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Wall Construction: Wall Type 2 - decorative GRP panels across ground floor only attached by tanalised timber batons onto original brickwork

Construction Reference
CDYIGT

This wall construction was identified by wall inspections GCM837, B42L4Z, BZTR7F, and X6PA9Y. The build-up, cavity barrier, and floor slab information is taken directly from inspection GCM837. See the Inspections section of this report for full inspection details.

Construction

Wall Type 2 - decorative GRP panels across ground floor only attached by tanalised timber batons onto original brickwork (CDYIGT)

Build-Up

2 Elements	Thickness/Depth	Material	Rating (BS EN13501)
Surface Finish	6mm	GRP with granular finish with binders/glue fixed to batons and onto the original brickwork Material Brand: Unknown	D - Highly Combustible

It was not possible to identify the composite panels, however due to the high polymer content, we believe these panels will be highly combustible and as they do not appear to provide any substantial value other than for aesthetic appearance, we would suggest they are removed.

Inner Leaf Support (Backing Wall)	102mm	Original brickwork	A1 - Non-Combustible
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Original brickwork

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) >3 MJ/kg and ≤ 35 MJ/kg

Negative

Façade Configuration: PGRQKC

Items in Façade

4 Items

Effect

Risk

Wall Construction
Wall type 1 - original brickwork with 80mm residual cavity and full fill blown mineral fibre (WN42PJ)

External Door
Single Leaf Entrance Doors (SZWLIN)

Positive

Low

External Door
Single Leaf Entrance Doors (LCII7N)

Positive

Low

External Window
Top, Mid, Side Hung Casements (KMG23Q)

Neutral

Medium

Façade Configuration Risk Factors

N.1 Building Height/Cladding Height

18 m to 30 m

Neutral

N.2 Height of Base of Cladding (Above Ground)

External walls are brickwork therefore fire spread will be inhibited as the material is non combustible

Positive

N.3 Extent of Cladding

External walls are brickwork therefore fire spread will be inhibited as the material is non combustible

Positive

N.4 Cavities & Openings

No cavity

Positive

N.5 Infill / Spandrel Panels

Not Applicable

N.6 Setbacks - Combustible Cladding Setback from Wall Edge

Not Applicable

N.7 Overhangs & Projections

Not Applicable

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

External walls are brickwork therefore fire spread will be inhibited as the material is non combustible

Neutral

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

Where vent passes through a cavity that contains combustible elements with no identified proprietary means of fire stopping

Neutral

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

External walls are brickwork therefore fire spread will be inhibited as the material is non combustible

Positive

Risk Factor Analysis

1) Impact of Risk from Fire Performance: External walls are brickwork therefore fire spread will be inhibited as the material is non combustible

2) Impact of Risk from Façade Configuration: External walls are brickwork therefore fire spread will be inhibited as the material is non combustible

3) Impact of Risk from Fire Strategy / Fire Hazards: External walls are brickwork therefore fire spread will be inhibited as the material is non combustible

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: A5CHTA

Items in Façade

4 Items	Effect	Risk
Wall Construction Wall Type 2 - decorative GRP panels across ground floor only attached by tanalised timber batons onto original brickwork (CDYIGT)		
External Door Single Leaf Entrance Doors (SZWLIN)	Positive	Low
External Door Single Leaf Entrance Doors (LCII7N)	Positive	Low
External Window Top, Mid, Side Hung Casements (KMG23Q)	Neutral	Medium

Façade Configuration Risk Factors

N.1 Building Height/Cladding Height

<11 m	Neutral
-------	---------

N.2 Height of Base of Cladding (Above Ground)

<2 m NOTE At this height, the likelihood of a fire originating externally (e.g. involving a parked vehicle or waste skip started either accidentally or deliberately) igniting the cladding is highly likely.	Neutral
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N.3 Extent of Cladding

Limited in extent such as to delay fire spread over the external walls	Neutral
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N.4 Cavities & Openings

Cavity limited in extent and running horizontally only

Neutral

N.5 Infill / Spandrel Panels

Not Applicable

N.6 Setbacks - Combustible Cladding Setback from Wall Edge

Not Applicable

N.7 Overhangs & Projections

Not Applicable

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

Negative

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

Not Applicable

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

Adjacent to windows and openings onto escape routes, but the same fire could not spread to affect more than one escape route

Neutral

N.11 Attachments

Not Applicable

N.12 Proximity of Combustible Elements of a Façade to a Neighbouring Building

The building is more than 20metres from any other structure

Neutral

Risk Factor Analysis

1) Impact of Risk from Fire Performance: GRP panels are considered to be combustible however they are installed over a relatively small ground floor area of approximately 10% of the entire facade.

2) Impact of Risk from Façade Configuration: GRP panels are considered to be combustible however they are installed over a relatively small ground floor area of approximately 10% of the entire facade.

3) Impact of Risk from Fire Strategy / Fire Hazards: GRP panels are considered to be combustible however they are installed over a relatively small ground floor area of approximately 10% of the entire facade.

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

Sandwell Council House
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

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. 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

Dry riser inlet is located on the side elevation, adjacent to the bin store (facing Woodcroft Close).

Riser outlets are provided on every floor, typically located next to the lift car.

Cabinets are secured with 54 suited mortice locks.

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)

As the ground floor paneling is likely GRP (glass reinforced polyester) with a granular finish that will include binders/ glue, in our opinion this material is combustible.

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

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

Aerial Perspective: Wesley Court Center Right

Showing Wesley Court and Addenbrook Court and the surrounding area



Elevations

Photo	Name	No. of Storeys
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East Elevation

16 Storeys



South Elevation

16 Storeys



West Elevation

16 Storeys



North Elevation

16 Storeys

Inspections

Elevation Location	Inspection	Elements
	Inspection: UHPTK3 Accessible wall	• Surface Finish (Brickwork) • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original blockwork)
	Inspection: JFYSQX	No elements identified
	Inspection: GCM837 Accessible wall	• Surface Finish (GRP with granular finish with binders/glue fixed to batons and onto the original brickwork) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: B42L4Z	• Surface Finish (Granular with binders/ glue)
	Inspection: UJFBXF Accessible wall	• Surface Finish (Brickwork) • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original blockwork)
	Inspection: 48X6SQ Accessible wall	• Surface Finish (Brickwork) • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original blockwork)
	Inspection: BZTR7F Accessible wall	• Surface Finish (GRP with granular finish with binders/glue fixed to batons and onto the original brickwork) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: X6PA9Y Accessible wall	• Surface Finish (GRP with granular finish with binders/glue fixed to batons and onto the original brickwork) • Inner Leaf Support (Backing Wall) (Original brickwork)

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

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

Surface Finish	102mm	Brickwork		A1 - Non-Combustible
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Brickwork sections have a full fill blown mineral fibre insulation, the system forms part of the original external and infill masonry walls.

Cavity	80mm			
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Insulation	80mm	Mineral Wool Insulation		A1 - Non-Combustible
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Blown Mineral Wool

Inner Leaf Support (Backing Wall)	100mm	Original blockwork		A1 - Non-Combustible
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Original blockwork

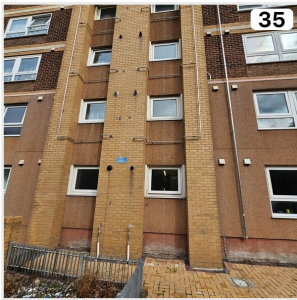
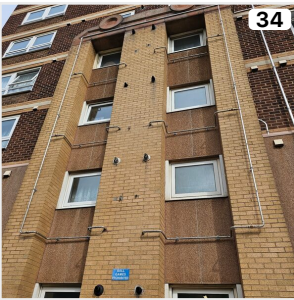
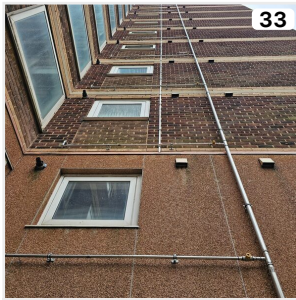
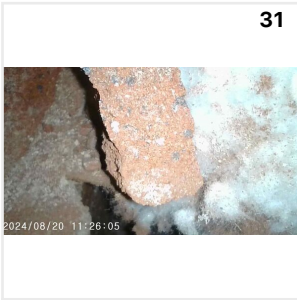
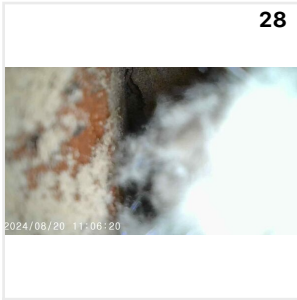
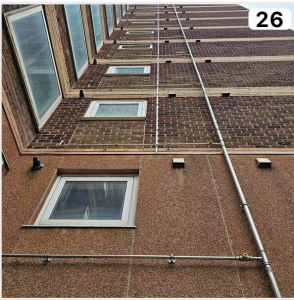
Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos

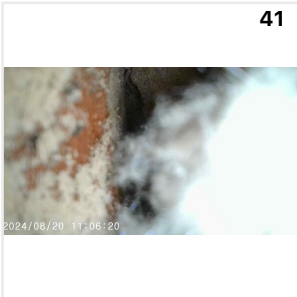
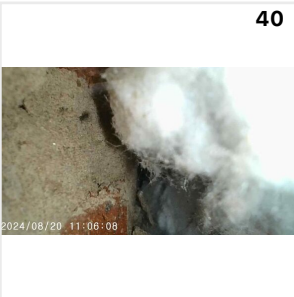
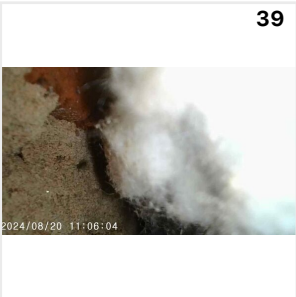
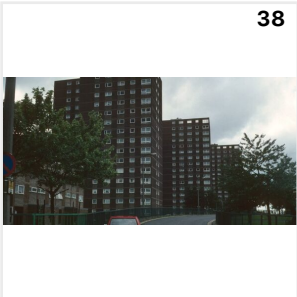
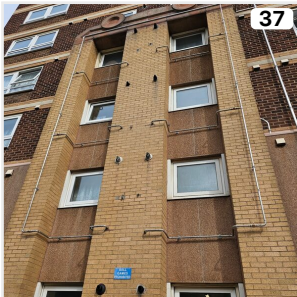
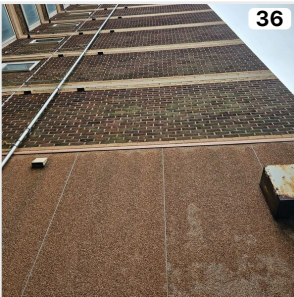


Inspection: JFYSQX

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 - composite/fiberglass board with granular finish set onto pressure treated batons

Description

It was not possible to identify the composite panels, however due to the high polymer content, we believe these panels will be highly combustible and as they do not appear to provide any substantial value other than for aesthetic appearance, we would suggest they are removed.

Build-Up

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

Surface Finish	6mm	GRP with granular finish with binders/glue fixed to batons and onto the original brickwork Material Brand: Unknown		D - Highly Combustible
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It was not possible to identify the composite panels, however due to the high polymer content, we believe these panels will be highly combustible and as they do not appear to provide any substantial value other than for aesthetic appearance, we would suggest they are removed.

Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible
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Original brickwork

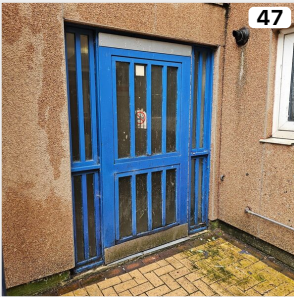
Cavity Barriers

None

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: B42L4Z

Name/Summary

Wall Type 2 - composite/fiberglass board with granular finish set onto pressure treated batons

Description

It was not possible to identify the composite panels, however due to the high polymer content, we believe these panels will be highly combustible and as they do not appear to provide any substantial value other than for aesthetic appearance, we would suggest they are removed.

Build-Up

1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Granular with binders/ glue Material Brand: Unknown		D - Highly Combustible

Inspection Photos



Inspection: UJFBXF

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

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

Surface Finish	102mm	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.

Cavity	80mm			
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Insulation	80mm	Mineral Wool Insulation		A1 - Non-Combustible
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Blown Mineral Wool

Inner Leaf Support (Backing Wall)	100mm	Original blockwork		A1 - Non-Combustible
---	-------	--------------------	--	----------------------

Original blockwork

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: 48X6SQ

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

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

Surface Finish	102mm	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.

Cavity	80mm			
--------	------	--	--	--

Insulation	80mm	Mineral Wool Insulation		A1 - Non-Combustible
------------	------	-------------------------	--	----------------------

Blown Mineral Wool

Inner Leaf Support (Backing Wall)	100mm	Original blockwork		A1 - Non-Combustible
---	-------	--------------------	--	----------------------

Original blockwork

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: BZTR7F

Location
Accessible wall

Name/Summary

Wall Type 2 - composite/fiberglass board with granular finish set onto pressure treated batons

Description

It was not possible to identify the composite panels, however due to the high polymer content, we believe these panels will be highly combustible and as they do not appear to provide any substantial value other than for aesthetic appearance, we would suggest they are removed.

Build-Up

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

Surface Finish	6mm	GRP with granular finish with binders/glue fixed to batons and onto the original brickwork Material Brand: Unknown		D - Highly Combustible
----------------	-----	---	--	------------------------

It was not possible to identify the composite panels, however due to the high polymer content, we believe these panels will be highly combustible and as they do not appear to provide any substantial value other than for aesthetic appearance, we would suggest they are removed.

Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible
-----------------------------------	-------	--------------------	--	----------------------

Original brickwork

Cavity Barriers

None

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: X6PA9Y

Location
Accessible wall

Name/Summary

Wall Type 2 - composite/fiberglass board with granular finish set onto pressure treated batons

Description

It was not possible to identify the composite panels, however due to the high polymer content, we believe these panels will be highly combustible and as they do not appear to provide any substantial value other than for aesthetic appearance, we would suggest they are removed.

Build-Up

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

Surface Finish	6mm	GRP with granular finish with binders/glue fixed to batons and onto the original brickwork Material Brand: Unknown		D - Highly Combustible
----------------	-----	---	--	------------------------

It was not possible to identify the composite panels, however due to the high polymer content, we believe these panels will be highly combustible and as they do not appear to provide any substantial value other than for aesthetic appearance, we would suggest they are removed.

Inner Leaf				
Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible

Original brickwork

Cavity Barriers

None

Floor Slab

Backing Wall Sits On The Floor Slab

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

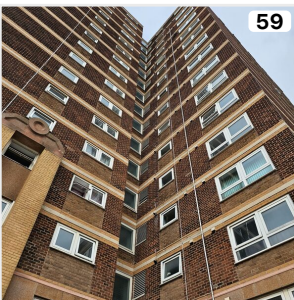
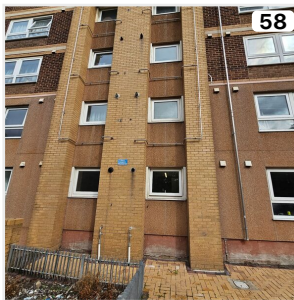
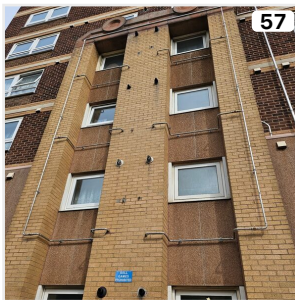
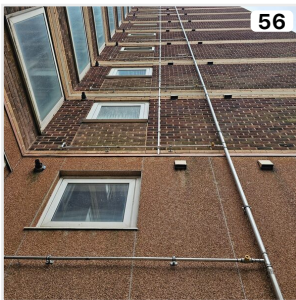
Frame Material

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.

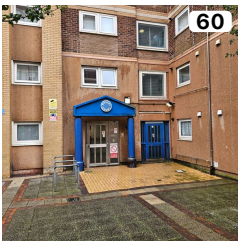
Photos



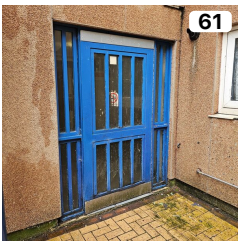
External Doors

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

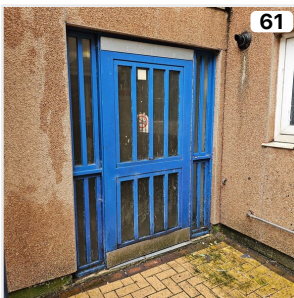
Frame Material

Polyester powder coated aluminium

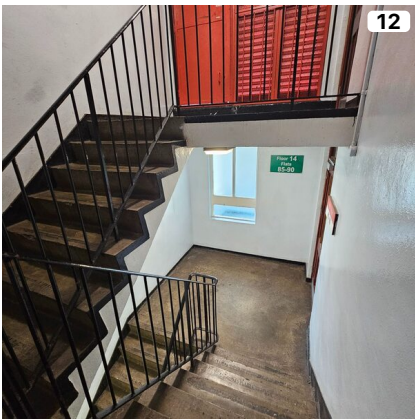
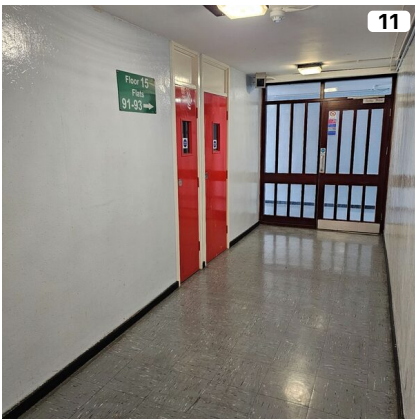
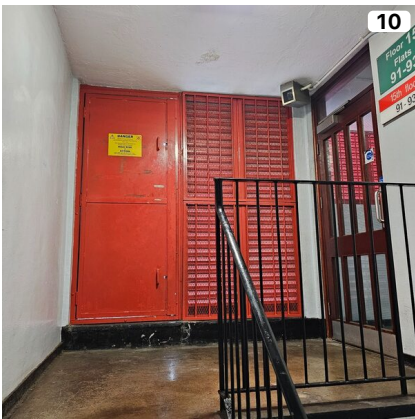
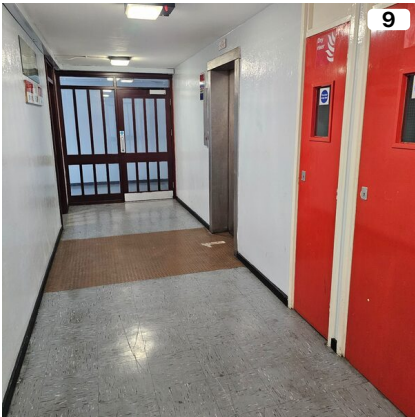
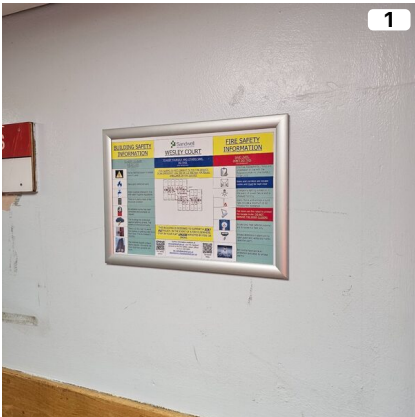
Infill / Panel Material

Polyester powder coated aluminium

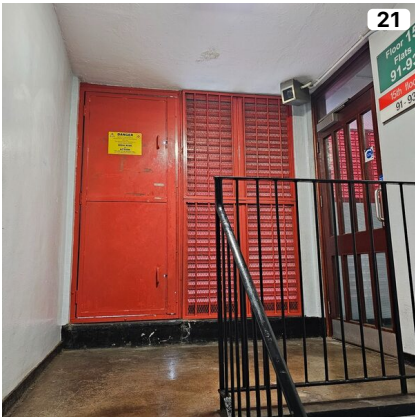
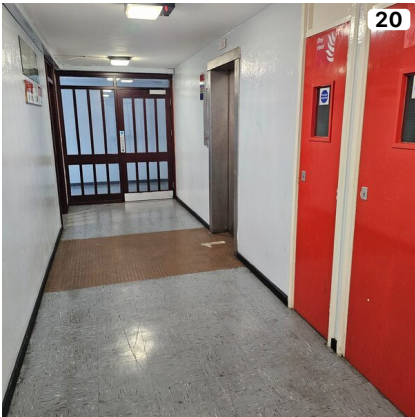
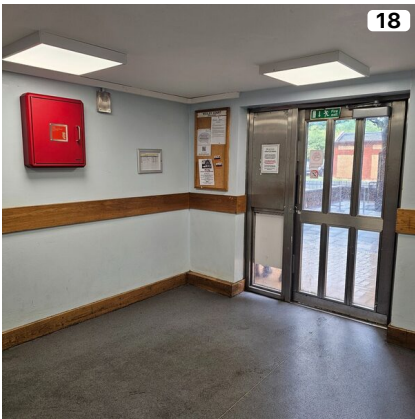
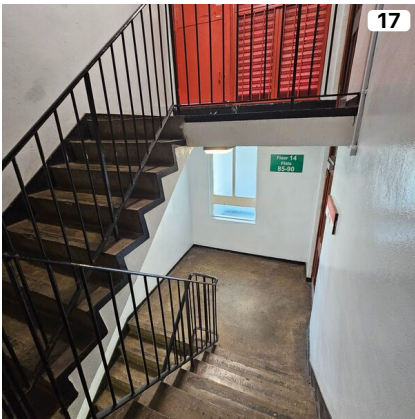
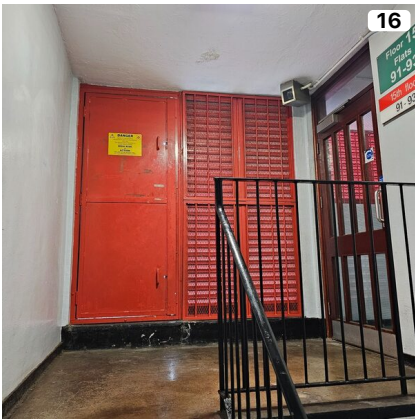
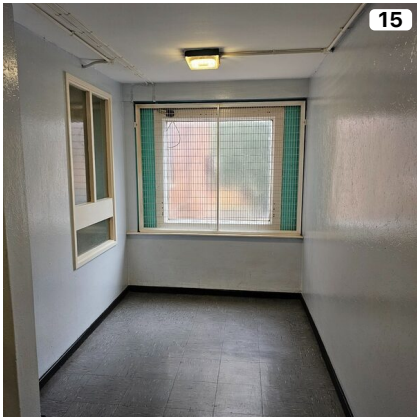
Photos



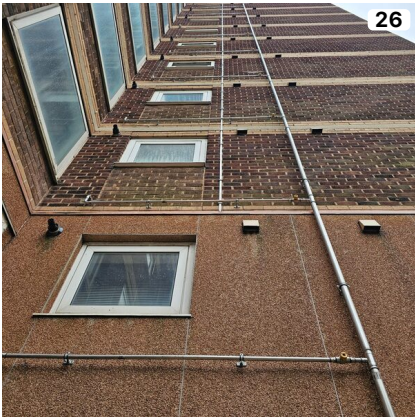
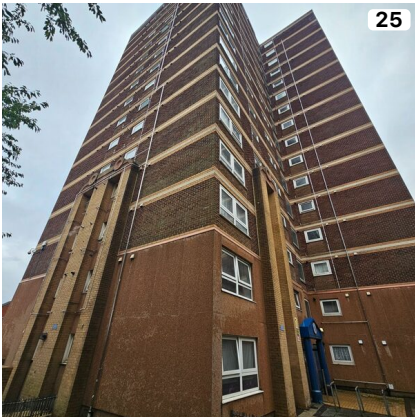
Photos



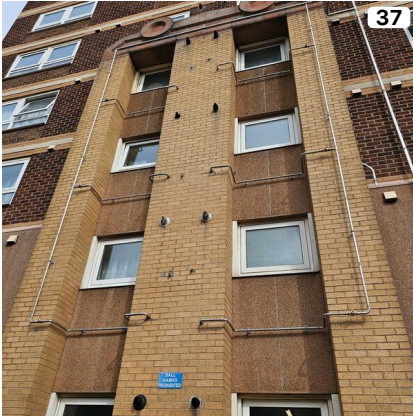
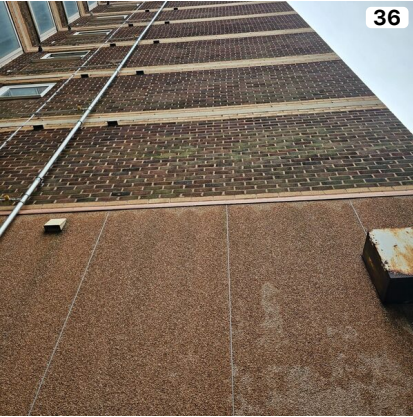
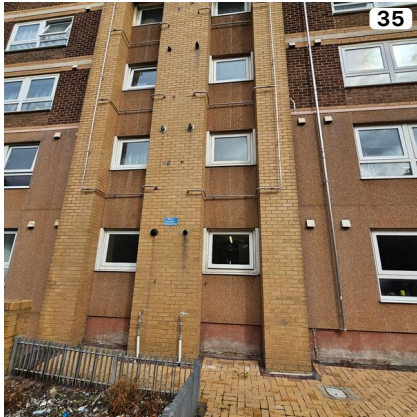
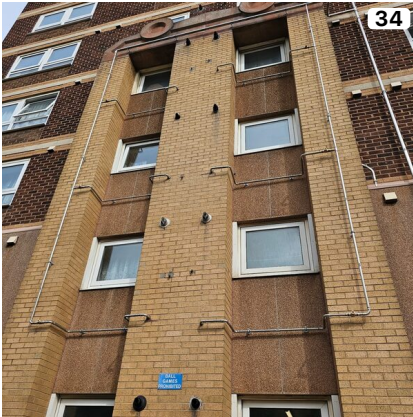
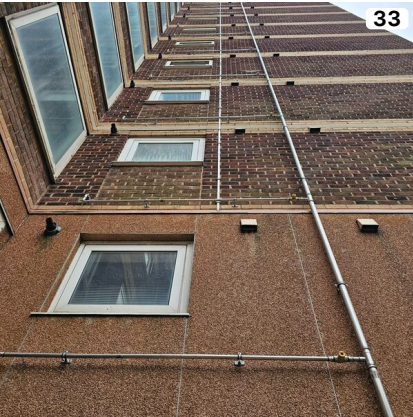
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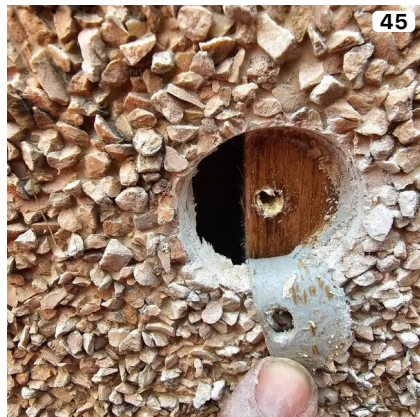
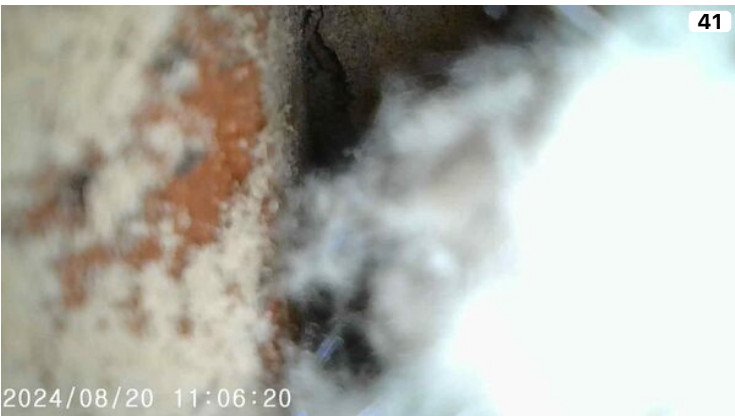
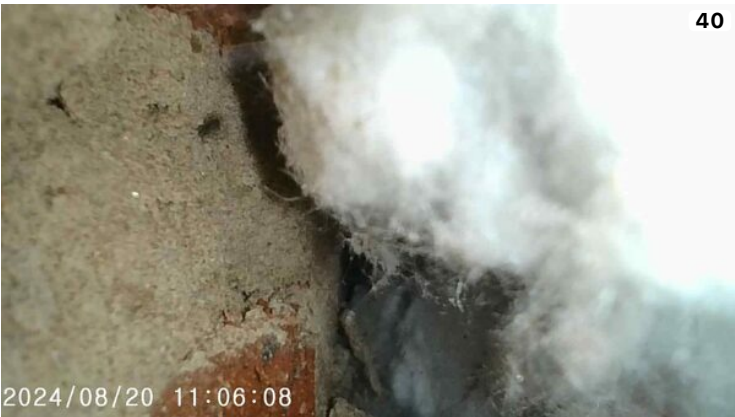
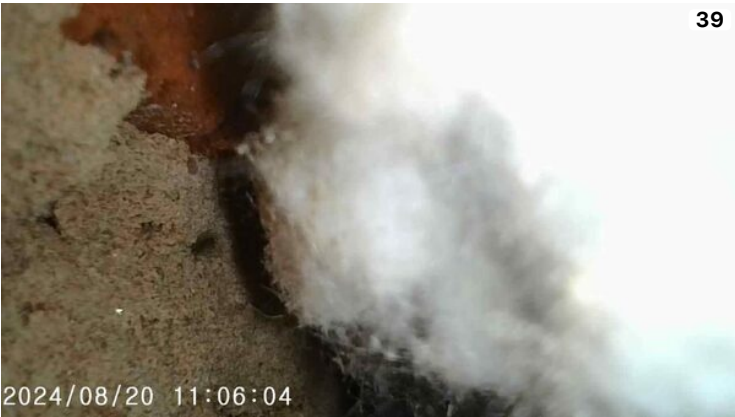
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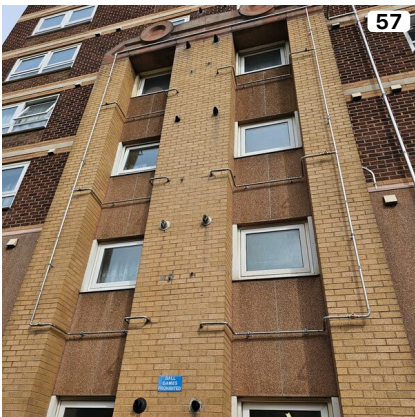
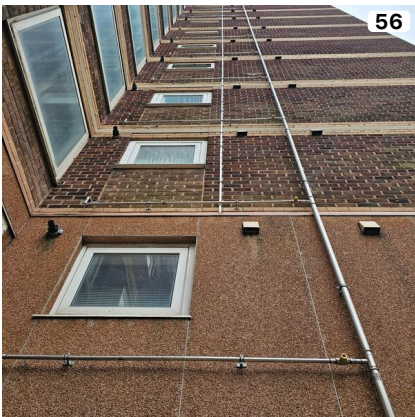
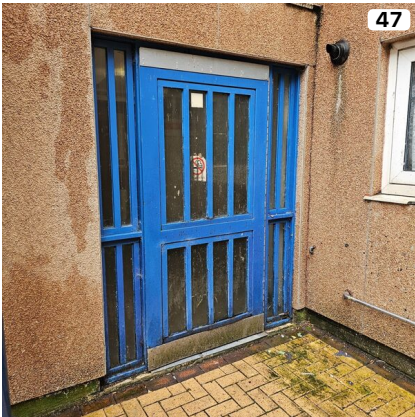
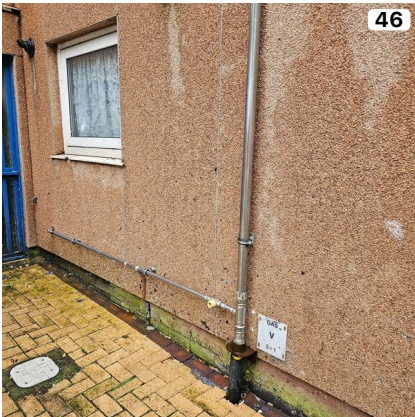
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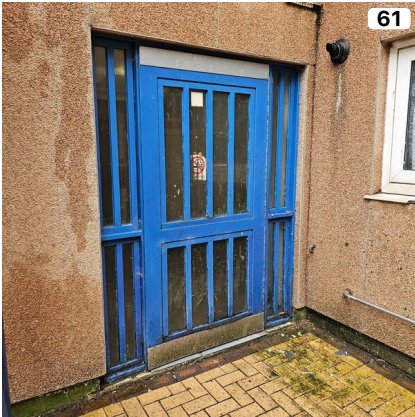
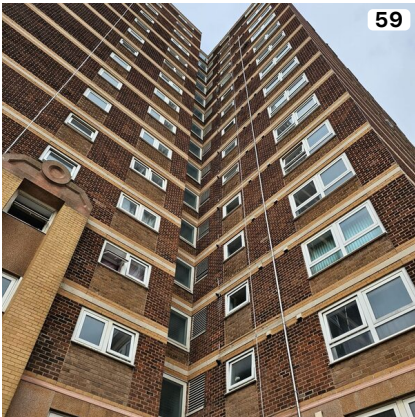
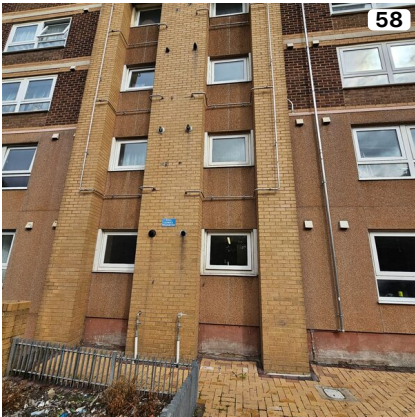
Photos Continued...



Photos Continued...



Photos Continued...





FIRNTEC
BUILDING COMPLIANCE