



FIRNTEC
BUILDING COMPLIANCE

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

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

EXTERNAL WALL SURVEY

WYRLEY HOUSE

Sedgeley Road East
Tipton
DY4 7TT

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Summary

External Wall Survey

Assessment and Certificate Reference

RB-D158M9

Assessed On, By

01/07/2025, Gary Noel (AIFSM)

Approved / Validated On, By

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

Recommended Review Date

01/07/2030

Produced For the Responsible Person

Sandwell Metropolitan Council

Specification Conforms To

Our own internal quality system.

Assessment Scope

Assessment applies only to the building specified.

Assessed Property

Property Name

Wyrley House

Property Reference

RB-7ER82W

Address

Sedgeley Road East

Tipton

DY4 7TT

Assessing Organisation

Firntec Ltd

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

0345 646 1566 — www.firntec.com

Abbreviation/ Term Definition

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

Terms of Reference

Overview

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

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

Scope of Works

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

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

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

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

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

Limitations

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

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

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

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

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

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

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

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

Assumptions

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

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

Outcomes

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

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

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

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

Asset Information

Client Name

Sandwell Metropolitan Council

Client Address

Sandwell Council House, Freeth Street, Oldbury B69 3DE

Fire Alarm System

There is no BS5839 (Part 6 or Part 1) Fire detection/alarm system provided in the common areas of the building. The smoke detection provided is part of the smoke ventilation system. Smoke detection within the block has been installed to the communal lobbies above ground floor and is linked to the automatic opening smoke ventilation system. Smoke / Fire detection to individual flats assessed is fitted to an LD2 standard.

Emergency Lighting

Installed in communal parts

Emergency Lighting

Emergency lighting appears to conform to the requirements of BS5266-1 design standard. The system appears to provide adequate coverage and be in good working order (indicator lights active on luminaires). Luminaires appear to be correctly sited and appear to provide adequate lighting.

Portable Fire Fighting Equipment

Portable Fire Fighting Equipment installed within staff only / Restricted areas of the building

Portable Fire Fighting Equipment

Extinguisher equipment is installed within staff only / Restricted access areas of the building. A portable fire extinguisher (CO2) is located within the lift motor room and is serviced annually.

Smoke Control

Natural smoke control, Smoke control installed

Smoke Control

The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Manual openable windows within the stairwell and the stairs and lobbies are provided with an automatic smoke ventilation system

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

Sprinkler system installed within bin rooms only

Fire Fighting Facilities

Dry Riser

Fire Fighting Facilities

Dry riser outlets were located on each floor within the firefighting lobby area, ensuring accessible water supply for firefighting operations. This placement allows for efficient connection of firefighting hoses, providing vital water access to emergency services during fire incidents across all floor levels.

Access for fire-fighting vehicles

Adequate access for firefighting vehicles

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

Fire Hydrant Location/ Water Supply

Public fire hydrant are available. The nearest fire hydrant is on the corner of the footpath adjacent Paget House as detailed in the on arrival information.

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

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Secure Information Boxes

Secure information box (SIB) installed

Signage

Appropriate signage installed throughout premises

Property Type

Residential

Building Era / Age

Known Build Date

Known Build Date

1926

Guidance Applicable At Time Of Construction

Model Byelaws 1953

Building Height

Overall Building Height Approximately 18m

Highest Occupied Floor Level 15m

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

Number of Storeys (Ground and above)

6

Number of Flats

30

Flat Types

Single Storey

Structural Wall Material

Concrete / Brick

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

60

Residents (Extended)

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

Visitors

Not Known

People With Reduced Mobility

Not Known

Lone Workers

None

Young Persons Employed in the Premises

None

Escapes & Exits

There are sufficient fire exits from the premises of suitable width and within acceptable travel distances. These will allow all persons in the premises to evacuate safely in the event of fire. Emergency exits open outwards in escape

direction.

Number Of Internal Escape Stairs

1

External Means Of Escape

None Present

Evacuation Chairs Installed

No

Stairwells Protected / Lobbied

Yes

Current Evacuation Strategy

Stay Put

Current Stay Put Strategy Description

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

Number Of Final Exits

2

Types Of Lifts Installed

Passenger + Fireman's Control

Refuge Points Present

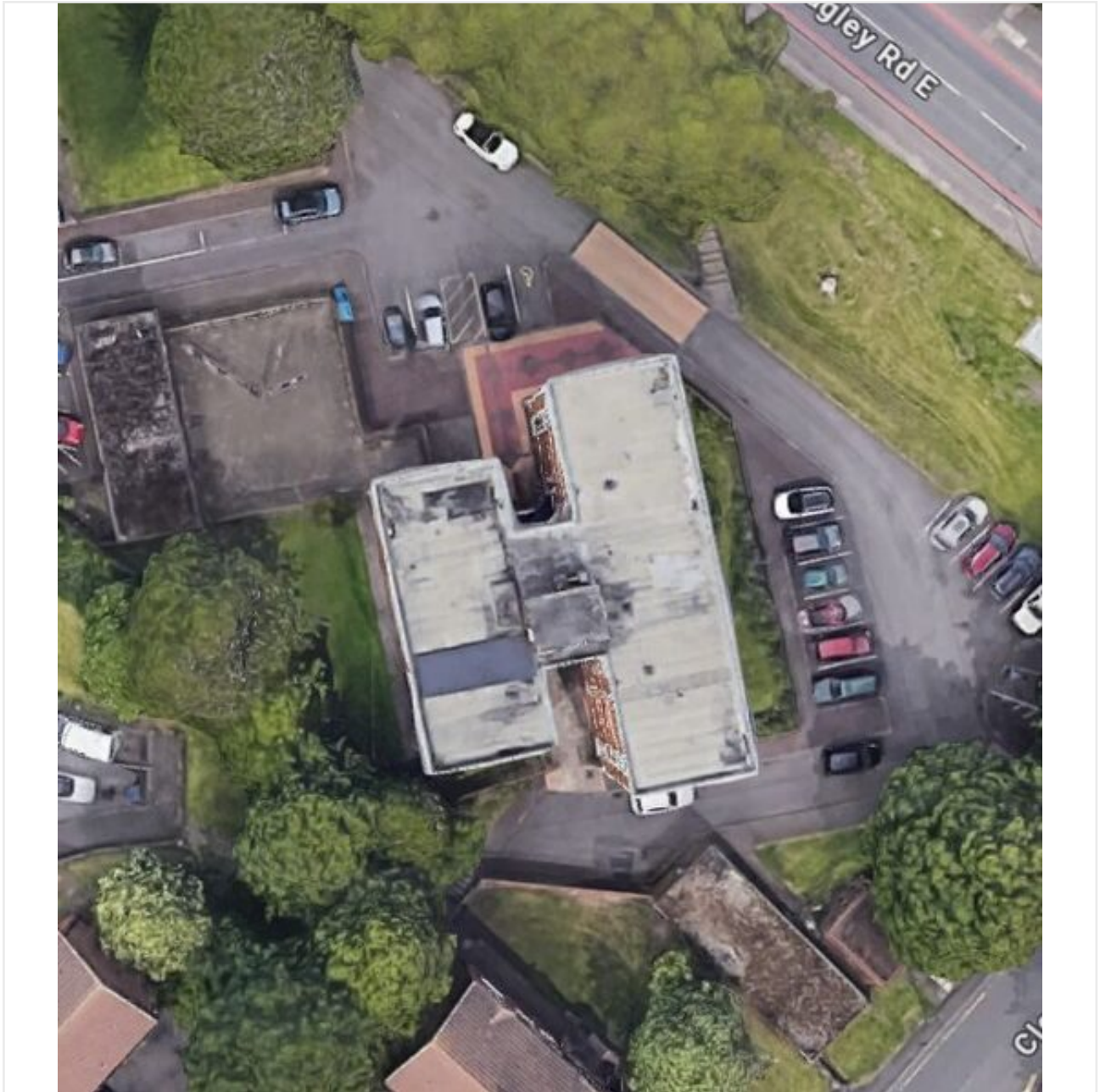
No

Flat Doors Open Onto Stairs

No

Aerial Perspective: Wyrley House

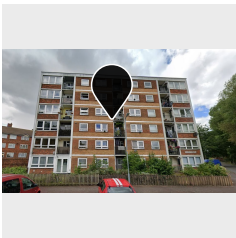
Aerial Perspective (picture sourced from Google Earth)



Elevations

Photo	Name	No. of Storeys	Features
	East Elevation	6 Storeys	Private Balconies Inset Stacked
	North Elevation	6 Storeys	Escape Route Exit
	South Elevation	6 Storeys	Escape Route Exit
	West Elevation	6 Storeys	

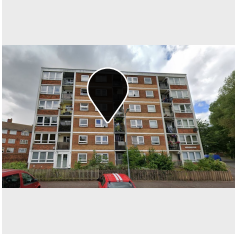
Inspections

Elevation Location	Inspection	Elements
	Inspection: 39VF49 East Elevation Compartment Floor Junction	• External Surface Material (Brickwork) • Cavity • Substrate (Original brickwork)
	Inspection: 9G1IIV East Elevation Balcony Inspection	• External Surface Material (Reinforced concrete)
	Inspection: UJYS1M East Elevation Compartment Floor and Wall Junction Interface	• External Surface Material (Brickwork) • Cavity • Substrate (Original brickwork)
	Inspection: M58SLK East Elevation Compartment Floor and Wall Junction Interface	• External Surface Material (Brickwork) • Cavity • Substrate (Original brickwork)
	Inspection: J6DIDE East Elevation Compartment Floor and Wall Junction Interface	• External Surface Material (Brickwork) • Cavity • Substrate (Original brickwork)

Elevation Location**Inspection****Elements**

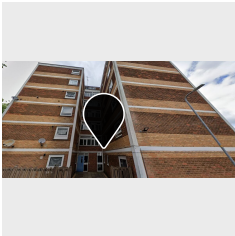
Inspection: FBR7WR
East Elevation
Balcony Inspection

- External Surface Material (Reinforced concrete)



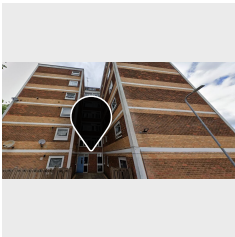
Inspection: VWUK56
East Elevation
Aperture Opening

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



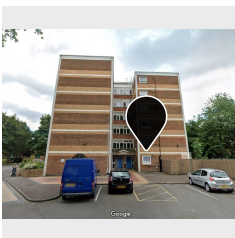
Inspection: 1JRSPE
South Elevation
Compartment Floor and Wall Junction Interface

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



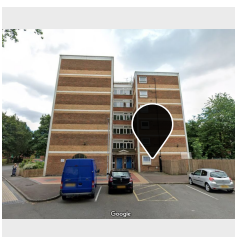
Inspection: ETBRIT
South Elevation
Compartment Floor Junction

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



Inspection: S3NAPE
North Elevation
Compartment Floor Junction

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



Inspection: 613HXX
North Elevation
Aperture Opening

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

Inspection: 39VF49

Elevation • Location
East Elevation • Compartment Floor Junction



Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	5, 6	A1 - Non-Combustible
Cavity	70mm		7	
Substrate		Original brickwork	8	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Concrete	9

Cavity closed horizontally by the concrete floor slab

Floor Slab

Reinforced concrete

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: 9G1IIV

Elevation • Location
East Elevation • Balcony Inspection



Name/Summary

Balcony

Description

Refer to balconies section

Build-Up

1 Element	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	Reinforced concrete	12	A1 - Non-Combustible

Refer to balconies section

Floor Slab

Reinforced concrete

Build-up Photos



Inspection: UJYS1M

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



Name/Summary

Masonry (Brickwork)

Build-Up

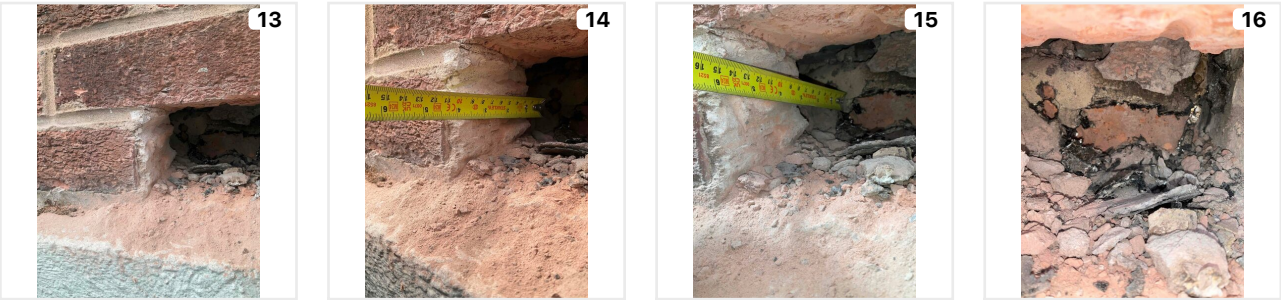
3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	13, 14	A1 - Non-Combustible
Cavity	70mm		15	
Substrate		Original brickwork	16	A1 - Non-Combustible

Cavity Barriers

2 Cavity Barriers	Material	Photo Ref.
Vertical Cavity Barrier	Concrete	17
Cavity closed at compartmentation wall		
Horizontal Cavity Barrier	Concrete	18

Cavity closed horizontally by the concrete floor slab

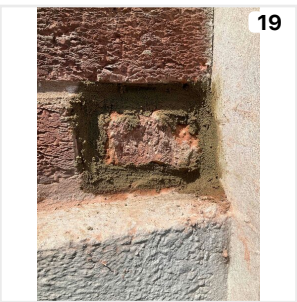
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: M58SLK

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



Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	20, 21	A1 - Non-Combustible
Cavity	60mm		22	
Substrate		Original brickwork	23	A1 - Non-Combustible

Cavity Barriers

2 Cavity Barriers	Material	Photo Ref.
Vertical Cavity Barrier	Concrete	24
Cavity closed at compartmentation wall		
Horizontal Cavity Barrier	Concrete	25
Cavity closed horizontally by the concrete floor slab		

Floor Slab

Reinforced concrete

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: J6DIDE

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



Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	28, 29	A1 - Non-Combustible
Cavity	80mm		30	
Substrate		Original brickwork	31	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Concrete	32

Cavity closed at compartmentation wall

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: FBR7WR

Elevation • Location
East Elevation • Balcony Inspection



Name/Summary

Balcony

Description

Refer to balconies section

Build-Up

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

Refer to balconies section

Inspection Photos



Inspection: VWUK56

Elevation • Location
East Elevation • Aperture Opening



Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	36, 37	A1 - Non-Combustible
Cavity	30mm		38	
Substrate		Original brickwork	39	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Window Aperture	Brick	40

Floor Slab

Reinforced concrete

Build-up Photos



Cavity Barrier Photos

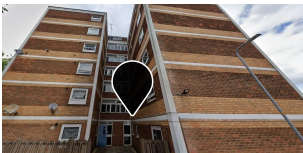


Inspection Photos



Inspection: 1JRSPE

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



Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material		Brickwork	43	A1 - Non-Combustible
Cavity	60mm		44	
Substrate		Original blockwork	45	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Concrete	46

Cavity closed horizontally by the concrete floor slab

Floor Slab

Reinforced concrete

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: ETBRIT

Elevation • Location
South Elevation • Compartment Floor Junction



Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	48	A1 - Non-Combustible
Cavity	60mm		49	
Substrate		Original blockwork	50	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Concrete	51

Cavity closed horizontally by the concrete floor slab

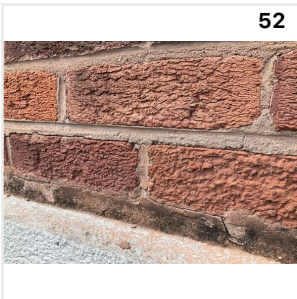
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: S3NAPE

Elevation • Location
North Elevation • Compartment Floor Junction



Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	54	A1 - Non-Combustible
Cavity	70mm		55	
Substrate		Original brickwork	56	A1 - Non-Combustible

Cavity Barriers

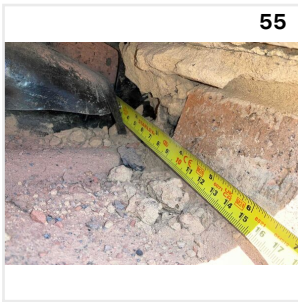
1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Concrete	57

Cavity closed horizontally by the concrete floor slab

Floor Slab

Reinforced concrete

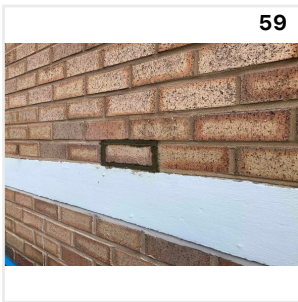
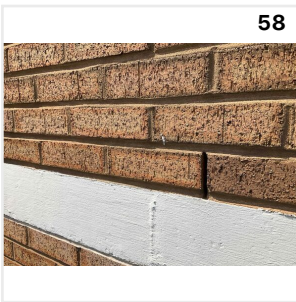
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: 613HXX

Elevation • Location
North Elevation • Aperture Opening



Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	60, 61	A1 - Non-Combustible
Cavity	90mm		62, 63, 64	
Substrate		Original blockwork	65	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Window Aperture	Brick	64

Cavity closed at the window opening enclosed via brickwork

Floor Slab

Reinforced concrete

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Attachments & Balconies

Photo

Attachment



Inset Balcony (XBHYK6)

Configuration: Stacked, Inset

Size: Private balcony spanning only a single compartment

Attachment: Inset Balcony

Attachment Reference
XBHYK6

Details

Configuration

Stacked, Inset

Size

Private balcony spanning only a single compartment

Framework/Structure

Reinforced concrete framework extension of the floor slab

Handrail

Steel

Balustrade

Steel

Soffit

Concrete

Details

Visual observations only no access to private balconies

Photos



External Windows

Photo

External Window



Top, Mid, Side Hung Casements (UHSZ96)

External Window: Top, Mid, Side Hung Casements

External Window Reference
UHSZ96

Details

Surface Material

uPVC

Frame Material

uPVC

Infill / Panel Material

Toughened Safety Glass

Photos



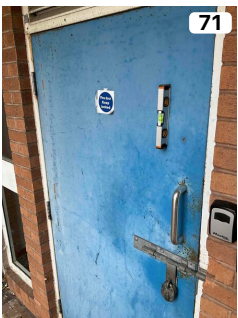
External Doors

Photo

External Door



Single Leaf Door (BIQVNS)



Single Leaf Door (8WMHZM)

External Door: Single Leaf Door

External Door Reference
BIQVNS

Details

Surface Material

Steel

Infill / Panel Material

Toughened Glass

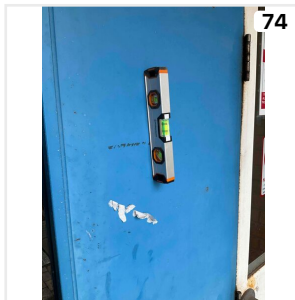
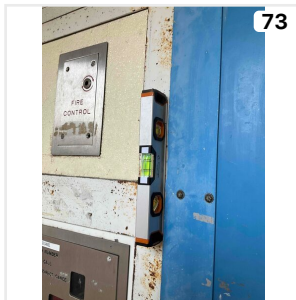
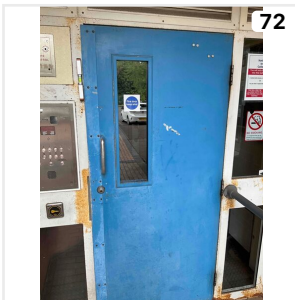
Frame Material

Steel

Details

Entrance door

Photos



External Door: Single Leaf Door

External Door Reference
8WMHZM

Details

Surface Material

Steel

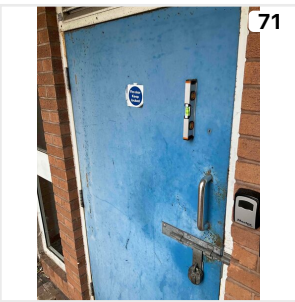
Frame Material

Steel

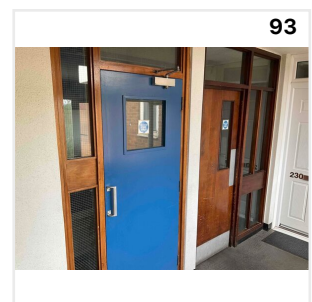
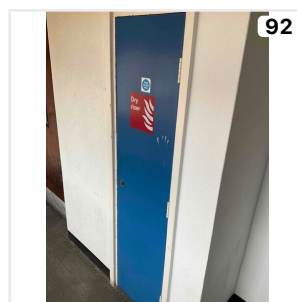
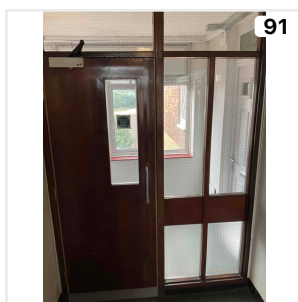
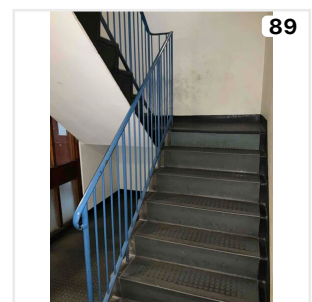
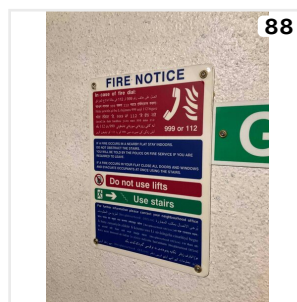
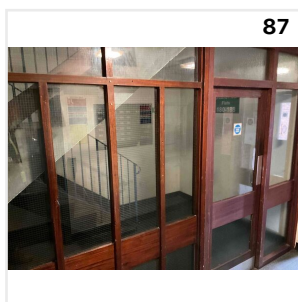
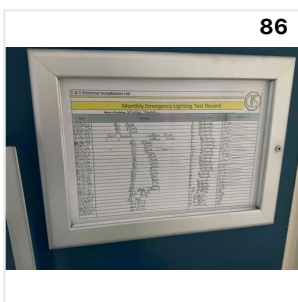
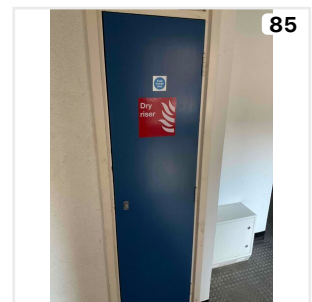
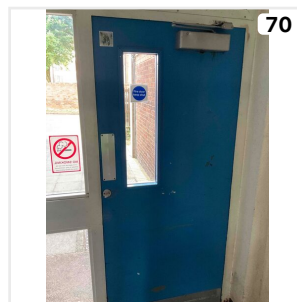
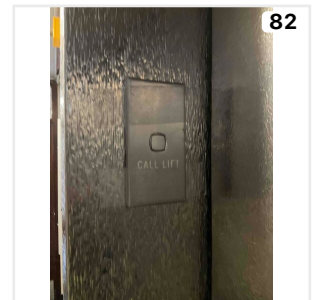
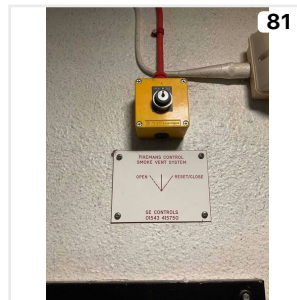
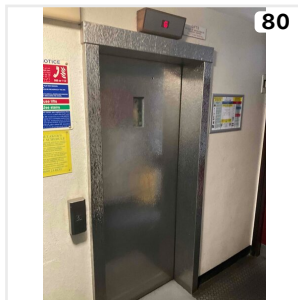
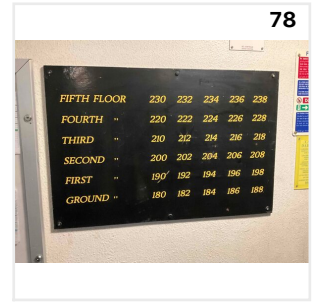
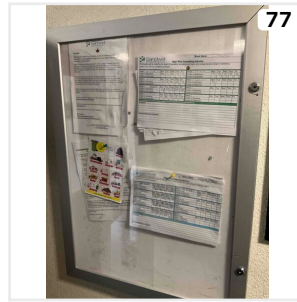
Details

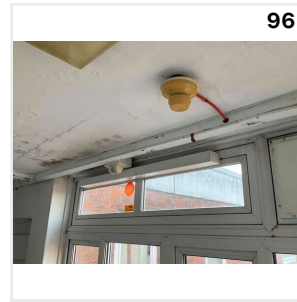
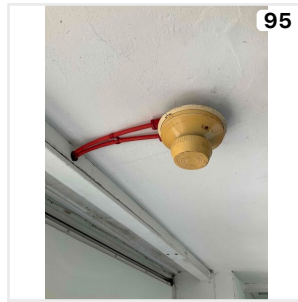
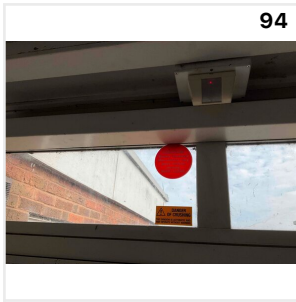
Services door

Photos



General Observations

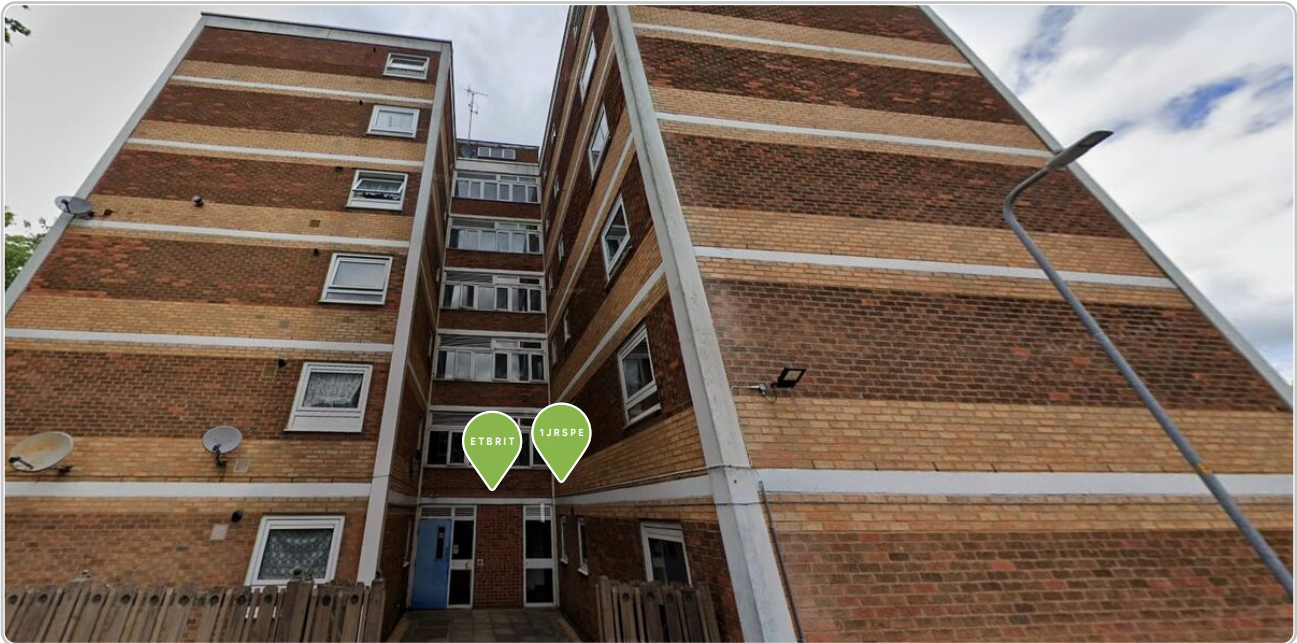




Plan: East Elevation



Plan: South Elevation



Plan: North Elevation



Photos



Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...



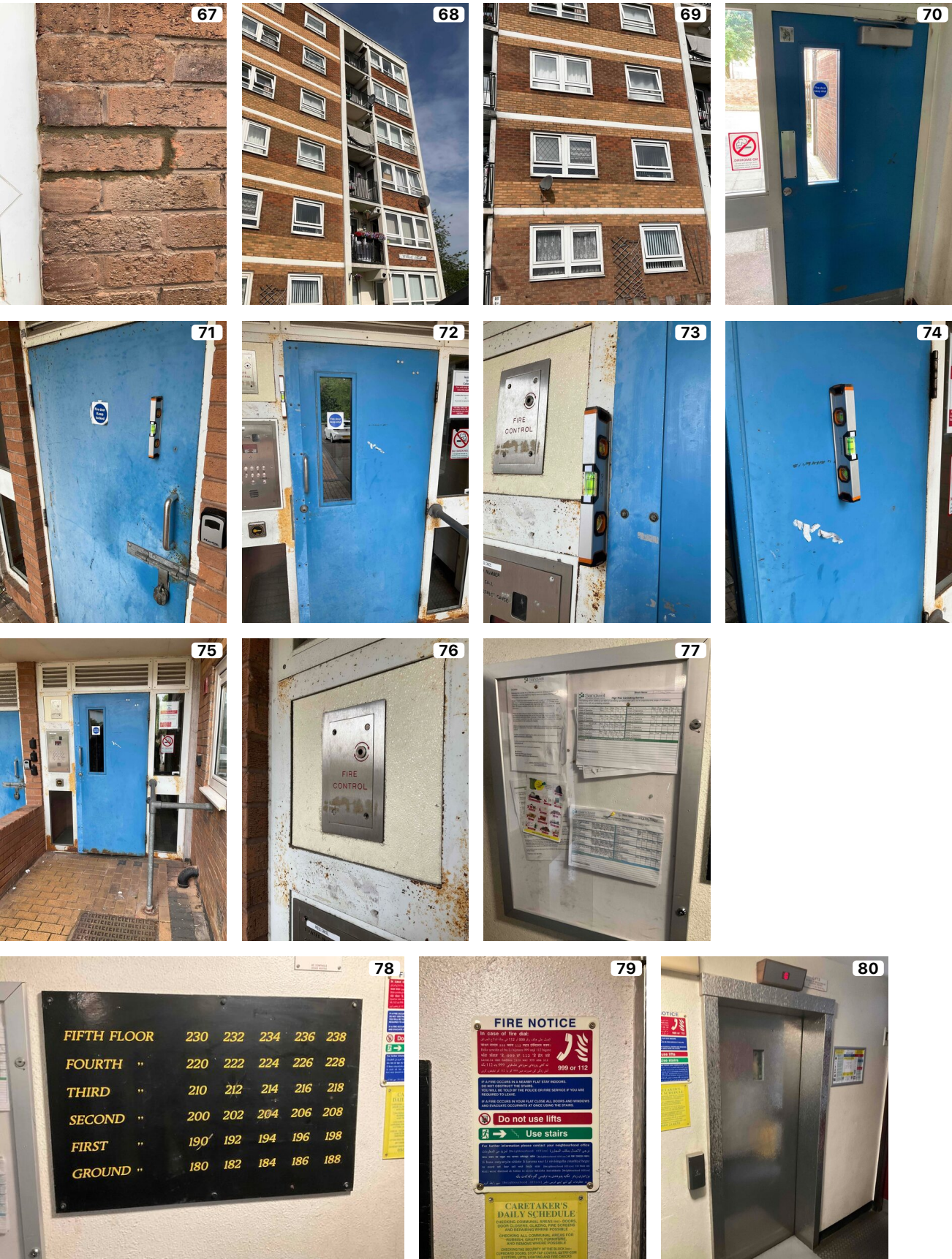
Photos Continued...



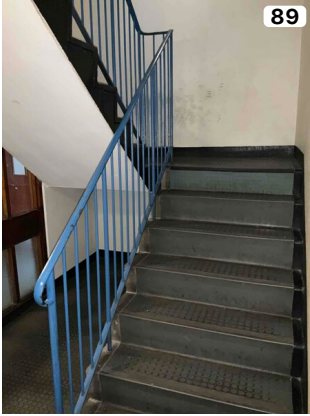
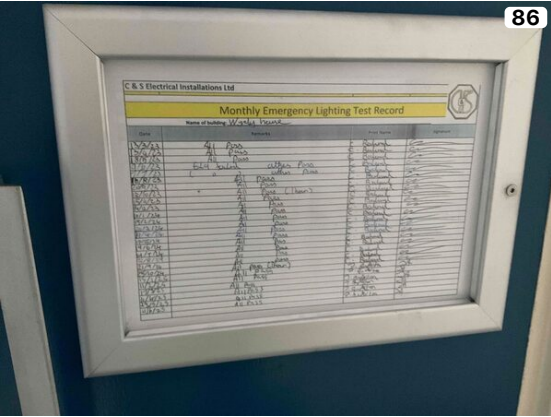
Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...





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