FIRNTEC
BUILDING COMPLIANCE

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

Document Version 2
Survey Date 22/06/2025
Suggested Review Date 22/06/2030

EXTERNAL WALL SURVEY

65-96 HORTON STREET

Great Bridge
DY4 7JW

Table of Contents

Summary

External Wall Survey

Assessment and Certificate Reference
RB-3YC6X6

Assessed On, By
22/06/2025, Douglas Murray (Building Safety Consultant)
(BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA)

Approved / Validated On, By
13/08/2025, James Major (Facade Manager)

Recommended Review Date
22/06/2030

Produced For the Responsible Person
Sandwell Metropolitan Borough Council

Specification Conforms To
Our own internal quality system.

Assessment Scope
Assessment applies only to the building specified.

Assessed Property

Property Name
65-96 Horton Street

Property Reference
RB-A2N7P6

Address
Great Bridge
DY4 7JW

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 undertaking by the defined terms as described in Approved Document B:

- External Wall: Includes all of the following.

• Anything located within any space forming part of the wall.
• Any decoration or other finish applied to any external (but not internal) surface forming part of the wall.
• Any windows and doors in the wall.
• Any part of a roof pitched at an angle of more than 70 degrees to the horizontal if that part of the roof adjoins a space within the building to which persons have access, but not access only for the purpose of carrying out repairs or maintenance

- Specific Attachment Includes any of the following.

• A balcony attached to an external wall.
• A device for reducing heat gain within a building by deflecting sunlight which is attached to an external wall.
• A solar panel attached to an external wall.

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

We endeavour to undertake intrusive inspections at various elevations and varying heights, however, this may not always be achievable due to mitigating factors out of our control such as access or weather conditions.
The findings of the investigation are limited to each precise inspection location and cannot be used to confirm absolute consistency of the façade in its entirety.

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

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

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

Assumptions

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

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

Outcomes

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

The findings of this report may form part of the gathered information to form such reports as:
- PAS9980:2022 Fire risk appraisal of external wall construction and cladding of existing blocks of flats – Code of practice or;
- External Wall Compliance at Time of Construction Report.

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

Asset Information

Client Name

Sandwell Metropolitan Borough Council

Client Address

Sandwell Council House, Freeth Street, Oldbury B69 3DE

Responsible Person

Sandwell Metropolitan Borough Council

Safety Assistance

Not Required

Contact Details

As Provided by Client

Fire Alarm System

Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test. Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to a combination of LD2 & LD3 standard. There is no effective means for detecting an outbreak of fire to communal areas.

Emergency Lighting

Installed in communal parts

Emergency Lighting

Sufficient; monthly tested and maintained .

Portable Fire Fighting Equipment

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

Portable Fire Fighting Equipment

CO_2 extinguisher in lift motor room; annually serviced

Smoke Control

Natural smoke control, Smoke control installed

Smoke Control

AOV at 7th floor rear stair; louvre vents at front .

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

Bin store protected by deluge system; biannual servicing .

Fire Fighting Facilities

Dry Riser

Fire Fighting Facilities

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

Access for fire-fighting vehicles

Good access for firefighting vehicles
NOTE This is where access exceeds benchmark guidance on access for firefighting vehicles, taking into account the size of the building (floor area), height of the building and whether fire mains are present in the building. This might be the case where access is possible to all elevations of the building.

Fire Hydrant Location/ Water Supply

Public fire hydrants are available. There is a fire hydrant adjacent to the front main entrance 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

Housekeeping

Clean; daily checks and bulk item removal in place .

Secure Information Boxes

Secure information box (SIB) installed

Secure Information Boxes

Gerda PIB at rear GF lobby; white box at front door .

Signage

Appropriate signage installed throughout premises

Signage

Generally adequate throughout

Property Type

Apartment Block, Residential Purpose-built

Building Era / Age

Known Build Date

Known Build Date

Wates system-built concrete/brick structure (c.1960). Refurbished 2009.

Guidance Applicable At Time Of Construction

Byelaws of Local Authorities (pre-Building Regs): likely Sandwell/Tipton area-specific fire precautions and structural standards.

Building Height

Overall Building Height Approximately 24m
Highest Occupied Floor Level 21m
(calculated at 3m per floor as per PAS 9980-2022 section 3.1.22)

Approx Floor Area Per Floor

Based on typical floor layouts for 4 flats per level across 8 storeys and observed scale from FRA plans, the approximate floor area per floor is estimated at: ≈ 200–220 m^2 per floor

This estimation assumes:
Each flat averages ~50–55 m^2
Communal circulation (stairs, lobby, lift) adds ~20–30 m^2

External Dimensions

the approximate external dimensions for 65-96 Horton Street are:
Length: ~22–24 metres
Width: ~9–10 metres
Height: ~21.6 metres (8 storeys including ground floor at approx. 2.7 m/storey)
These dimensions align with standard footprints for 4-flat-per-floor Wates blocks of the 1960s.

Number of Storeys (Ground and above)

8 storeys total, including the ground floor.
This comprises:
Ground Floor (Level 0)
Floors 1 to 7 above (Levels 1–7)

Number of Basement Levels

Not applicable

Number of Flats

32 self-contained residential flats.

Flat Types

Single Storey

Structural Wall Material

Traditional build with concrete floor slab

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

Concrete

Construction (Details)

Traditional concrete frame and brick construction which has had refurbishment works including UPVC windows, insulation and render facade over the existing facade.

Exterior Cladding

FRAEW Completed on Exterior Cladding

Exterior Cladding (Details)

EWI (External Wall Insulation) retrofit onto a masonry/brick original outer leaf. The render system appears to be a polymer-modified or sand-cement render, with signs of long-term weather exposure and thermal stress-induced

cracking.

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

Day staff

~ Number of Employees on duty

1

Employees (Extended)

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

Residents

Yes

Approx number of Residents

64

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

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

Number Of Final Exits

Front entrance (main door, fob + firefighter override access)
Rear entrance (secured, with internal access to rear lobby and firefighter switch)

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger + Fireman's Control

Evacuation Chairs Installed

No

Refuge Points Present

No

Stairwells Protected / Lobbied

Yes

Flat Doors Open Onto Stairs

No

Current Evacuation Strategy

Stay Put

Current Stay Put Strategy Description

Occupants remain unless directly affected by smoke/fire or instructed to evacuate by emergency services. Supported by 60-minute vertical and horizontal compartmentation, FD30s doors, and two independent escape stairs.

Current Evacuation Strategy for the property considered appropriate?

Yes

What is the recommended evacuation strategy for the property?

Stay Put

Executive Summary

Summary

SUMMARY INFORMATION
A Step 1 Fire Risk Assessment of External Wall Construction (FRAEW) was conducted on 23/06/2025 at 65-96 Horton Street, Tipton, in accordance with PAS 9980:2022. The assessment focused on the risk of external fire spread, considering the building's height, external wall system, balconies, occupancy type, and evacuation strategy. The approach taken was proportionate and evidence-based, aligning with fire safety objectives under the Fire Safety Act 2021 and Regulatory Reform (Fire Safety) Order 2005.

65-96 Horton Street comprises Ground plus 7 upper storeys (8 storeys total), with 32 self-contained residential flats, accessed via two protected staircases and a single lift.

PROPERTY DESCRIPTION
The building is a mid-20th century concrete-framed residential block with original brick masonry to the front and rear elevations, and Wetherby mineral wool silicone render system (A2-s1,d0 rated) applied to the side gable elevations during refurbishment works around 2009. All flats are served by projecting concrete balconies with galvanised steel balustrades and wired glass infill panels.

No combustible materials were identified within balcony construction. Handrails, vertical supports, and panels are confirmed as non-combustible.

EVACUATION STRATEGY
The building follows a Stay Put – Unless Affected evacuation strategy, supported by:
Compartmented flat construction.
Two protected staircases.
Mechanical AOV (rear stair) and natural ventilation (front stair).
FD30s-rated flat entrance doors and fire-stopping works in progress.

BUILDING RISK PROFILE (PAS 9980:2022)
Occupancy Profile:
Ci – Residents with long-term individual occupancy, no 24-hour staff.
A / B – Awake and familiar/unfamiliar persons in communal areas.
Fire Growth Rate Assumed: 2
Risk Categories Applied:
A2 / B2 – Communal escape areas
Ci2 – Sleeping accommodation (flats)
Smoke/heat detection and alarm systems are installed in communal plant/service rooms.

EXTERNAL WALL CONSTRUCTION
Gable Elevations (Sides):
Wetherby external wall insulation (EWI) system with mineral wool insulation and silicone render.

Classified as A2-s1,d0. No combustible insulation or high-risk cladding types detected.
Visual inspection showed no evidence of missing cavity barriers at window heads or floor lines; however, confirmation of correct cavity barrier installation is recommended if future intrusive works are undertaken.

Front and Rear Elevations:
Traditional cavity brick masonry construction, with no applied EWI or rain screen system.

Balconies:
Concrete slab structure with painted metal railings and non-combustible infill panels.
No combustible balcony elements or attachments present.
No screening or additional privacy panels observed.

FIRE RISK RATING (FRAEW)
Based on the available evidence, the external wall system is assessed to present a Low to Medium risk of external fire spread. There are no combustible materials or design features that would significantly compromise the Stay Put strategy.

FRAEW External Wall Risk Rating: Low to Medium
Remedial Action Required: None related to cladding or balconies
Further Intrusive Investigation: Not required at this time

Assessor Details

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

Assessor Competency Statement

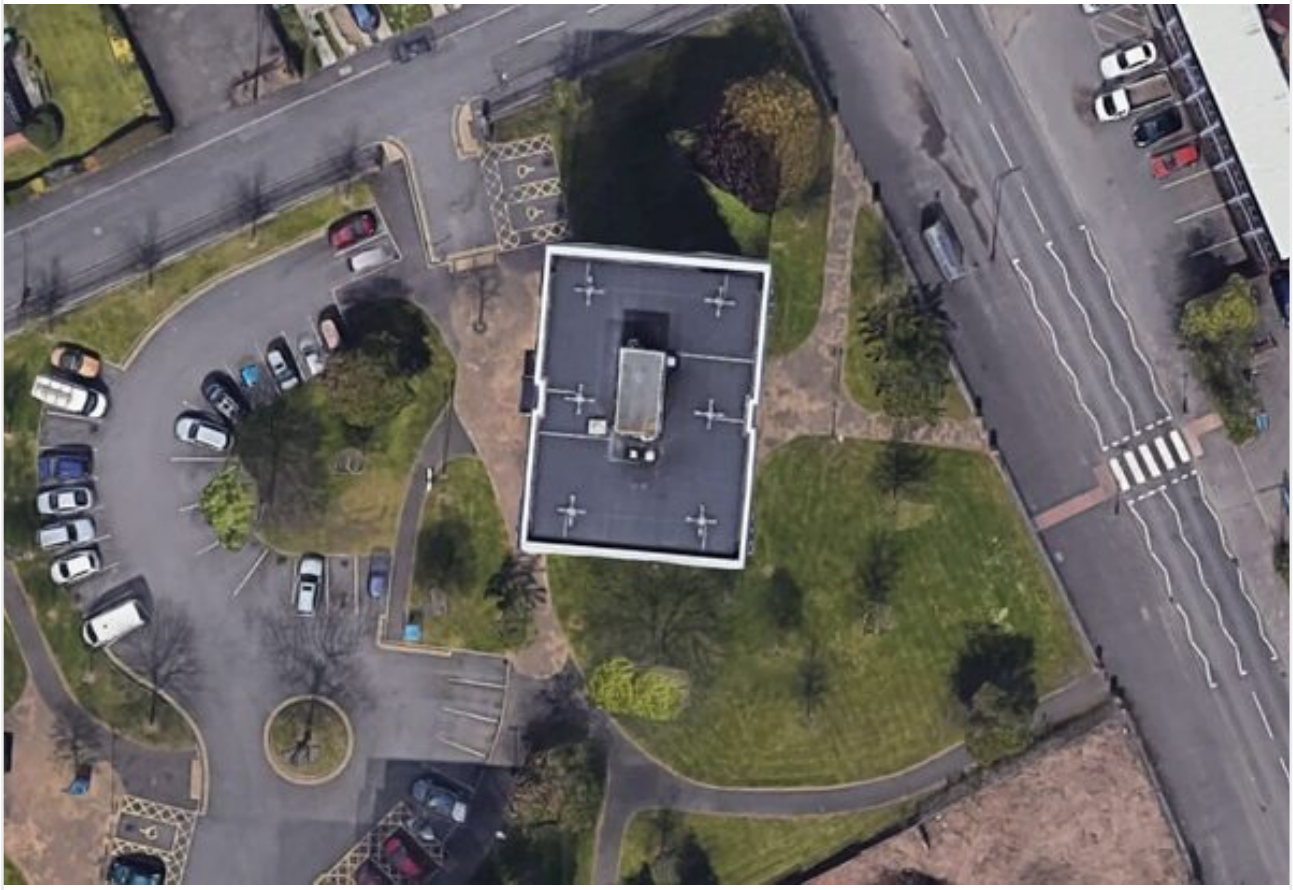
Mr. Douglas Murray is a highly experienced Building Surveyor and Fire Safety Consultant with over 30 years of industry expertise, including eight years specialising in fire safety, cladding risk assessment, and regulatory compliance across complex residential and mixed-use settings. He holds a BSc in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

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

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

Aerial Perspective: 65-96 Horton Street

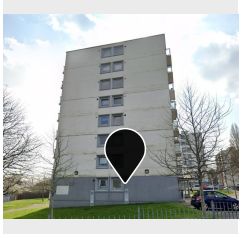
Aerial Perspective (picture sourced from Google Earth)



Elevations

Photo	Name	No. of Storeys
	West Elevation	8 Storeys
	North Elevation	8 Storeys
	East Elevation	8 Storeys
	South Elevation	8 Storeys

Inspections

Elevation Location	Inspection	Elements
	**Inspection: 5V1HBE** West Compartment Floor and Wall Junction Interface	• Outer leaf • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (Blockwork)
	**Inspection: 5EKPBP** West Compartment Floor Junction	• Outer leaf • Cavity • Inner Leaf (Blockwork)
	**Inspection: SA8U2Z** West Balcony	• External Surface Material (Reinforced concrete) • Waterproof Membrane
	**Inspection: XJXND7** North Compartment Wall and Floor Junction	• External Surface Material (Render) • Insulation (Mineral Wool Insulation) • Outer leaf • Cavity • Inner Leaf (Blockwork)
	Inspection: YMGQ3B Brickwork	• Outer leaf • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (Blockwork)
	Inspection: DXYH1C Compartment Floor and Wall Junction Interface	• Outer leaf • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (Blockwork)
	Inspection: SEFH15 Compartment Floor and Wall Junction Interface	• Outer leaf • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf (Blockwork)

Elevation Location	Inspection	Elements
	Inspection: LSPV4Q Aperture Opening	• External Surface Material (Render) • Insulation (Mineral Wool Insulation) • Outer leaf • Cavity • Inner Leaf (Blockwork)

Inspection: 5V1HBE

Elevation • Location
West • Compartment Floor and Wall Junction Interface

Name/Summary

Masonry (Brickwork)

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	75mm			
Insulation	75mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

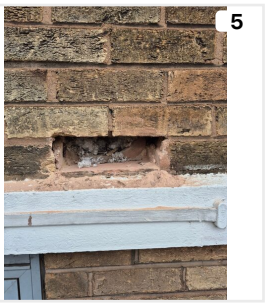
Cavity Barriers

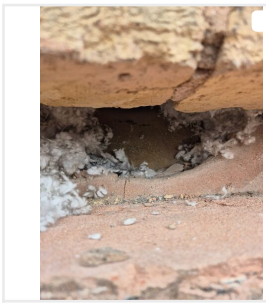
No cavity barrier identified at this inspection location

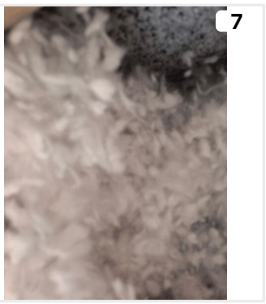
Floor Slab

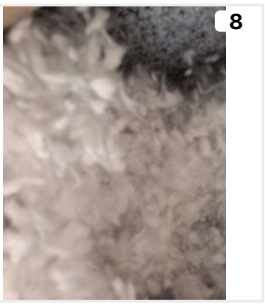
Backing Wall Sits On The Floor Slab

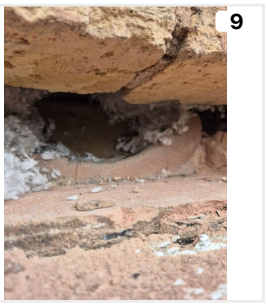
Inspection Photos

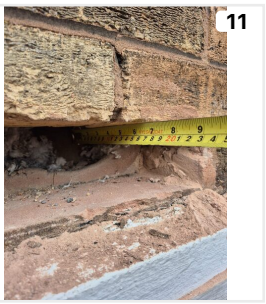


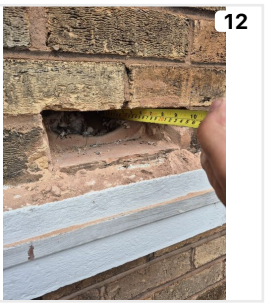


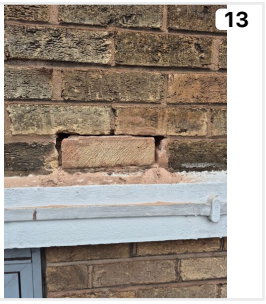












Inspection: 5EKPBP

Elevation • Location
West • Compartment Floor Junction

Name/Summary

Render (White)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	110mm			A1 - Non-Combustible
Painted render which has been applied to brickwork				
Cavity	75mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

Cavity Barriers

No cavity barrier identified at this inspection location

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos

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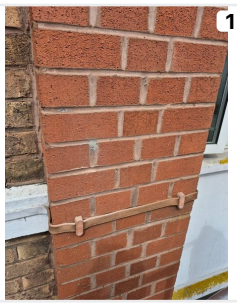

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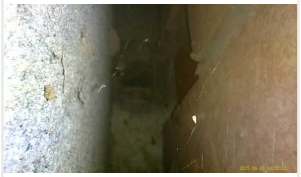

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Inspection: SA8U2Z

Elevation • Location
West • Balcony

Name/Summary

Balcony Inspection

Build-Up

2 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	200mm	Reinforced concrete		A1 - Non-Combustible
Reinforced concrete balcony which is an extension of the inner slab				
Waterproof Membrane				B - Combustible

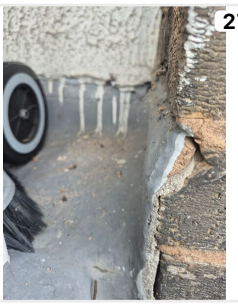
Cavity Barriers

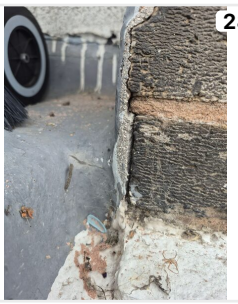
No external cavity

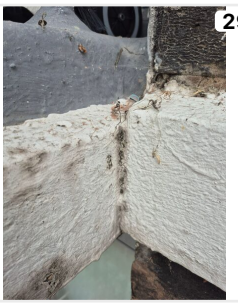
Floor Slab

Reinforced concrete

Inspection Photos







Inspection: XJXND7

Elevation • Location
North • Compartment Wall and Floor Junction

Name/Summary

Render (Grey)

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	6mm	Render		A2 - Limited Combustibility
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Outer leaf	100mm			A1 - Non-Combustible
Cavity	75mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos

Inspection: YMGQ3B

Location
Brickwork

Name/Summary

Masonry (Brickwork)

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	75mm			
Insulation	75mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

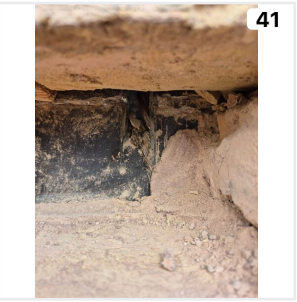
Cavity Barriers

No cavity barrier identified at this inspection location

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: DXYH1C

Location
Compartment Floor and Wall Junction Interface

Name/Summary

Masonry (Brickwork)

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	75mm			
Insulation	75mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

Cavity Barriers

No cavity barrier identified at this inspection location

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos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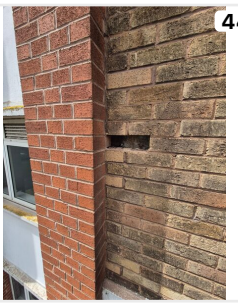
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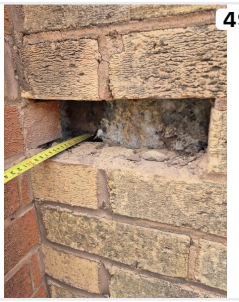
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Inspection: SEFH15

Location
Compartment Floor and Wall Junction Interface

Name/Summary

Masonry (Brickwork)

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	75mm			
Insulation	75mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

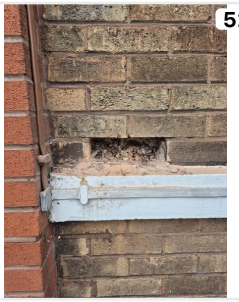
Cavity Barriers

No cavity barrier identified at this inspection location

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos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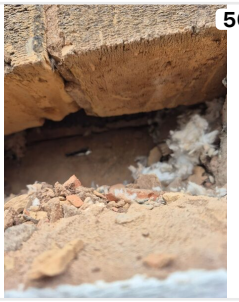
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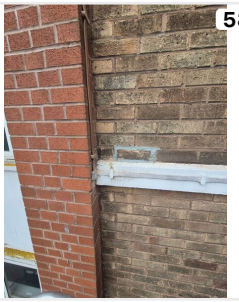
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Inspection: LSPV4Q

Location
Aperture Opening

Name/Summary

Render (Grey)

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	6mm	Render		A2 - Limited Combustibility
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Outer leaf	100mm			A1 - Non-Combustible
Cavity	75mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

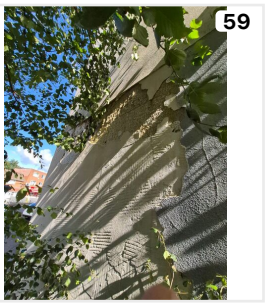
Cavity Barriers

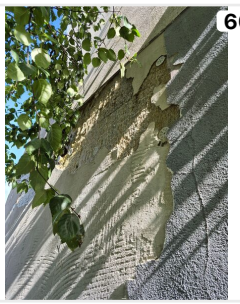
No external cavity

Floor Slab

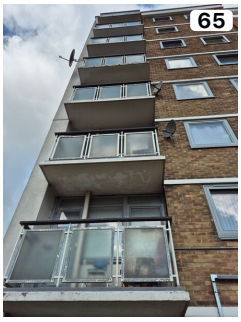
Backing Wall Sits On The Floor Slab

Inspection Photos





Attachments & Balconies

Photo	Attachment
	**Cantilever Balcony (XN4SVA)** Configuration: Stacked Size: Private balcony spanning only a single compartment

Attachment: Cantilever Balcony

Attachment Reference
XN4SVA

Details

Configuration

Stacked

Size

Private balcony spanning only a single compartment

Framework/Structure

Reinforced concrete framework extension of the floor slab

Handrail

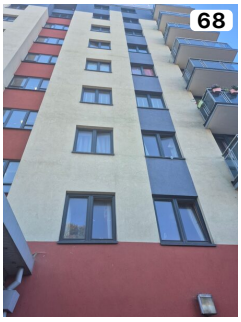
steel

Balustrade

wired glazing

Photos

External Windows

Photo	External Window
	Top, Mid, Side Hung Casements (I3IQTU)

External Window: Top, Mid, Side Hung Casements

External Window Reference
I3IQTU

Details

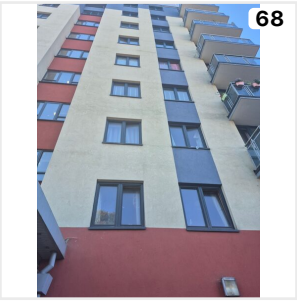
Surface Material

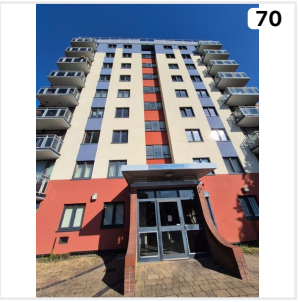
Aluminium

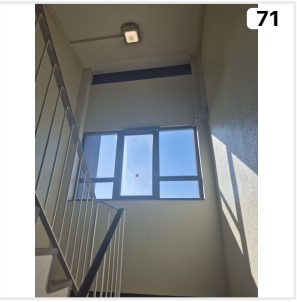
Frame Material

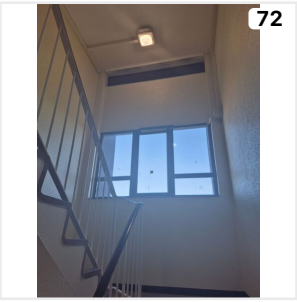
Aluminium

Photos









External Doors

Photo	External Door
	**Single Leaf Door (XHR21X)**

External Door: Single Leaf Door

External Door Reference
XHR21X

Details

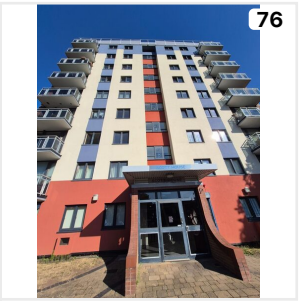
Surface Material

Aluminium

Frame Material

Aluminium

Photos



General Observations

Building Description:
The premises at 65-96 Horton Street comprises a mid-rise residential block of 8 storeys, incorporating self-contained flats accessed via internal communal corridors. The building features a combination of facing brickwork and rendered elevations, with stacked private balconies on the western façade.

Survey Overview:
A Step 1 Fire Risk Assessment of External Walls (FRAEW) was undertaken on 20 June 2025 in accordance with PAS 9980:2022. The assessment was designed to evaluate the risk of external fire spread associated with the construction and materials used within the external wall system. This was a targeted review and did not include a Type 4 intrusive fire risk assessment of internal compartments.

External Wall Construction:
The primary external wall build-up comprises traditional masonry (brick and block cavity wall construction). Intrusive inspections confirmed the following:

Outer skin of traditional facing brickwork
Cavity filled with non-combustible mineral wool insulation (Euroclass A1)
No evidence of combustible rainscreen cladding or ventilated cavities
No horizontal or vertical fire barrier defects detected within sampled areas
Where rendered finishes are present, the system was found to comprise:
Direct application of cementitious/acrylic render over mineral wool
No evidence of backing boards or combustible insulation
System is non-combustible and mechanically bonded to the masonry

Balconies:
Balconies are constructed from solid in-situ concrete slabs with steel guarding and glazed panel infills. There is:
No timber or composite decking
No combustible sofit, cladding, or spandrel materials
Minimal enclosure, reducing risk of heat build-up or lateral flame spread

Cavity Barriers and Compartmentation:
Sampled areas at floor junctions, service penetrations, and balcony interfaces indicate the presence of robust compartmentation detailing:

Masonry walls at party lines and floor slabs form natural fire breaks
Mineral wool slab edge insulation present with no evidence of breach
No signs of missing or displaced cavity barriers at sample locations

Means of Escape and Layout:
The building operates on a Stay Put evacuation strategy, supported by a single protected stair core and fire-resisting separation of flats. There is no reliance on combustible external materials that would compromise this strategy based on current findings.

External Fire Spread Risk (PAS 9980 Conclusion):
Based on physical inspection and intrusive sampling, the external wall system at 33–64 Horton Street is:
Comprised of non-combustible primary materials
Not configured in a way that promotes external fire spread
Suitable to support the ongoing Stay Put evacuation strategy

No high-risk materials (e.g. ACM, HPL, combustible insulation) were identified. Accordingly, the external wall system is considered to present a tolerable risk when reviewed under PAS 9980:2022 methodology.

Plan: West

Plan: North

Photos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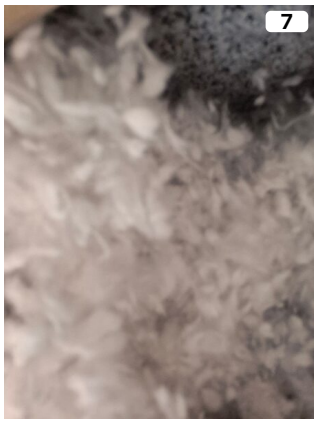
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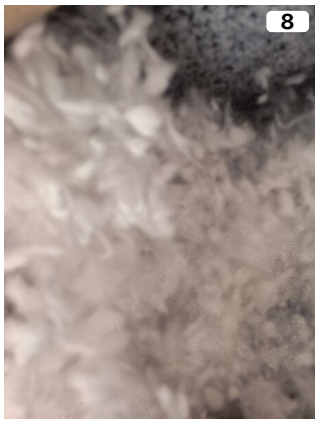
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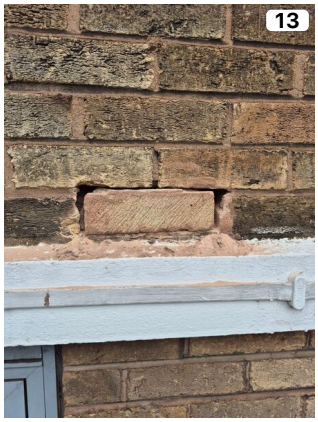
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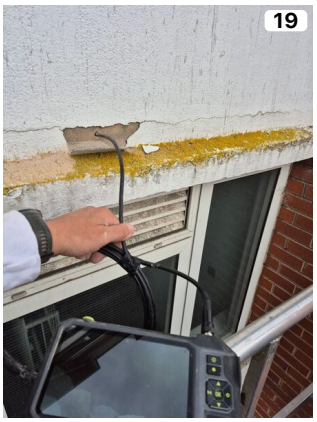

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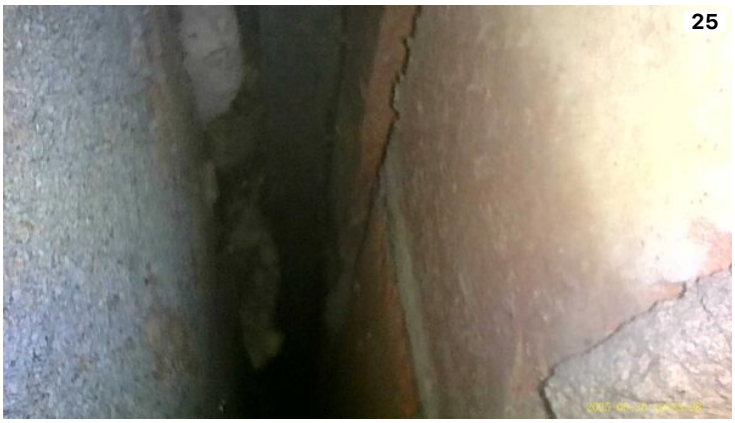

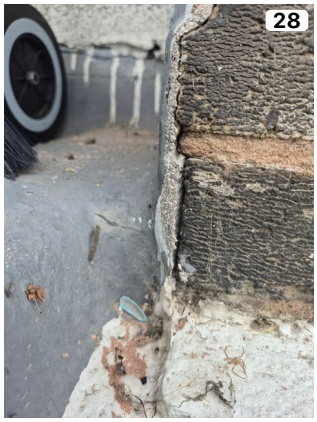

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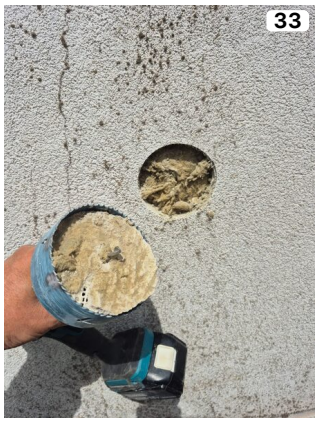
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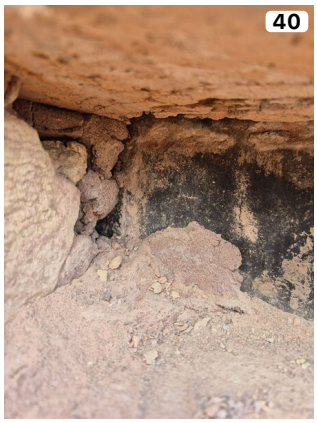
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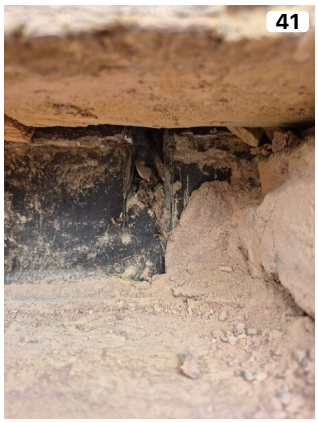
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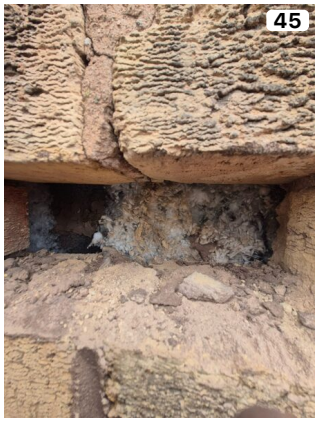
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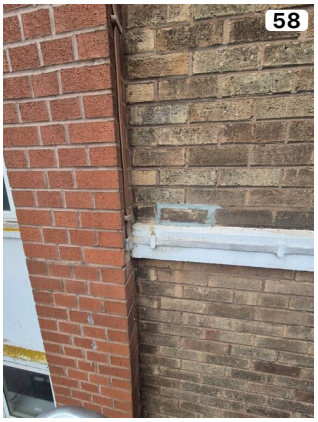

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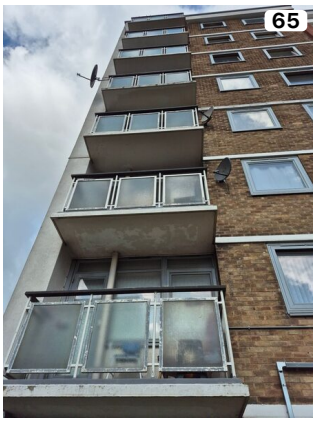

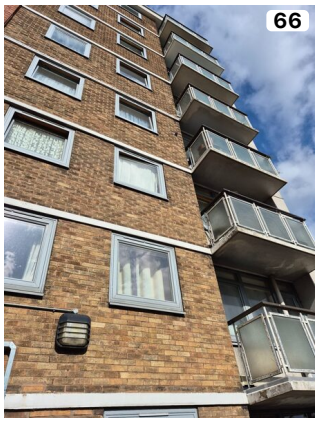

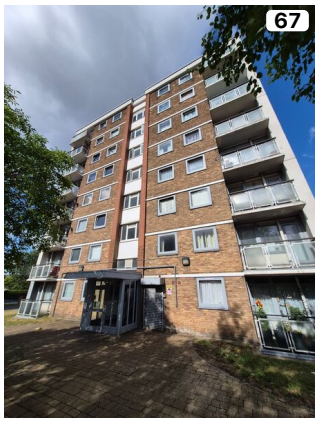

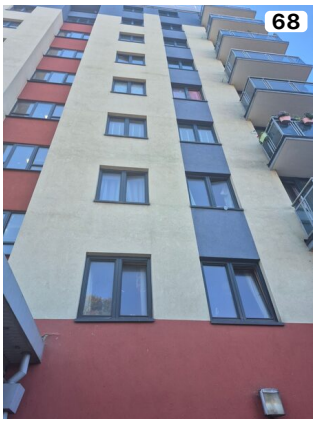

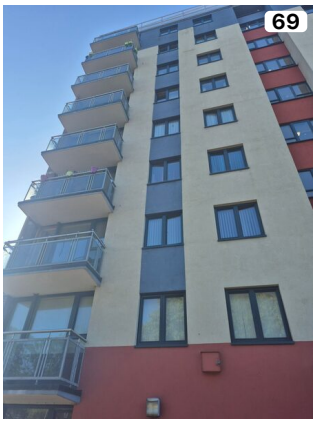

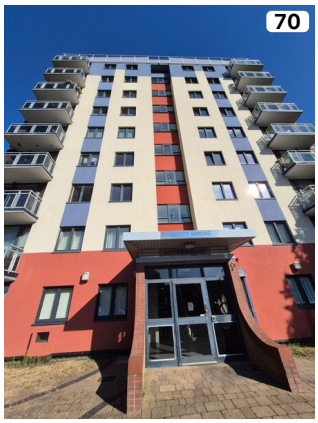

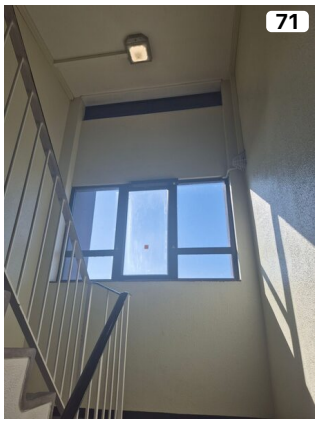

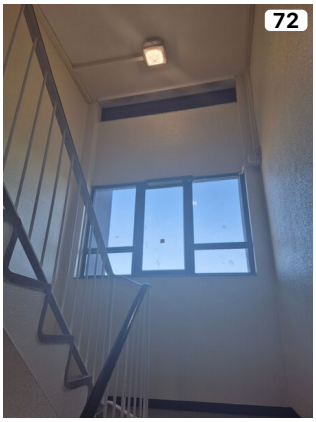

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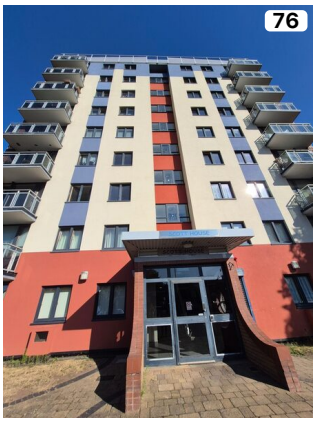

FIRNTEC

BUILDING COMPLIANCE

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