

EXTERNAL FAÇADE REPORT

BIRCHTREE COURT ROWLANDSWAY M22 5RY

February 2018

FOR

WYTHENSHAW COMMUNITY HOUSING GROUP

Subsidiary Companies



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1. Introduction

This report presents the findings from an inspection of the insulation and weather proofing system (the cladding) fitted to the external façade of the premises.

It identifies the specific materials installed and considers their propensity to inhibit or support the spread of fire.

In cases where cladding materials were installed decades ago and manufacturers technical specification sheets are unavailable the report provides an opinion as to their combustibility.

The inspection was commissioned by Wythenshawe Community Housing Group in order to:

- (i) Determine if the requirements of Approved Document B of the Building Regulations 2010 are being adhered to and;
- (ii) Determine if the requirements of the Regulatory Reform (Fire Safety) Order 2005 are being adhered to.

1.1 Aim

The aim of the inspection is to determine if the cladding system contributes, or does not contribute, to fire spread. If the conclusion is that it does not, it evidences why.

Specifically, it:

- Identifies the component parts of the cladding system.
- Evidences the combustibility of each component part.
- Assesses the combustibility of component parts when installed together.
- Assesses the craftsmanship install quality and its impact on cladding combustibility.

1.2 Methodology

The following methodology was used:

Discussion

Meet with WCHG staff to research which cladding works have been carried out and if possible, when.

Site Survey

Visit each site, make a visual inspection of the cladding materials and take core samples to identify the cladding layers.

Document Review

Review the documentation on file at WCHG regarding any façade works carried out. Review the technical specification sheets issued by materials manufacturers.

Research

Research and obtain any published test results from fire-resistance testing of cladding materials.

1.3 Limitations

The inspection is limited to readily accessible and visible portions of the cladding. It should not be considered all-inclusive or technically exhaustive.

The inspector is not required to, but may subject to agreement with WCHG;

- Use infrared cameras or X-ray to inspect features which are hidden from view.
- Remove portions of the cladding and submit it for fire resistance testing.
- Test to destruction any cladding component parts.

1.4 Parties

Client

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2. Findings



There is no cladding affixed to the external façade of the premises but there are additions to the original as-built façade. Specifically, curtain wall glazing and aluminium frames, fixed flush to the face of the concrete structural frame and panels, were fitted approximately 10 – 15 years ago to enclose a previously open balcony. The windows and doors between the living space and balcony area remain in-situ.

Therefore, the opinion of the inspector is

THERE IS NO CLADDING AFFIXED TO

BIRCHTREE COURT

THAT CAN CONTRIBUTE TO FIRE SPREAD

We approve this report and its contents. Signed for and on behalf of:



High Rise
Fire Safety

High Rise Fire Safety Limited
Institute of Fire Engineers
Membership No. 00300044

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