

21st August 2020

EXTERNAL WALL FIRE REVIEW REPORT

Client: Riccardo Zappia

Premises: Flat 3/3, 71 Millbrae Road, Glasgow, G42 9UT

Date of assessment: 21st August 2020

INTRODUCTION

This report should be read in conjunction with the EWS1 form for the above premises dated 21st August 2020.

PREMISES DESCRIPTION

The property is a multi-storey block of flats (lower ground plus 4 storeys above) which has a single common stairwell serving a maximum of 3 flats per storey. The topmost storey is at a height of approximately 12 m to finished floor level.

All communal areas within the building were observed to be well maintained with all fire doors having appropriate self closing devices, emergency lighting being appropriately positioned and smoke detection provided to communal areas.

Undercroft parking is provided to the rear of the building at lower ground level.

MHCLG GUIDANCE/ADVICE

The assessor has considered the UK Government Ministry of Housing, Communities & Local Government (MHCLG) guidance document dated 20 January 2020, which is available at www.gov.uk under the heading "Building safety advice for building owners, including fire doors".

The actual document is titled "Advice for Building Owners of Multi-storey, Multi-occupied Residential Buildings" and it replaces and updates 22 previous advice notes including:

- (i): MHCLG Advice Note 14 titled "Advice on external wall systems that do not incorporate Aluminium Composite Material".
- (ii): MHCLG Advice Note 19 titled "Advice for owners of buildings which include spandrel panels/window panels/infill panels".
- (iii): MHCLG Advice Note 21 titled "Advice Note on Balconies on Residential Buildings".
- (iv): MHCLG Advice Note 22 titled "Use of High-Pressure Laminate Panels in external wall systems".

EXTERNAL WALL SYSTEMS ASSESSMENT

The assessor conducted an external wall systems inspection at 10:15 am on 21st August 2020. It was confirmed that the external wall surfaces of the building are constructed of blockwork, masonry brickwork and glazing.

Seamed metal panels enclose the communal stairwell of the building to the front of the property. The panels are non-combustible and furthermore this is a sterile area (no fire

loading within) where no risk of fire exists, therefore this is not considered to contribute to the spread of fire across the external walls of the building.

Seamed metal cladding is also present on the topmost storey of the building which fully encloses the 2 flats present at this level. Given the limited area of the façade that this area represents and it's location at the topmost storey, the inclusion of this system is not considered to present a significant risk of fire spread across the external walls of the building.

A limited number of acrylic spandrel panels of limited area (approx. 1m² in area) are present to the front and rear of the building. These are remote from each other and represent a limited area of the external walls of the building, therefore are not considered to significantly contribute to the spread of fire across the external walls of the building.

Juliette-style balconies are present on the building which are formed of mild steel. These are non-combustible and do not present a risk of fire spread across the external walls of the building.

There are discrete areas of decorative timber panelling which are directly affixed to brickwork. This is located at a height range of between approximately 9 and 12 m, in accordance with BS9991 guidance and is not considered to present a significant risk of external fire spread on this building.

Note 1: The external wall systems do not include Aluminium Composite Materials (ACM).

Note 2: The external wall systems were observed to be undamaged and in good condition.

FIRE RISK ASSESSMENT

The assessor is satisfied that the fire risk on the block at Flat 3/3, 71 Millbrae Road, Glasgow, G42 9UT is sufficiently low that no remedial works are required.

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