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Wellend Villas

Feasibility Summary Of Findings

Project number: TRES 00517



A business with
social objectives

Southern Housing Group

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DRAFT 1

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Wellend Villas Buildings - Brighton, BN1 Y

Block 68 -124 Wellend Villas	Block 51 -67 Wellend Villas	Block 1 -33 Wellend Villas
<ul style="list-style-type: none"> - Ground + 5 Stories - Cedar timber boarding on timber battens - Cavity barriers - Celotex insulation - Dryvit Outsulation on blockwork 	<ul style="list-style-type: none"> - Ground + 4 Stories - Cedar timber boarding on timber battens - Cavity barriers - Celotex insulation - Dryvit Outsulation on blockwork 	<ul style="list-style-type: none"> - Ground + 4 Stories - Cedar timber boarding on timber battens - Cavity barriers - Celotex insulation - Dryvit Outsulation on blockwork

Feasibility Summary Of Findings

1. Combustible cladding

- Replace the timber cladding with a non-combustible material.
- The insulated render (roughcast) cladding requires further fire testing assessment to confirm that the 3mm external render performance in comparison to the Dryvit Outsulation render BS8414 test data.
 - (i) Scenario A: Insulated render proven safe = No cladding replacement
 - (ii) Scenario B: Insulated render proven not safe = full cladding replacement

2. Insulation

- Replace the combustible insulation behind the timber cladding with a non-combustible alternative.

3. Balconies and terraces

- Replace the timber decking in the terraces and the balconies and terraces with a non-combustible material.

4. Fire stopping

- Improving the provisions of the cavity barrier in the cladding cavities and around the openings where the cavity applies.
- Improve the passive fire protection around the electromechanical penetrations in the external walls.

5. Heat and Smoke detectors + Sound alarm

- Southern Housing Group installed heat and smoke detectors with sound alarms inside the flats in proximity to external wall cladding.
This strategy is critical to help to detect fire breakage from the inside or the outside of the flats. Consequently, the alarm will be raised to the residents and secure a safe evacuation plan.

6. Evacuation

- Applying an adequate evacuation strategy.

7. Fire brigade

- Liaise with the fire brigade regarding the safety condition and the mitigation measures to ensure the life safety of the residence.