Form EWS1: External Wall Fire Review

Objective – This EWS1 form is a set way for a building owner to confirm to valuers and lenders that an external wall system or attachments, such as a balcony, on buildings containing flats has been assessed by a suitable expert.

This EWS1 form is for the external wall system only. It is not a life safety certificate. It should not be taken as confirmation that other works relating to fire safety in other parts of the building are not required. Independent advice on the fire risk assessment of the entire building should always be obtained.

Where the signatory has been asked to provide the client organisation with a separate report, it reflects the conclusions set out in that report. This form has been prepared for the sole and exclusive use of the client organisation (typically the Building Owner) named below. It is the conclusion of the report (Note 9) that has been provided to the client organisation and has been prepared in accordance with the terms and conditions that have been agreed with that client organisation. It is provided subject to those terms and conditions, including any exclusions and/or limits of liability included therein.

No responsibility is accepted to any third party for the whole or any part of the contents of this form. For the avoidance of doubt, the term 'third party' includes (but is not limited to): any lender who may see the form during the process through which they come to make a loan secured on any part of the Subject Address; and any prospective purchaser or borrower who may see or become aware of the form during the process through which they come to purchase or secure a loan against an interest in any part of the Subject Address. Should any third party (e.g. buyer, seller, lender, valuer) wish to rely on this form, they should contact the signatory's organisation.

Any amendments to the wording on this form (except as provided in Note 1) render it invalid.

Client organisation:..**One Housing Group**……..

Subject Address (One form per block)

Block or building name	Street	Town	Postcodes (all built)
Kelson House	Stewart Street	London	E14 3JQ

I confirm that I have used reasonable skill and care to investigate (Note 4) the primary external wall materials (typically insulation, filler materials and cladding) and attachments (including balconies) of the external walls of the above building/block.

OPTION A(Note 1) – Where external wall materials are unlikely to support combustion
I confirm that:

- I meet the professional body membership and competence criteria as described in Note 2.
- In relation to the construction of the external walls, to the best of my knowledge the primary materials used meet the criteria of limited combustibility (Note 5) or better, and cavity barriers are installed to an appropriate standard in relevant locations (Note 6).
- In relation to attachments to the external wall (*tick one of the following*):

☑ **A1 –** There are no attachments whose construction includes significant quantities of combustible materials (i.e. materials that are not of limited combustibility (Note 5) or better)

☐ **A2 –** There is an appropriate risk assessment of the attachments confirming that no remedial works are required.
☐ **A3 –** Where neither of the above two options apply, there may be potential costs of remedial works to attachments (Note 7).

OPTION B(Note 1) – Where combustible materials are present in external wall
I confirm that:

- I meet the professional body membership and competence criteria as described in Note 3.
- I have used the reasonable skill and care that would be expected of the relevant professional advisor to assess the level of fire risk (Note 8) presented by the external wall construction and attachments (*tick one of the following*).

☐ **B1 –** I have concluded that in my view the fire risk (Notes 7 and 8) is sufficiently low that no remedial works are required.
☐ **B2 –** I have concluded that in my view the fire risk (Note 7) is sufficiently high that remedial works are required, and I have identified to the client organisation the remedial and interim measures required (documented separately).

Name …Noel Pells……

Qualification(s) …MCIOB…….. ……..

Organisation …PRP Architects LLP……

Professional body …AIFireE……..

Membership number 0065782……

Signature ..  ……...

Date …16.07.2021……

NOTES

Note 1 – This form includes two options. Option A is for buildings where the materials used in the external wall would be unlikely to support combustion. Option B is for buildings where Option A does not apply and a more detailed review (and hence higher level of fire expertise) is required. The signatory should use either the Option A approach or the Option B approach and delete/cross out the unused option. Within each option there are sub-options, the user should tick the box of the relevant sub-option.

Note 2 – For Option A, the signatory would need the expertise to identify the relevant materials within the external wall and attachments, and whether fire resisting cavity barriers and fire stopping measures have been installed correctly. However, this would not necessarily include the need for expertise in fire engineering. The signatory should be a fully qualified member of a relevant professional body within the construction industry.

Note 3 – For Option B, the signatory would need a higher level of expertise in the assessment of the fire risk presented by external wall materials. For Institution of Fire Engineers (IFE) members, this should be a Chartered or Incorporated Engineer with full membership of the Institution. For non-IFE members, the signatory should be a fully qualified member of a relevant professional body that deals with fire safety in the built environment, with either actual or equivalence to the Chartered or Incorporated Engineer status.

Note 4 – The investigation must include evidence of the fire performance of the actual materials installed. For both Options A and B, this would often include either a physical inspection by the signatory to this EWS1 Form, or inspection of photographic or similar information gathered by a 3rd party (subject to the signatory having sufficient confidence in that 3rd party). It would also include the standards of construction of key fire safety installations, such as cavity barriers. Given the nature of external walls, this would typically involve investigations in a limited number of locations (actual number to be determined by the signatory). Review of design drawings may assist, but on their own would not be sufficient. If the wall construction includes multiple wall types, the investigation should include each type.

Note 5 – The term 'limited combustibility' is as defined in BS 9991:2015.

Note 6 – Cavity barrier fire performance and locations to be based on relevant fire safety design guidance documentation, such as BS 9991, or relevant statutory guidance.

Note 7 – In this situation the signatory should notify the client organisation that the fire risk assessment of the building will need to be reviewed to consider the findings of the external wall survey.

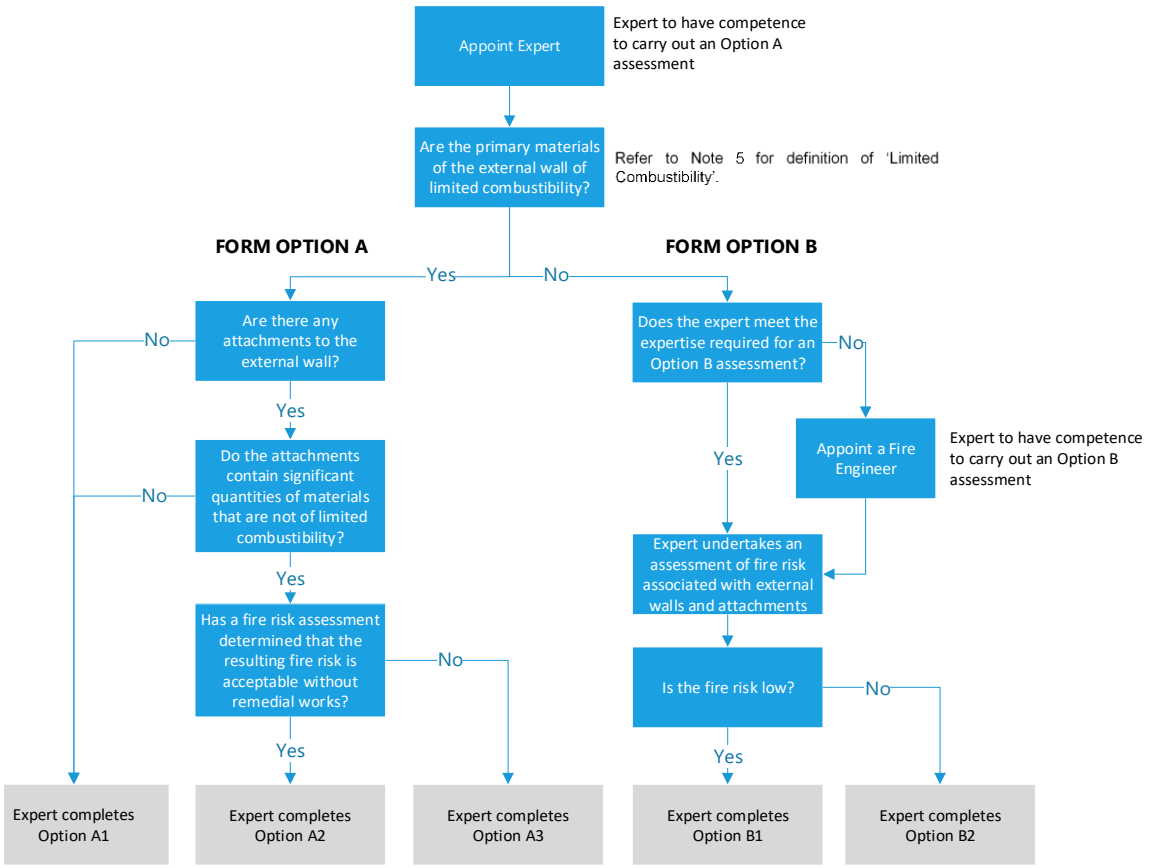
Note 8 – The assessment of fire risk as described above includes that insofar as is necessary to ensure a reasonable standard of health and safety of those in and around the building, all external wall constructions, and any external attachments (e.g. balconies) of the building:

- Resist spread of fire and smoke, so far as is reasonably necessary to inhibit the spread of fire within the building; and
- Are constructed so that the unseen spread of fire and smoke within concealed spaces is inhibited; and
- Adequately resist the spread of fire over the walls, having regard to the height, use and position of the building.

The assessment takes account of regulations and published design guidance as were current at the time of construction, as well as those which are current at the time of this assessment. It cannot be guaranteed that it would address guidance and regulations which may be introduced in the future.

Note 9 – The signatory may wish to provide their client organisation with a separate report on their investigation to support their statements in this EWS1 Form. That separate report would not normally need to be supplied to the valuer along with this EWS1 Form (unless there are specific issues which may require it).

Note 10 – This EWS1 Form will need to be reassessed if any significant changes occur to the external wall or attachments of the building, and is valid for up to 5 years from the date at which it is signed.


Appoint Expert
Expert to have competence to carry out an Option A assessment
Are the primary materials of the external wall of limited combustibility?
Refer to Note 5 for definition of 'Limited Combustibility'.
FORM OPTION A
FORM OPTION B
Yes
No
Are there any attachments to the external wall?
No
Yes
Do the attachments contain significant quantities of materials that are not of limited combustibility?
No
Yes
Has a fire risk assessment determined that the resulting fire risk is acceptable without remedial works?
No
Yes
Does the expert meet the expertise required for an Option B assessment?
No
Yes
Appoint a Fire Engineer
Expert to have competence to carry out an Option B assessment
Expert undertakes an assessment of fire risk associated with external walls and attachments
Is the fire risk low?
No
Yes
Expert completes Option A1
Expert completes Option A2
Expert completes Option A3
Expert completes Option B1
Expert completes Option B2