Form EWS1: External Wall Fire Review

Objective - This form is intended for recording in a consistent manner what assessment has been carried out for the external wall construction of residential apartment buildings where the highest floor is 18m or more above ground level or where specific concerns exist (Note 1). It should not be used for other purposes. It is to be completed by a competent person with the levels of expertise as described in Notes 2 and 3 below.

This review is for the sole and exclusive use of the client organisation named below. No responsibility is accepted to any third party for the whole or any part if its contents (Note 4). For the avoidance of doubt, the term 'third party' includes (but is not limited to): any lender who may see the review during the process through which they come to make a loan secured on any part of the Subject Address; and any prospective purchaser who may see the review during the process through which they come to purchase an interest in any part of the Subject Address.

Client organisation:……Metropolitan Thames Valley……..

Subject Address (One form per block)

Block or building name	Street	Town	Postcodes (all built)
Waterfield House	259 Ealing Road	Wembley	HA0 1GL

I confirm that I have used reasonable skill and care to investigate (Note 5) the primary external wall materials (typically insulation, filler materials and cladding) and attachments 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 6) or better and cavity barriers are installed to an appropriate standard in relevant locations (Note 7)
- 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 6) 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 8)

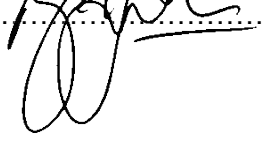
OPTION B(Note 1) – Where combustible materials are present in external wall

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 9) presented by the external wall construction and attachments (*tick one of the following*)
  - ☒ **B1** - I have concluded that in my view the fire risk (Note 8) is sufficiently low that no remedial works are required
  - ☐ **B2** - I have concluded that an adequate standard of safety is not achieved, and I have identified to the client organisation the remedial and interim measures required (documented separately).

Name …Basil Jackson…… Qualifications …BEng,MSc(Eng),MSc(Fire),CEng……

Organisation …Vemco Consulting Ltd…… Professional body …UK Engineering Council reference number: 479398……

Signature ……  …… MIFireE No: 00063872 and MICE No: 47200782

Date: 22/03/2021

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 have been installed correctly. However, this would not necessarily include the need for expertise in fire engineering. The signatory should be a member of a relevant professional body within the construction industry.

Note 3 - For Option B the signatory would need expertise in the assessment of the fire risk presented by external wall materials and should be a member of a relevant professional body that deals with fire safety in the built environment. This could be a Chartered Engineer with the Institution of Fire Engineers or equivalent.

Note 4 – Should there be a desire for a third party to rely on this form, they should contact the signatory's organisation.

Note 5 - 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 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 6 – The term 'limited combustibility' is as defined in BS 9991:2015.

Note 7 – 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 8 - In this situation the signatory should notify the client organisation that an appropriate risk assessment of the fire risk of the attachments might be required.

Note 9 - 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.

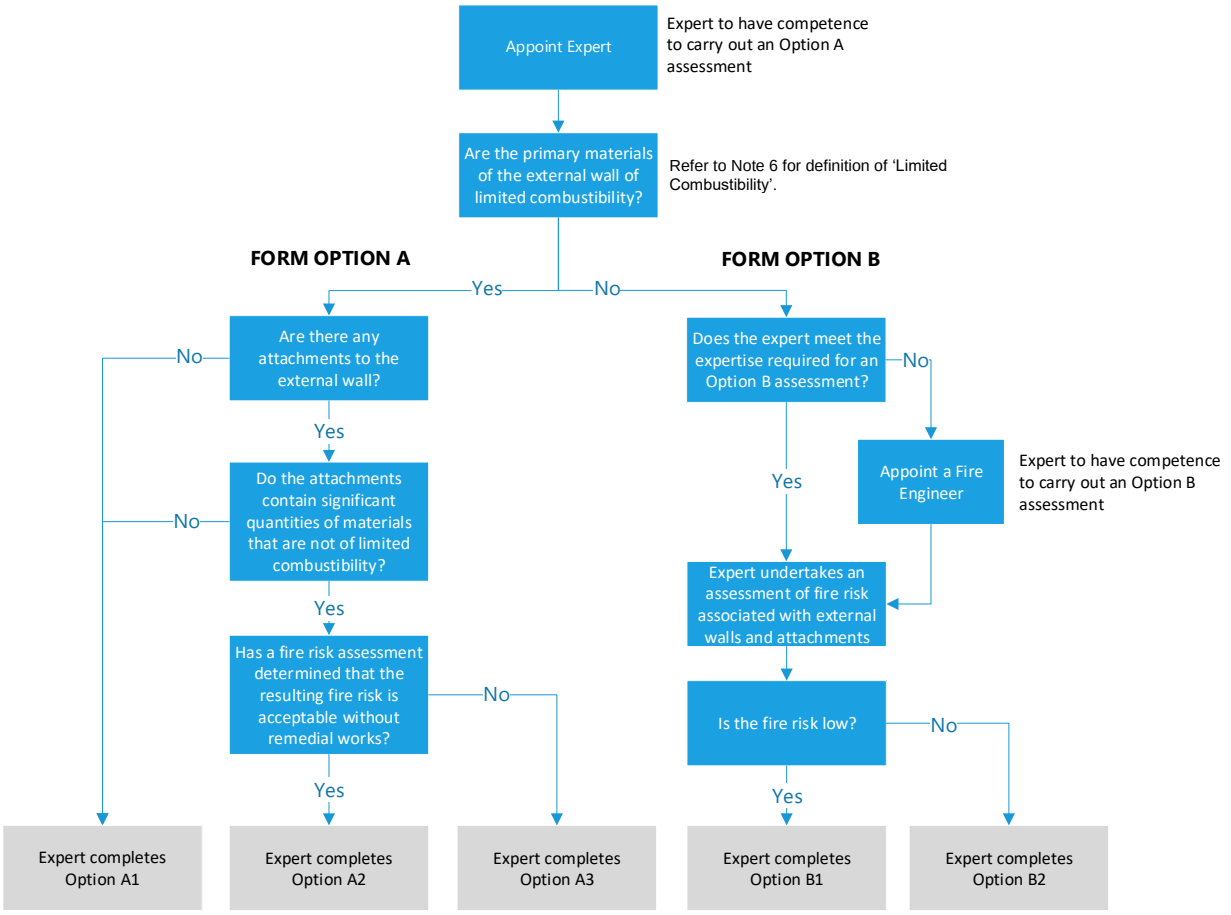
The assessment takes account of regulations and published design guidance as were current at the time of construction as well as those which are current at the time of this assessment. It cannot be guaranteed that it would address guidance and regulations which may be introduced in the future.

Note 10 - The signatory may wish to provide their client organisation with a separate report on their investigation to support their statements in this form. That separate report would not normally

need to be supplied to the valuer along with this form (unless there are specific issues which may require it).

Note 11 – This 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.

Flow Chart


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 6 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