

EXTERNAL WALL SAFETY ON BLOCKS OF FLATS

Valuers are expected to request an EWS1 form on any block of flats where they have concerns about the fire safety of the external wall system, e.g. flammable cladding or insulation, inadequate firestopping and combustible material on balconies.

These problems can be found on blocks of any height, not just those over 18 metres.

VALIDATION OF THE EWS1 FORM

EWS1 forms must meet all the following criteria to be acceptable.

The Assessment Result.

- It must be clear and obvious which of the result Options has been selected.
- There must be only one Option selected as they are mutually exclusive.
- The Option selected must be A1, A2 or B1.

The Assessors Qualifications.

- The assessor should be a fully qualified member of a relevant professional body on the RICS published list.
- “Fully qualified” typically means Fellow or Member.
- To sign off a “B” option the assessor must have a higher level of expertise, e.g. a Chartered Engineer who is a Fellow or Member of the Institution of Fire Engineers

Other Requirements

- The form must be addressed to the assessor’s client. This will usually be the building owner (unless in Scotland where it could be the individual flat owner).
- The form must include the correct post code(s) and building name.
- The form must cover the whole building, not an individual flat
- The form must be the current (December 2019) RICS published version and it must be complete and unaltered.
- There must be no added comments which indicate that the inspection was restricted, or the result is provisional.
- The form must stand alone, e.g. it must not refer to another document for validity

Accompanying Covering Letter

- The assessor should provide a covering letter on a letterhead to confirm that the form is genuine.
- The covering letter should not contradict or otherwise cast doubt on the result of the EWS1.

It should be noted that a clause on the EWS1 form specifically disclaims any liability to any lenders and purchasers who view the form.