

## External Wall Appraisal Form

This form provides a summary of the external wall appraisal carried out as part of a Single Building Assessment. The form draws its findings from external wall appraisal reports including a fire safety risk assessment. The notes in Annex B apply to the external wall appraiser, fire risk assessors and the building owner/representative. The form sets out a summary of the safety risks and can be used with an EWS1 form to advise on lending decisions for property transactions.

### Building Details

Please provide a short summary of the building, including tenure, height and cladding system. If available, please attach documentation on the buildings construction and product specifications in relation to cladding and insulation.

Building Name/Number	xxxxxxx
Building Address	XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX
Post Code	Xxx xxx
Building Description (100 words maximum)	Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum.

### Project Team

Please provide details of the project team that worked in partnership to appraise the external wall.

Project Team Member and their role	Professional Institute membership, Qualifications, and a summary of their level of personal indemnity cover
Xxxxxx Xxxxxx	Fire Engineer
Xxxxxxx Xxxxxxx	Quantity Surveyor
Xxxxxxx Xxxxxxx	Chartered Architect
Xxxxxxx Xxxxxxx	Construction Project Manager

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### Executive Summary

<b>External Wall Risk</b>	
<p><u>The risks from the external wall systems are summarised below.</u> <i>Annex A summarises conclusions and recommendations from the External Wall Appraisal report.</i> <i>Annex B provides notes on this form and a declaration from the owner/owner representative.</i> <i>Annex C provides a comparison between the risk categories below and the lenders EWS1 form.</i></p>	
High Risk: External wall systems in this category are considered unsafe* and require remediation in accordance with the supporting External Wall Appraisal report and Annex A	Tick if appropriate  <b>HIGH</b>
Low Risk: External wall systems in this category are considered safe and require no remediation, may be recommended in accordance with the supporting External Wall Appraisal report and Annex A (B)	Tick if appropriate

\*Unsafe in relation to fire safety as opposed to other wall system issues e.g. poor fixings etc.

### Summary of Conclusions

\*Please provide clear 'binary' choices for taking the building into a 'low risk' rating.

#### Combustible materials identified:

- Cladding type – ACM Category 3 with an unmodified polyethylene core
- Spandrel panels below windows Class E, vertically aligned above each other
- Phenolic Foam Insulation – Class D
- Missing cavity barriers
- Missing fire breaks

#### Attachments to the external elevations

- Balconies – containing combustible materials, vertically aligned above each other adding to external fire loading

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### Declarations

Building owner representative			
<b>Name</b>	XXXXXXXX XXXXXXXX		
<b>Organisation</b>	XXXXXXXX XXXXXXXX		
<b>Declaration:</b> 1. I declare, on behalf of the building owner(s), that I have provided all of the relevant information that I have concerning the building, to assist the external wall appraiser with their assessment of the building. 2. I, on behalf of the building owner(s), grant permission for this completed form to be shared to third parties where relevant. 3. I, on behalf of the building owner(s), confirm that another external wall appraisal will be carried out should the building be extended or altered.			
<b>Signature</b>	XXXXXXXX XXXXXXXX	<b>Date</b>	XX/XX/XXXX

Main Consultant*			
<b>Name</b>	XXXXXXXX XXXXXXXX		
<b>Organisation</b>	XXXXXXXX XXXXXXXX		
<b>Declaration:</b> I confirm I have or have contracted with specialists that: 1. have used reasonable skill and care to investigate, assess and appraise the external wall(s) and associated attachments. 2. have the appropriate qualifications, experience, expertise and PI cover including associated membership of relevant institutions, e.g. RICS, IFE etc. 3. have agreed to the notes in Annex B			
<b>Signature</b>	XXXXXXXX XXXXXXXX	<b>Date**</b>	XX/XX/XXXX

*\*The main consultant and building owner representative may be the same organisation or person.*

*\*\*This Form is valid for a period of 5 years from the date of signing.*

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### Annex A

Recommendations for mitigations/remedial works and advisories summarised from the supporting specialist reports. Please provide a short summary of any identified issues and their corresponding mitigating, remediation, advisory actions and estimated costs.

Any detailed analysis prepared by specialists should be supplied via separate attachments.

<b>Recommendations for mitigations</b> (add more lines if required)	
<b>Issue</b>	<b>Mitigation actions</b>
1.	
2.	
3.	
4.	
5.	

<b>Recommendations for remediation</b> (add more lines if required)	
<b>Issue</b>	<b>Remediation actions</b>
1. Cladding type – ACM Category 3 with an unmodified polyethylene core	Replacement
2. Spandrel panels below windows Class E, vertically aligned above each other	Replacement
3. Phenolic Foam Insulation – Class D	Replacement
4. Missing cavity barriers	New Installation
5. Missing fire breaks	New Installation

<b>Summary of Advisory Works</b>	
<b>Issue</b>	<b>Advisory actions</b>
Fire alarm system - currently in fault condition, requiring urgent attention.	<b>To be completed by home owners.</b>
Emergency lighting - operable, but not under maintenance contract	
Occupants Especially At Risk From Fire	
Fire Loss Experience - noted 2 years past	
Electrical Sources of Ignition - potential issues not addressed during	

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maintenance visits, portable appliance testing not been carried out	
Smoking - evidence observed on numerous landing and common areas	
Lightning - no maintenance contract in place	
Housekeeping – observed wooden furniture stored on landing and common escape routes	
Hazards Introduced By Outside Contractors And Building Works – ongoing works observed not being safely managed	
Dangerous Substances – hazardous materials observed needs to be removed	
Means Of Escape From Fire – poorly managed untidy common routes of escape, wooden decking utilised as part of external escape route adding to external fire loading	
Means Of Giving Warning In Case Of Fire – smokes sensors are only used to activate smoke vents only	
Fire fighting lift – purely a passenger lift only	
Fire Safety Signs And Notices – most are in place and are satisfactory	
Manual Fire Extinguishing Appliances, most in situation but out of maintenance contract	
Relevant Fixed Systems And Equipment – Dry riser not on maintenance contract, No sprinkler installed	
Procedures And Arrangements – A copy of the emergency plan for the building is not displayed in a prominent location in the building, No emergency evacuation plan is displayed in the main reception area	
Training And Drills – no record available at the time of visit	
Testing And Maintenance Records – Incomplete and outstanding in some cases	

**Based on the above information please provide specific mitigations and remediation actions with associated estimated costs:**

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Mitigation Actions	Estimated Costs
1.	
2.	
3.	
4.	
5.	

Remediation Actions	Estimated Costs
Combustible materials identified:	
<ul style="list-style-type: none"> <li>Cladding type – ACM Category 3 with an unmodified polyethylene core</li> </ul>	Estimated costs circa £900,000
<ul style="list-style-type: none"> <li>Spandrel panels below windows Class E, vertically aligned above each other</li> </ul>	
<ul style="list-style-type: none"> <li>Phenolic Foam Insulation – Class D</li> </ul>	
<ul style="list-style-type: none"> <li>Missing cavity barriers</li> </ul>	
<ul style="list-style-type: none"> <li>Missing fire breaks</li> </ul>	
Attachments to the external elevations: <ul style="list-style-type: none"> <li>Balconies – containing combustible materials, vertically aligned above each other adding to external fire loading Mitigation</li> </ul>	

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### Annex B

#### General Notes:

1. This form is a summary of a detailed risk assessment carried out by relevant specialist contractors (all specialists should be detailed in the Project Team section above) and this form should be read in conjunction with their reports.
2. Individual specialist reports should be included in the submission.
3. This form will not be valid if no detailed report(s) or supporting information is provided.
4. This form will not be valid if the signatures for either the main contractor and/or the building owner is missing from the form.
5. This form will remain valid for 5 years unless a new building warrant is issued for a subsequent alteration in building specification.
6. Annex C of this forms sets out a comparison of the high and low risk declaration and the Options A and B categories of the EWS1 Form
7. This Form does not cover insurance renewal, advice should be obtained from insurance providers.

#### External Wall Appraisal Notes:

1. The cladding assessor has reviewed and considered the External Wall Appraisal Report prior to completing this form and that a supplementary detailed report is included with this form.
2. The cladding assessor will provide copies of all relevant documents, cladding assessments, reports, material testing results and this form to the building owner.
3. The Cladding Assessor report has been included with this External Wall Appraisal form.
4. All specialist contractors involved in the Single Building Assessment have declared they will grant license to the building owner for all relevant documents, cladding assessments, reports, material testing results and for this form and associated reports to be shared with third parties.
5. The cladding assessor has consulted a fire engineer with appropriate qualifications and, knowledge of fire safety when determining the risk assessment of the building.
6. The Fire Engineer's report has been included with this External Wall Appraisal form.

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### Annex C

Comparison of the expression of risk within the External Wall Appraisal form and lenders EWS1 form.

<b>EWS1</b>	<b>EXTERNAL WALL APPRAISAL</b>
<p>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)</p> <p>No hazard = no risk</p>	<p>Low Risk (Green): external wall systems in this category are considered safe and require no remediation</p> <p>No hazards or life safety risks identified</p>
<p>A2: There is an appropriate risk assessment of the attachments confirming that no remedial works are required</p> <p>Identification of potential hazard = assessed as no risk</p>	<p>Low Risk (Green): external wall systems in this category are considered safe and require no remediation</p> <p>No hazards or life safety risks identified</p>
<p>A3: Where neither of the above two options apply, there may be potential costs of remedial works to attachments</p> <p>Cannot identify hazard = possible risk Note 8 directs users to undertaking a fire risk assessment</p>	<p>Further investigation required: see information within the External Wall Appraisal form</p>
<p>B1: I have concluded that in my view the fire risk (Note 8) is sufficiently low that no remedial works are required</p> <p>Assessment of hazard = no risk</p>	<p>Low Risk (Green): external wall systems in this category are considered safe and requires no remediation</p> <p>No hazards or life safety risks identified</p>
<p>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)</p> <p>Assessment of hazard = risk identified, remediation required</p>	<p>High Risk (Red): external wall systems in this category are considered unsafe and require remediation</p> <p>Hazardous cladding and life safety risk identified requiring remediation</p>
<p><b>Comparison of risk expression in EWS1 and External Wall Appraisal Forms</b></p>	