



Leeds Building Society

Cladding on flats (EWS1)

This guidance is applicable to all multi-storey, multi-occupancy residential guidance. It is based on the Royal Institute of Chartered Surveyors (RICS) guidance notes, which came into effect in April 2021. It only relates to fire safety concerns in respect of external wall systems.

If the building is completed after 1 January 2020, no EWS1 form is required. This is because the assumption can be made that the building is designed and constructed to the Building (Amendment) Regulations 2018 or later.

If the building is completed before 1 January 2020, an EWS1 form is required according to the following:

Number of storeys	EWS1 form is needed if any of the following apply
1-4	<ul style="list-style-type: none">■ There are ACM, MCM or HPL panels on the building.
5-6	<ul style="list-style-type: none">■ There are ACM, MCM or HPL panels on the building.■ The building as a whole or more than 25% of any elevation is made of other material defined as cladding by the RICS guidance (e.g. brick slip, insulated render, plastic, timber etc.).■ There are balconies which stack vertically above each other and both the balustrades and decking are constructed with combustible materials (e.g. timber).■ There are balconies which stack vertically above each other, the decking is constructed with combustible materials and the balconies are directly linked by combustible materials (e.g. linking balcony structure or combustible cladding on a wall(s) adjacent to the balconies).
7 or more	<ul style="list-style-type: none">■ The building has any curtain glazing or cladding as defined in the RICS guidance. This doesn't apply to isolated areas of tiling, timber or plastic in an otherwise masonry wall that are not part of a 'wall system', which don't cross compartment lines and where fire could not leapfrog between panels.■ There are balconies which stack vertically above each other and both the balustrades and decking are constructed with combustible materials (e.g. timber).■ There are balconies which stack vertically above each other, the decking is constructed with combustible materials and the balconies are directly linked by combustible materials (e.g. linking balcony structure or combustible cladding on a wall(s) adjacent to the balconies).

Buildings where works are in progress

- Buildings where remedial fire safety works are in progress but are not completed won't be accepted, even if liability doesn't fall to leaseholders.
- Buildings where liability for remedial works falls to leaseholders won't be accepted, unless the remediation cost to each leaseholder is small and can be reflected in the valuation (e.g. works to balconies).



EWS1 form requirements

- The form will not be accepted from sellers, estate agents or developers.
- If it's signed and dated after 5 April 2021, it must be on version 2 of the EWS1 form.
- The form must be completed and signed by an appropriately qualified contractor (see below).
- The client organisation must be the building owner or managing agent (in Scotland the borrower is also acceptable).
- The form must cover the whole building and not be specific to a single unit (except in Scotland where a form for a single unit can be accepted, provided confirmation is provided that the buildings as a whole has been considered).
- The form must have sections A1, A2, B1 completed (A3 and B2 are unacceptable).
- The form must not contain any caveats which undermine the overall conclusion.
- The form must include a covering letter on headed paper, detailing the firm's area of expertise and confirming they completed the EWS1 form. This must not caveat or contradict the EWS1 form.

Acceptable qualifications:

The acceptability of the qualifications of the professional signing the EWS1 form will depend on whether Option A or Option B on the form has been completed, which depends on the materials contained within the external wall.

EWS1 form option A:

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. The following list are bodies recognised as operating in the built environment. This list does not constitute an endorsement or approval from RICS, UK Finance or Building Societies Association (BSA):

- Architects Registration Board (ARB)
- Association of Consultant Approved Inspectors (ACAI)
- Chartered Association of Building Engineers (CABE)
- Chartered Institute of Architectural Technologists (CIAT)
- Chartered Institute of Building (CIOB)
- Chartered Institution of Building Services Engineers (CIBSE)
- Construction Industry Council Approver Inspectors Register (CICAIR)
- Institute of Clerks of Works and Construction Inspectorate (ICWCI)
- Institution of Civil Engineers (ICE)
- Institution of Fire Engineers (IFE)
- Institute of Fire Safety Managers (IFSM)
- Institution of Structural Engineers (IStructE)
- Local Authority Building Control (LABC)
- Royal Institute of British Architects (RIBA)
- Royal Institution of Chartered Surveyors (RICS)
- Society of Façade Engineers (SFE)



EWS1 form requirements

EWS1 form option B:

The signatory would need a higher level of expertise in the assessment of the fire risk presented by external wall materials. For 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. Typical bodies would be:

- Chartered Association of Building Engineers (CABE)
- Institution of Civil Engineers (ICE)
- Institution of Fire Engineers (IFE)*
- Institution of Structural Engineers (IStructE)
- Society of Façade Engineers (SFE)

*In Scotland IFE members who are not also Chartered or Incorporated Engineers can be considered.