



# Leeds Building Society

## Cladding on flats

This guidance applies to all multi-storey blocks of flats 4 or more storeys in height. Blocks with 3 or less storeys do not generally need an EWS1 form. This guidance only relates to fire safety concerns in respect of external wall systems.

**Buildings needing an EWS1 form: Green** - by exception, **Amber** - possibly, **Red** - definitely

Height in metres	Height in storeys*	Features which would trigger EWS1 process
Under 18 metres – *Number of storeys is only a guide and is based on an average 3 metres per storey. If the building has an above average storey height, a 5 or 6 storey building may fall into the above 18 metre category	1 storey 2 storey 3 storey	<ul style="list-style-type: none"> <li>■ A building that may house multiple residents that may need significant assistance evacuating – i.e. over 55's development and the outer leaf is not traditional masonry.</li> </ul>
	4 storey 5 storey 6 storey	<ul style="list-style-type: none"> <li>■ Outer wall leaf is not traditional masonry construction (For clarity buildings with a structural timber frame and traditional masonry external wall do not require an EWS1. If timber framed with other forms of external leaf, i.e. timber clad or render on timber board, they do require an EWS1).</li> <li>■ Stacked potentially combustible attachments</li> <li>■ Significant areas of combustible materials</li> <li>■ Insulated render</li> <li>■ Other concerns relating to fire safety and the external wall considered to pose a clear and obvious danger to life safety</li> </ul>
Over 18 metres	7 or more storeys (and constructed pre-1995)	<ul style="list-style-type: none"> <li>■ Has been re-clad</li> <li>■ Both inner and outer wall leafs are not traditional masonry each at least 75mm thick (i.e. brick slip clad and/or framed inner leaf)</li> <li>■ Stacked potentially combustible attachments</li> <li>■ Significant areas of combustible materials</li> <li>■ Insulated render</li> <li>■ Other concerns relating to fire safety and the external wall considered to pose a clear and obvious danger to life safety</li> </ul>
	7 or more storeys (and constructed 1995-1st Jan 2020)	<ul style="list-style-type: none"> <li>■ Always triggers EWS1 process unless already green (acceptable) on the CSS cladding register</li> <li>■ For building completed 1st Jan 2020 onwards, confirmation the building is designed to the Building (amendment) Regulations 2018, or later, is acceptable as an alternative to the EWS1.</li> </ul>
	7 or more storeys (and completed post 1st Jan 2020)	<ul style="list-style-type: none"> <li>■ Only if known or suspected issues</li> </ul>



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### Buildings where works are in progress

Buildings where remedial fire safety works are in progress but are not completed, even if liability does not fall to leaseholders, are unlikely to be suitable security. A zero value will be returned and the property declined.

### Properties Requiring Remedial Works

Where liability for remedial works falls to leaseholders, generally buildings will not be considered a suitable security. The exception is when the remediation cost to each leaseholder is small and can be reflected in the valuation e.g. works to balconies.

### Acceptable EWS1 forms

For an EWS1 form to be considered acceptable it must meet the following criteria:

- Client organisation must be the building owner/managing agent (in Scotland the borrower)
- The EWS1 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)
- Option A1, A2, B1 of the EWS1 form should have been completed (A3 & B2 are unacceptable)
- The signatory must be a member of a professional body relevant to the option selected
- The EWS1 form must not contain any caveats, e.g. desktop review
- A covering letter on headed paper, detailing the completing firms area of expertise and confirming they completed the EWS1 form is required
- The covering letter must not caveat or contradict the EWS1 form.