

All Owners,
The Broadway
183-192 Tooting High Street
London
SW17

23rd June 2021

Dear All Owners,

The Broadway – External Façade Safety Update

Following the events of Grenfell in 2017, the Government have been working with the industry to ensure such events are avoided at all costs. In order to achieve this, the Government released a series of advice notes which provide building owners, fire engineers, surveyors and all other property professionals a set of guidelines in relation to fire safety in blocks above and below 18m. In the midst of this, the EWS1 form was created.

Some Mortgage lenders may require an EWS1 form to be completed, reflecting the buildings compliance with the guidance, however the two are separate requirements placed upon building owners, with the need to remedy a building with cladding and any combustible material that may not comply with the new standards and the other for the purpose of a lender for a mortgage.

In March 2021, the RICS (Royal Institute of Chartered Surveyors) released the (VALUATION OF PROPERTIES IN MULTI-STOREY, MULTI-OCCUPANCY RESIDENTIAL BUILDINGS WITH CLADDING) Guidance Note, which was introduced to try and ease the pressure and difficulty leaseholders are facing when trying to sell or re-mortgage their property.

Below is an extract of the purpose of the report.

"This document is intended to help valuers undertaking valuations for secured lending purposes on domestic residential blocks of flats in the UK only, but may also be useful when undertaking valuations of such properties for other purposes. It does not apply to individual terraced, semi-detached or detached houses, bungalows or developments considered to be non-domestic. Following consultation with the fire safety industry, insurers and lenders, it provides criteria that can be used by a competent valuer during a standard valuation inspection to identify buildings where remediation work to cladding for fire safety purposes that may materially affect the value of the property is likely to be required.

This guidance note is not intended to be, nor should it ever be used as, a substitute for or part of a professional life safety fire risk assessment of any building. The EWS1 form is not a safety certificate and the fact that a EWS1 form is not required for a particular building does not mean that the

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building may not require some form of remediation in the future. This guidance is purely to help valuers understand when a EWS1 form is required due to visible cladding and it is likely, under current government guidance, that remedial works affecting the value of the property would be needed to remedy any defects with that cladding."

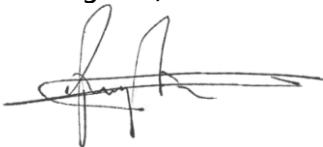
As part of the guidance note, the RICS prepared a 'decision tree' that professionals and leaseholders can refer to in order to clarify whether their property requires a EWS1 form.

In the case of The Broadway, it is very clear that the need for the EWS1 form no longer exists. The building does not have or appear to have cladding.

If you are still having difficulty with lenders requesting a EWS1 form, please feel free to refer them to the RICS 'decision tree', which should clearly show that a EWS1 form is not required.

We hope the above confirms the current position for you and if any significant development occurs, we will look to share this via a leaseholder update letter.

Kind Regards,



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