ballymore.

May 2020

Dear Leaseholder,

RE: London City Island Development Phase 1 fire safety

While nothing should detract from the country's efforts to tackle the unprecedented challenge of Covid-19, we are aware that many leaseholders have important questions regarding the fire safety status of their building.

With that in mind, we are writing to you directly to update you on this, in light of ongoing safety advice notices issued by the Government over the last 18 months.

The safety of your building, and of the residents and staff who live and work in it, is of paramount importance to Ballymore. There is a building-specific fire strategy and we undertake an annual fire risk assessment (and act swiftly on its findings) so that we can be satisfied that the building is safe. Equally, we are supportive of the Government's focus on strengthening Building Regulations to improve fire protection measures and have recently responded to its consultation regarding fire safety risk prioritisation in existing buildings.

<u>External cladding: Government guidance</u>

More recently, attention has turned to one particular aspect of fire safety: materials used within the external wall construction of buildings. Specifically, the Government has issued guidance recommending an assessment of the external wall construction of residential apartment properties over 18m in height (approx. six storeys) to determine whether it is 'safe'. Should combustible materials be present, then a qualified fire engineer needs to assess the fire risk and, if recommended, remedial works to replace the combustible materials may need to be carried out.

While this may sound straightforward, it is proving to be extremely difficult across the industry. Attempting to retrospectively apply new regulations to a completed building is both unprecedented and highly complex. We know that the unintended consequences of this, including the impact on mortgage applications, are causing distress to many of our leaseholders and we therefore wanted to provide a comprehensive update on action that Ballymore is taking to address this.

It is important to state that your building was constructed to the standards applicable at the time, if not better, and has been certified as compliant with Building Regulations. Evidence of this is held by your local authority and is available upon request.

The Government's latest standards are being applied via a series of – often conflicting – advice notes issued since December 2018. These notes have been introduced without notice or consultation. Significantly, they have been issued without the benefit of an economic impact assessment, which would have considered the likely costs involved and therefore the potential financial impact to leaseholders.

The advice notes also focus on cladding when, as is evident from your building's fire strategy (copy enclosed), many measures come together to reduce and manage fire risk in a property.

Unintended consequences

Despite this, with the publication of each successive advice note (22 such notes have now been issued, with the latest being in January 2020), Ballymore has worked with a broad spectrum of professional consultants to interpret the Government's guidance so that we can arrange for the necessary assessments to take place. However, what is holding up progress is the ability to secure fire engineers with appropriate insurance, and capacity to undertake the work promptly.

Fire engineers, in particular, are being asked to assess the level of fire risk presented by the external wall construction of a building and to certify whether a building is 'safe'. However, they are increasingly unable to secure the necessary professional indemnity insurance to enable them to do this; anecdotally, we have heard of premiums increasing by as much as 800 per cent, putting some firms out of business. This then stops them from certifying buildings or recommending remedial works.

This is the reason for the delay in progress: conflicting and frequently amended advice from Government; an acute shortage of fire engineers and fire testing facilities; and a lack of the necessary insurance. This is a nationwide problem, affecting multi-storey buildings; however, be assured that Ballymore is working hard to resolve this.

We have appointed a fire engineer to progress the necessary certification of your building.

Lender requirements

The factor that is causing distress to a number of leaseholders now is that lenders have taken a decision to require evidence of a building's compliance in line with the Government's latest advice notes before advancing mortgages. However, this is not a legal requirement. This applies to those looking to buy as well as those seeking to re-mortgage any residential property in a building over 18m in height.

Faced with this new challenge and there being no consistent way to evidence compliance, Ballymore came together with industry leaders from the surveying and lending sectors and consulted on the development of a standard form, known as the EWS1 form, in December 2019. Valid for five years from the date of signing by the relevant expert, it provides a consistent approach to certification and is accepted by lenders.

We have a plan for your building, which sets out what steps are needed to achieve certification (your copy is enclosed). We are talking to surveyors, fire engineers and other industry professionals in a concerted effort to make progress.

Government action

This is a situation of the Government's making and so any solution – short-term or permanent – needs to be led by Ministers. We have written to the Communities Secretary, Robert Jenrick MP and the Greater London Authority, held meetings with senior officials and have had the opportunity to brief a number of our local MPs on the matter, setting out five key points that could assist immediately and in the longer term:

We have asked the Government to:

1. Step in as professional indemnity (PI) insurer of last resort for fire safety professionals and engineers – this would allow the PI market to function again so that professionals can get on with the necessary certifications;
2. Intervene swiftly, in the form of interim guidance, until the results of further consultation can be implemented, to allow the market to function again;
3. Intervene with lenders to assist leaseholders trapped on standard variable rate mortgages;
4. Adopt a practical and deliverable solution to mitigating fire risk, one that is building specific and not focused solely on the building materials;
5. Improve the availability of fire testing facilities – the current waiting time is over six months.

Our approach

We have written to Ministers about this on seven occasions, with further correspondence planned. There are many others who are now organising and lobbying both national government and their local MPs and you may have seen a growing number of articles on this topic in the national media.

We have been engaging government, both national and local, as well as participating in an industry working group, which is looking at ways of easing the immediate pressure. Additionally, we are funding a paper, to be written by a qualified fire engineer, which will demonstrate how a points-based risk assessment could be a far more practical indicator of a building's overall fire safety.

Building Safety Fund

In this month's Budget, the Government announced a new £1bn fund to help remove cladding materials, where necessary, from both private and social residential buildings over 18 metres. This is in addition to the current £600m fund to replace ACM cladding.

This is a welcome move in the right direction. However, it is our expectation that £1bn will fall far short of the true cost. When considering the number of buildings that would currently qualify for cladding removal (due to use of materials rather than consideration of the actual risk posed), we still believe a holistic approach to fire safety is required. Cladding only represents one element of the larger equation of what makes up fire safety. Again, our risk-based approach report is intended to identify buildings where there is sufficient risk to justify recladding when taking a holistic approach to fire safety.

For a more comprehensive overview of our work to date, please review the enclosed 'Position Paper'.

Next Steps

For those of our leaseholders seeking to sell or to remortgage, we know that the current situation is difficult and that the lack of information we have been able to provide has been frustrating. Starting with this letter, our ambition is to be more transparent. While we may not be able to provide the certification that lenders now require for your building at this time, we are working hard to achieve it and will update you as we progress.

We have established a specific email address and team, dedicated to answering your questions on this topic: **cladding@ballymoregroup.com.**

If you want to be kept updated on this topic, please ensure that you provide BAML with an up-to-date email address. We will issue further updates by email and b.life (where appropriate). BAML's email address is conveyance@ballymoregroup.com.

Lastly, we want to reiterate our own frustrations at this situation, which we recognise has caused leaseholders significant personal distress. We are working daily with industry colleagues to progress a resolution.

Yours faithfully,

David Pearson
Director
For and on behalf of Clearstorm Ltd

BUILDING FIRE SAFETY: POSITION PAPER

1. Introduction

Ballymore is the freeholder, developer and managing agent of residential buildings across London, totalling some 9,646 homes. The safety of our residents and our staff is paramount. We manage estates long after construction is complete to maintain the highest standards of service for our leaseholders and residents.

The Government's focus on building fire safety is encouraged and supported; the recent improvements to Building Regulations will serve to improve fire protection measures across our industry. However, the retrospective application of new guidance is causing severe financial consequences for many leaseholders and this must be addressed without delay.

2. Issues

Despite these positive measures, the retrospective application of the latest advice notes is highly unusual practice and many urgent issues remain.

- MHCLG guidance[1] provides that where combustible materials are present in the external wall system, a qualified fire engineer should assess the fire risk and, if recommended, remedial works should be carried out to replace combustible materials.

- Notwithstanding the fact that the guidance is not a legal requirement, the mortgage lending industry is enforcing compliance by withdrawing lending on properties without sufficient evidence to demonstrate conformity.

- This has caused the lending market to collapse on buildings over 18m tall and we expect to see this untenable position extend to many more buildings under 18m in light of the new guidance.

- The situation is not helped by the fact that professional indemnity cover for many fire safety professionals has been limited or withdrawn and this is severely hindering progress by stopping professionals from certifying buildings or recommending remedial works.

- Many leaseholders across the UK are now unable to sell or re-mortgage their properties, having been told the properties are 'unsafe'. Likewise, there are individuals wishing to purchase new homes but are unable to do so.

- Ballymore has 4,500 homes currently under construction and 9,646 homes under management. It is extremely difficult to obtain EWS1 certification which is necessary for our customers to obtain mortgages and complete their purchases or to sell or re-mortgage their properties.

3. Consequences

We firmly believe that this situation is the unfortunate and unintended consequence of Advice Note 14 (December 2018) and the subsequent consolidated guidance. We note the positive steps that MHCLG has since taken to address the issues by publishing the consolidated advice which is more concise and offers greater clarity.

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[1] (Advice for Building Owners of Multi-storey, Multi-occupied Residential Buildings)

However, the severe financial consequences for leaseholders of uncertifiable buildings continue to persist.

A retrospective adjustment of this nature, implemented without consultation and with no implementation period, represents an unprecedented level of change for our industry. We face significant barriers to applying the new standards retrospectively, which are not physically insurmountable but are financially devasting to homeowners

For many older buildings it is impossible to comply with current regulation without major remedial works, given many of our buildings were constructed 10-20 years ago. This in many cases will require complete replacement of entire external wall systems – predominately affecting fully occupied buildings.

The result is:

- Leaseholders, unable to re-mortgage, are being moved on to lenders' standard variable rates.

- Homeowners, already hindered by residential property income tax, are finding it financially difficult to rent out their flats in order to relocate.

- Shared Ownership and Help to Buy tenants are prohibited from renting out their accommodation due to lease restrictions. This again hinders mobility although some housing associations are trying to help leaseholders by relaxing these restrictions.

- Potentially very large costs being incurred by leaseholders in order to meet the costs of any works required.

4. Possible solutions

The aim of regulation, in every sector of the economy, should be to improve outcomes, both for the consumer and for those working in that sector. In this situation, regulation is being enforced unintentionally and retrospectively without due consideration as to the ramifications upon the affected leaseholders.

These unfortunate circumstances can only be resolved through proper consideration of the practical and financial impact of the measures that have been introduced. We have noted the Government's call for evidence on how to characterise and prioritise the risks within existing buildings and how best to prioritise action based on a broader understanding of risk.

We fully support this research and request that any future updates to policy:

- Take into account overall safety systems at the building concerned
- Include proper industry consultation
- Provide due consideration of the functioning of the housing and professional indemnity insurance market
- Feature economic impact assessments.

We remain extremely concerned about the life changing impact this situation is imposing on our leaseholders in the interim. Therefore, in the short-term, government could address this by:

1. **Stepping in as professional indemnity (PI) insurer of last resort for fire safety professionals and engineers** – this would allow the PI market to function again so that professionals were able to get on with the necessary certifications.

2. **Intervening swiftly, in the form of interim guidance,** until the results of the extended consultation can be implemented, to allow the markets to function again.

3. **Adopting a practical and deliverable solution to mitigating fire risk** - a risk-based approach to improving safety needs to be building specific – not a blanket recladding approach.

4. **Immediate intervention** to assist leaseholders trapped in high interest standard variable rate mortgages is required.

5. **Improving the availability of fire testing facilities** (BS 8414 test centres) – the current waiting time is over 6 months.

The Government's announcement of a £1bn Building Safety Fund is a welcome move in the right direction. However, it is our expectation that £1bn will fall far short of the true cost. When considering the number of buildings that would currently qualify for cladding removal (due to use of materials rather than consideration of the actual risk posed), we still believe a holistic approach to fire safety is required. Cladding only represents one element of the larger equation of what makes up fire safety.

We believe a risk-based approach, as set out below, would identify buildings where there is sufficient risk to justify recladding – and therefore use of this fund - while taking a holistic approach overall to fire safety.

5. A risk-based approach

We are concerned that the automatic conclusion to the fire risks identified is to remove and replace cladding. However, we feel that there is insufficient evidence to justify this approach as a blanket solution.

Fire safety in buildings essentially derives from the interrelation of different aspects of fire safety. This includes fire suppression systems, staff training, evacuation procedures, escape routes, compliance with fire risk assessment actions, and management of ignition sources. Cladding materials only represent one facet of fire safety.

Ballymore would like to see a risk-based solution that seeks to mitigate the risks of each individual building. However, the professional indemnity insurance market makes it impossible, in light of MHCLG guidance, for any fire engineer to suggest an alternative to recladding. That is why we have taken the decision to fund a paper, written by a qualified fire engineer, which will demonstrate how a points-based risk assessment could be a far more practical indicator of a building's overall fire safety.

We would welcome a considered and holistic approach. The solution for some buildings may be internal sprinklers; for others, external sprinklers, considered and selective remedial works, improvement of fire safety management systems, staff training, improved fire rating of escape routes and practice evacuations. Certainly, in other cases there may be no alternative except to replace the cladding to mitigate the risks. Targeting the buildings of the highest risk, in our opinion, would make the best use of the £1bn Government Fund.

To be clear, we are not opposed to recladding but would like to see a risk-based solution applied to individual buildings, based on their specific circumstances:

- There have been a number of fires in various buildings we have constructed and managed in London for over 30 years. **We currently manage 9,500 properties and have never experienced a fire related death**. This includes buildings with high pressure laminate, ACM, combustible and non-combustible cladding systems.

- We have extensive and stringent fire safety systems in place and are in regular liaison with the local authority and London Fire Brigade to fine tune our staff fire training, evacuation procedures and fire safety management.

We are working with the Government to look for the best practical solution that responds specifically to both the structure of each individual building, and to the fire safety management systems and strategies in place to encourage a holistic solution.

EXTERNAL WALLING SYSTEM CERTIFICATION PROCESS

Current Process

1. Review design information and determine specific workflow and scope for inspection.

2. Appoint a chartered professional (for example, a building surveyor or fire engineer). This is the 'competent person' referred to in the EWS1 form.

3. Undertake physical intrusive inspection of every different type of façade finish.

4. Complete sample testing of materials if required.

5. Chartered professional to assess combustibility of materials and whether external wall system is compliant with MHCLG guidance. If not, then to advise and make initial recommendations for remedial works.

6. Chartered professional then to sign EWS1 form which presents the information to a mortgage lender in a consistent manner.

7. Remedial works to be identified, designed, tendered and undertaken where necessary. In many cases this will require the appointment of a separate specialised façade engineer and associated project team.

EWS1 form

The EWS1 form (copy enclosed) was devised by the Royal Institution of Chartered Surveyors (RICS), the Building Societies Association (BSA), and UK Finance as an industry-wide valuation process to help people buy and sell homes and re-mortgage in buildings above 18 metres (six storeys). It contains two options for recording the findings:

Option A applies where the primary materials used in the external wall system are known to be of limited combustibility. Under this option a competent professional will have to confirm, following their investigation, that the external wall system contains materials of limited combustibility that do not support combustion. In addition to this, the competent professional is required to confirm that cavity barriers have been installed correctly within the external wall. Finally, having satisfied themselves of both these issues, the competent professional is then required to consider whether any attachment to the external wall (such as balconies) contains significant quantities of combustible materials or require remedial works.

Option B applies where the primary materials include material that is not of limited combustibility. Under this option a fire engineer or equivalent competent professional is required to confirm through an appropriate risk assessment that the fire risk is sufficiently low or that remedial works are required.

Currently, only one assessment is needed for each building and this will be valid for five years.

If the engineer deems remedial works are necessary, this will cause further delays as we expect most lenders will not offer mortgages or re-mortgages until remedial costs can be quantified. Some lenders may go further and require remedial works to be completed or the source of funds to be identified with certainty – each lender will have a different policy. We know from our current experience of the Government's ACM cladding fund that it will take a long period of time to obtain certainty on the costs of replacement works and associated funding, before the works can begin.

Progress
During the course of 2019, we commissioned an independent fire engineer to complete Façade Assessment Reports for all blocks at London City Island. This was undertaken in response to the guidance contained within MHCLG Advice Notes 14 and 18. These reports have been issued to those leaseholders who required them for financing purposes at that time.

With the EWS1 form implemented on 16th December 2019, and desktop reviews no longer being sufficient to satisfy lenders, we are currently working on a services scope with a fire engineer to complete the EWS1 form for all blocks. We hope to be able to confirm the timescale for this in the coming weeks.

We will be putting in place more regular reports on further progress.

It is important to note that under government advice at the time of writing, works of this nature are deemed as “essential” and therefore permitted. Please be assured that any necessary building inspection will be carried out according to public health guidance, as the health and safety of our employees, subcontractors and the general public is our number one priority.

LONDON CITY ISLAND FIRE SAFETY STATEMENT

The developments managed by Ballymore Asset Management Ltd incorporate a range of measures related to the design, installation, maintenance, inspection and management of the site with the purpose of fully complying with our obligations under the Regulatory Reform (Fire Safety) Order 2005 and ensuring the highest standards of fire safety for residents, visitors, contractors and staff. The management team on site will be happy to provide you with further detail should you wish but please note the following as an overview of the infrastructure and procedures in place:

Fire Strategy & Management

- A global BAML Health & Safety Strategy which is subject to routine review.
- A development specific Fire Engineering Strategy (approved by the local authority).
- Annual Fire Risk Assessments undertaken by an independent, specialist consultant.
- A 'Fire Strategy Pack' – Compiled and updated by the estate management team in order to support inspecting and enforcement bodies.
- Comprehensive Standard Operating Procedures (SOPs) and Risk Assessment & Method Statements (RAMS) covering all fire safety systems and procedures.
- A Fire Control Centre (FCC) which is manned 24hrs with the role of monitoring all the life safety systems and coordinating any emergency action.
- A comprehensive health and safety training programme for staff incorporating annual fire safety and fire marshal training.
- A rigid Accident, Near Miss and Dangerous Occurrence reporting procedure allowing for the monitoring and investigation of incidents and the continual improvement of processes.
- Regular liaison between estate management teams and the emergency services (including representatives from the Fire Brigade).
- Support, advise and audit of the estate management operations provided by the Ballymore Facilities and Infrastructure Department and external consultants.
- A documented inspection, service and maintenance regime for all life safety plant and systems which meets or exceeds that prescribed by legislation.
- A 2-hour emergency response (24/7) for any reactive or ad-hoc faults should these occur on critical life safety systems.
- An Approved Supplier process and use of an accreditation scheme to ensure the competence and suitability of our external suppliers and consultants.

Protection Against Fire Ignition

- A hot works permit system in operation.
- Regular security patrols (with a particular focus on higher risk areas such as bin stores).
- Regular inspections by the BAML Property Manager for the development.
- Annual (PAT) testing of all landlord's portable electrical appliances.
- 5 yearly (IET) inspections of all landlord fixed electrical wiring installations.

Protection Against Fire Spread

- Buildings designed with 30/60/120 minute (dependant on design and configuration) fire compartmentation by means of fire rated doors, walls, floor slabs and fire stopping.
- Fire rated internal linings (i.e. carpets, paint finishes and ceiling tiles).
- Regular inspection of fire doors in communal areas.
- Principal mechanical and electrical assets linked to a Building Management System (BMS) allowing for isolation of air handling systems and gas solenoid valves in the event of local fire detection.

- A fire shutter is installed at the entrance to the catering outlet to protect against the spread of smoke and fire.

Fire Detection & Alert

- A fire detection system installed throughout all landlord and communal areas comprising of smoke and/or heat detection devices, manual call-points and sounders.
- The above incorporates a battery back-up should mains power fail.
- Weekly testing of the fire alarm system.
- Annual servicing of the fire alarm system.
- CCTV coverage throughout the estate and monitored 24/7 by the Fire Control Centre.
- Regular Security patrols.
- Mains-fed smoke detection (with battery back-up) in all apartments.

Fire Suppression

- Provision of wet and/or dry riser systems (depending on the building design). These are serviced annually.
- Provision of sprinkler system coverage to all apartments. These are subject to a six-monthly inspection and service regime and an annual inspection of the sprinkler heads.
- Provision of portable fire suppression appliances (fire extinguishers) in high risk areas such as plant rooms. These are serviced annually.
- Assigned fire-fighting lifts for use by the fire brigade.
- The provision of back-up power supplies and automatic transfer switches in order to power critical systems including sprinklers, smoke control and fire-fighting lifts.

Fire Evacuation

- 24-hour presence of Security teams to coordinate any evacuations should these occur.
- Assigned refuge areas with Emergency Voice Communication (EVC) systems for residents with accessibility issues.
- Emergency lighting to ensure illumination of escape routes should mains power fail. This is tested monthly.
- Automatic Operating Vents (AOVs) to ventilate smoke from escape stairways and hallways.
- Hybrid ventilation system for car park areas combining impulse or induction fans with mechanical and natural exhaust systems.
- Passenger lifts triggered to return to a pre-set floor (usually ground) following a fire alarm being triggered.
- Automatic release of final exit doors in the event of a fire alarm activation or a manual single-action release on final exit doors to facilitate prompt evacuation from communal areas.

Form EWS1: External Wall Fire Review

Objective - This form is intended for recording in a consistent manner what assessment has been carried out for the external wall construction of residential apartment buildings where the highest floor is 18m or more above ground level or where specific concerns exist (Note 1). It should not be used for other purposes. It is to be completed by a competent person with the levels of expertise as described in Notes 2 and 3 below.

This review is for the sole and exclusive use of the client organisation named below. No responsibility is accepted to any third party for the whole or any part if its contents (Note 4). For the avoidance of doubt, the term 'third party' includes (but is not limited to): any lender who may see the review during the process through which they come to make a loan secured on any part of the Subject Address; and any prospective purchaser who may see the review during the process through which they come to purchase an interest in any part of the Subject Address.

Client organisation:……..

Subject Address (One form per block)

Block or building name	Street	Town	Postcodes (all built)

I confirm that I have used reasonable skill and care to investigate (Note 5) the primary external wall materials (typically insulation, filler materials and cladding) and attachments of the external walls of the above building/block.

OPTION A(Note 1) – Where external wall materials are unlikely to support combustion

I confirm that:

- I meet the professional body membership and competence criteria as described in Note 2
- In relation to the construction of the external walls, to the best of my knowledge the primary materials used meet the criteria of limited combustibility (Note 6) or better and cavity barriers are installed to an appropriate standard in relevant locations (Note 7)
- In relation to attachments to the external wall (*tick one of the following*):
  - ☐ **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);
  - ☐ **A2** - There is an appropriate risk assessment of the attachments confirming that no remedial works are required
  - ☐ **A3** – Where neither of the above two options apply, there may be potential costs of remedial works to attachments (Note 8)

OPTION B(Note 1) – Where combustible materials are present in external wall

I confirm that:

- I meet the professional body membership and competence criteria as described in Note 3
- I have used the reasonable skill and care that would be expected of the relevant professional advisor to assess the level of fire risk (Note 9) presented by the external wall construction and attachments (*tick one of the following*)
  - ☐ **B1** - I have concluded that in my view the fire risk (Note 8) is sufficiently low that no remedial works are required
  - ☐ **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).

Name	……	Qualifications	……..……..
Organisation	……	Professional body	……..……
Signature	……	Date	……..……..

NOTES

Note 1 - This form includes two options. Option A is for buildings where the materials used in the external wall would be unlikely to support combustion. Option B is for buildings where Option A does not apply and a more detailed review (and hence higher level of fire expertise) is required. The signatory should use either the Option A approach or the Option B approach and delete/cross out the unused option. Within each option there are sub-options, the user should tick the box of the relevant sub-option.

Note 2 –For Option A, the signatory would need the 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. However, this would not necessarily include the need for expertise in fire engineering. The signatory should be a member of a relevant professional body within the construction industry.

Note 3 - For Option B the signatory would need expertise in the assessment of the fire risk presented by external wall materials and should be a member of a relevant professional body that deals with fire safety in the built environment. This could be a Chartered Engineer with the Institution of Fire Engineers or equivalent.

Note 4 – Should there be a desire for a third party to rely on this form, they should contact the signatory's organisation.

Note 5 - The investigation must include evidence of the fire performance of the actual materials installed. For both Options A and B this would often include either a physical inspection by the signatory to this form, or inspection of photographic or similar information gathered by a 3rd party (subject to the signatory having sufficient confidence in that 3rd party). It would also include the standards of construction of key fire safety installations such as cavity barriers. Given the nature of external walls this would typically involve investigations in a limited number of locations (actual number to be determined by the signatory). Review of design drawings may assist but on their own would not be sufficient. If the wall construction includes multiple wall types, the investigation should include each type.

Note 6 – The term 'limited combustibility' is as defined in BS 9991:2015.

Note 7 – Cavity barrier fire performance and locations to be based on relevant fire safety design guidance documentation such as BS 9991 or relevant statutory guidance

Note 8 - In this situation the signatory should notify the client organisation that an appropriate risk assessment of the fire risk of the attachments might be required.

Note 9 - The assessment of fire risk as described above includes that insofar as is necessary to ensure a reasonable standard of health and safety of those in and around the building, all external wall constructions and any external attachments (e.g. balconies) of the building:

- Resist spread of fire and smoke so far as is reasonably necessary to inhibit the spread of fire within the building, and
- Are constructed so that the unseen spread of fire and smoke within concealed spaces is inhibited, and
- Adequately resist the spread of fire over the walls, having regard to the height, use and position of the building.

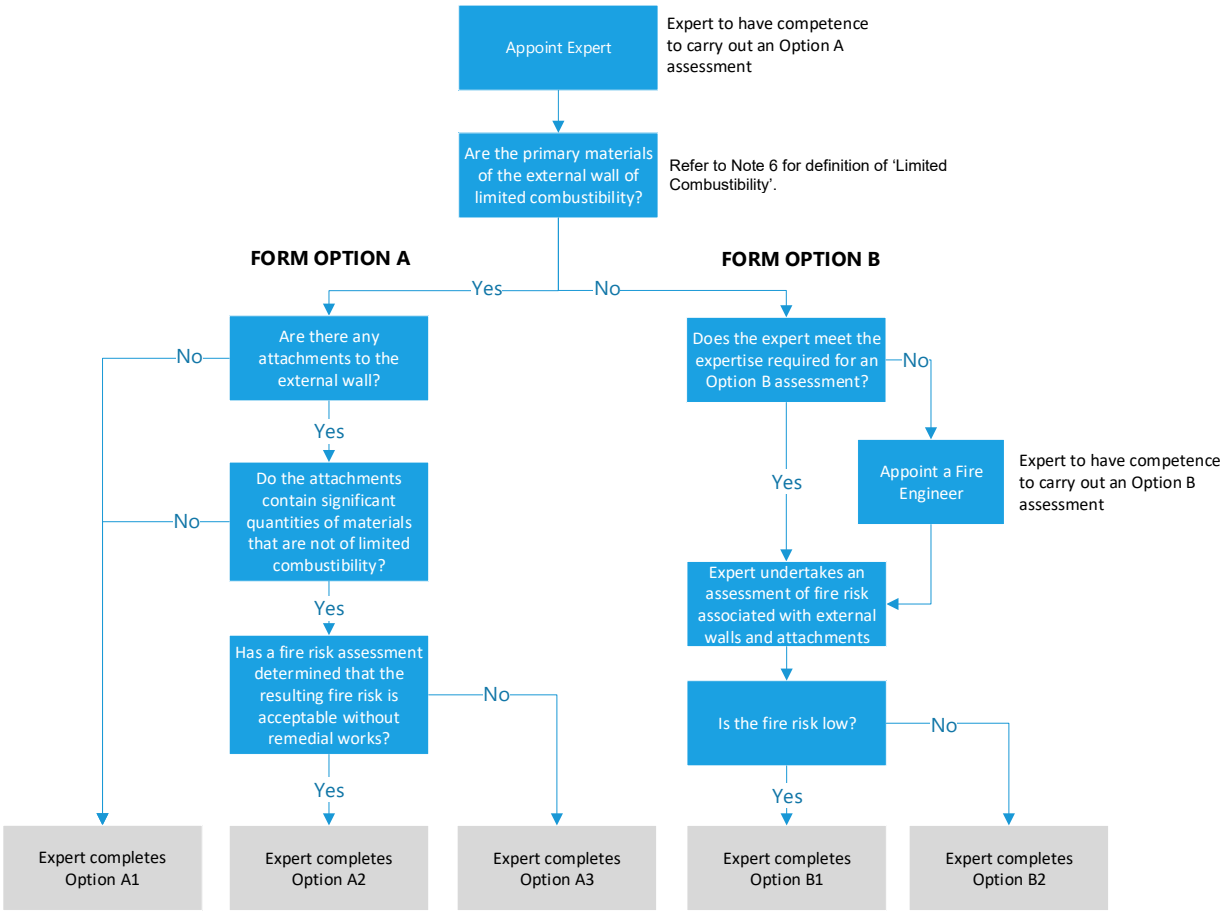
The assessment takes account of regulations and published design guidance as were current at the time of construction as well as those which are current at the time of this assessment. It cannot be guaranteed that it would address guidance and regulations which may be introduced in the future.

Note 10 - The signatory may wish to provide their client organisation with a separate report on their investigation to support their statements in this form. That separate report would not normally

need to be supplied to the valuer along with this form (unless there are specific issues which may require it).

Note 11 – This form will need to be reassessed if any significant changes occur to the external wall or attachments of the building and is valid for up to 5 years from the date at which it is signed.

Flow Chart


Appoint Expert
Expert to have competence to carry out an Option A assessment
Are the primary materials of the external wall of limited combustibility?
Refer to Note 6 for definition of 'Limited Combustibility'.
FORM OPTION A
FORM OPTION B
Yes
No
Are there any attachments to the external wall?
No
Yes
Do the attachments contain significant quantities of materials that are not of limited combustibility?
No
Yes
Has a fire risk assessment determined that the resulting fire risk is acceptable without remedial works?
No
Yes
Does the expert meet the expertise required for an Option B assessment?
No
Yes
Appoint a Fire Engineer
Expert to have competence to carry out an Option B assessment
Expert undertakes an assessment of fire risk associated with external walls and attachments
Is the fire risk low?
No
Yes
Expert completes Option A1
Expert completes Option A2
Expert completes Option A3
Expert completes Option B1
Expert completes Option B2