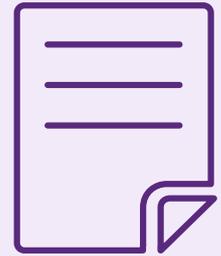


Only For Use By Mortgage Intermediaries

# External wall safety on **blocks of flats**



For further information and to view a copy of the EWS1 form, please see the RICS [website](#)

The EWS1 form is a 5-page document and should not be altered. The pages including the notes section and flow chart must always be included. Amended versions or forms that have been incorporated into another document are not acceptable.

## VALIDATION OF THE EWS1 FORM

EWS1 forms must meet all the following criteria to be acceptable.

### The Assessment Result

- It must be clear and obvious which of the result Options has been selected
- There must be only one Option selected as they are mutually exclusive

### The Assessors Qualifications

- The assessor should be a fully qualified member of a relevant professional body on the RICS published list
- “Fully qualified” typically means Fellow or Member
- To sign off a “B” option the assessor must have a higher level of expertise, e.g., a Chartered Engineer who is a Fellow or Member of the Institution of Fire Engineers

### Other Requirements

The form must be addressed to the assessor’s client. This will usually be the building owner (unless in Scotland where it could be the individual flat owner).

- The form must include the correct post code(s) and building name. The postcode must match the one provided for the subject property on instruction/confirmed on the valuation report. If there are multiple postcodes for one building, all postcodes must be included
- The form must cover the whole building, not an individual flat
- The form must be the current RICS published version and it must be complete and unaltered
- There must be no added comments which indicate that the inspection was restricted, or the result is provisional
- The form must stand alone, e.g., it must not refer to another document for validity

### Accompanying Covering Letter

A covering letter on a letterhead to confirm that the form is genuine, and this must accompany the EWS1 form provided and include the following as a minimum; confirmation that the form completed for the building name and postcode has been provided by the signatory, the rating that has been provided and the relevant body the signatory is associated with and the qualifications they hold.

- The covering letter should not contradict or otherwise cast doubt on the result of the EWS1
- It should be noted that a clause on the EWS1 form specifically disclaims any liability to any lenders and purchasers who view the form
- The building name provided on the EWS1 form and covering letter must match the building name on the address provided on valuation instruction and the valuation report

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