

Our Ref: P-26 – AM0721

Date: 08 May 2026

FAO Aleks Aydin  
Sovereign Network Group  
The Hive,  
22 Wembley Park Boulevard  
London HA9 0HP

To Whom It May Concern,

### **EWS1 and Fire Risk Appraisal of the External Wall (FRAEW) Report**

Keegans have undertaken a FRAEW in accordance with PAS9980:2022 Fire Risk Appraisal of External Wall Construction and Cladding of Existing Blocks of Flats – Code of Practice and subsequently completed an EWS1 form Wordsworth Court, 37 Bessborough Road, London, HA1 3XD.

The EWS1 form is based on the Valuation of Properties in Multi-Storey, Multi-Occupancy Residential Buildings with Cladding Guidance (April 2021) published by RICS.

- The Wall Type 2: Curtain Walling (including Infill Panels) contained sections of Glazed Curtain Walling, including MCM (including XPS) spandrel panels.
- The building is four storeys.
- There were no serious cases of disrepair.

Due to the presence of combustible materials in the wall system and balconies, an 'A' EWS1 rating is not achievable.

Based on the PAS 9980:2022 methodology, the FRAEW concluded that the building achieves a Relative Risk Rating of 'Low-Medium'; this is considered to be "sufficiently low", and the building does not require remedial works.

As such, the building achieves a 'B1' Rating.

Rohan Coombs completed the FRAEW Report and EWS1 form. Rohan is a RICS Chartered Surveyor and a Member of the IFE. Rohan has also completed the RICS Level 6 Award for External Wall System Assessment.

Yours sincerely,

A handwritten signature in cursive script that reads "R. Coombs".

Rohan Coombs MRICS MIFireE  
Keegans Ltd

RICS Membership Number 6591473  
IFE Membership Number 00078269  
IFSM Membership Number 5527