

Our Ref: P-25-AM0605

Date: 02/06/2026

FAO Aleks Aydin
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London
HA9 0HP

Project Management
Cost Consultancy
Building Surveying
Procurement
CDM Services
Asset Management

To Whom It May Concern,

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

Keegans have undertaken a Basic 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 for Anna Court (1-11), The Ridgeway, Hertford, SG14 2TL.

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.

- Wall type 3, Rainscreen (Metal) is defined as cladding (for the purposes of valuation only)
- The building is **NOT** over six storeys,
- There are **NO** ACM, MCL or HPL panels present,
- Wall type 3, Rainscreen (Metal) does not cover **MORE** than a quarter of each elevation.
- The building does **NOT** have inset or projecting balconies with decking.
- There were no serious cases of disrepair.

Upon assessing the building against 'Appendix B: EWS1 form decision tree', it can be concluded that an EWS1 form is not required. Keegans have completed an EWS1 form as requested by the client.

Due to the presence of combustible materials in the wall type 1, an 'A' EWS1 rating is not achievable. PAS 9980:2022 recognises this form of construction as the lowest risk form of construction that might be used for an external wall and able to accommodate combustible materials within the cavity.

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

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

Joe Wooding completed the FRAEW Report and EWS1 form. Chartered Surveyor member status with the Royal Institution of Chartered Surveyors and Fellow Chartered Building Engineer member status with the Chartered Association of Building Engineers. Joe is also an incorporated member of the Engineering Council and has completed the RICS Level 6 Award for External Wall System Assessment.

Yours sincerely,

A handwritten signature in black ink that reads "J. Wooding". The signature is written in a cursive style with a long horizontal stroke at the end.

.....
Joe Wooding BSc (Hons), MRICS, C.Build E FCABE, IEng

RICS Membership Number	1119586
CABE Membership Number	59514681
Engineering Council Membership Number	711457