

Our Ref: P-25-AM0605

Date: 03/06/2026

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

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 **Georgiana Court, 1-18, The Ridgeway, Hertford, SG14 2FR.**

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.

- Masonry and Rainscreen (A) wall types contain combustible insulation.
- There are no cladding wall types as defined within the guidance above.
- The building is over four storeys,
- There are **NO** ACM, MCL or HPL panels present,
- There are vertically stacked balconies. However, only the decking is combustible and not linked to an external surface with a Euroclass worse than A2.
- 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 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.

[thekeegansgroup.com](https://www.thekeegansgroup.com)

Lee Brocklehurst has peer reviewed the FRAEW and completed the EWS1 form. Lee is a Chartered Civil Engineer holding Member status with the Institution of Civil Engineers (ICE) and Institution of Fire Engineers (IFE). Lee is also a member of the Association for Specialist Fire Protection (ASFP). Academic qualifications include an MEng in Civil Engineering and an MSc in Fire Safety Engineering. Lee has 25 years of experience in building and construction within highly regulated industries, including over 15 years in the field of fire engineering on large, complex fire protection remediation projects and passive fire protection. Lee has also undertaken many FRAEW investigations for residential and mixed-use premises, in addition to independently auditing FRAEWs for Homes England.

Yours sincerely,



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Lee Brocklehurst MEng MSc CEng MICE MIFireE

ICE Membership Number	51222402
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