

prp-co.uk

Architecture
Urban Design
Masterplanning
Landscape
Development Consultancy
Research

Peter Park
Building Safety Project Manager
DEV - Building Safety
Sovereign House,
Basing View,
Basingstoke
RG21 4FA

10 Lindsey Street
London
EC1A 9HP
020 7653 1200

18 August 2025

Dear Peter

1-25 Stella Court Central Way London NW10 7FL

As per your instruction, we have undertaken an intrusive investigation of the façade construction at the above building. Our investigation was undertaken by Shkelqim Nimani on 10 June 2025.

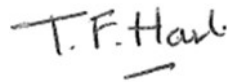
PRP found there were combustible materials within the external walls. Having identified combustible materials, we subsequently carried out a FRAEW in accordance with the PAS 9980 methodology.

The outcome of our FRAEW for this building was Low Medium Risk, and we have provided an EWS1 form with a B1 outcome.

We can confirm our competence to undertake this assessment and that we have used our professional judgement and expertise in this area to come to the above conclusion.

Any changes to the façade or balcony construction after the date of the investigation will mean that the EWS1 rating and the associated external wall report are no longer valid.

Yours sincerely



Timothy Hart BSc (Hons) MRICS
Associate Director
Development Consultancy

Note: Timothy Hart BSc (Hons) MRICS has passed the RICS EWS Training Programme August 2024.