

Our Ref: P-25 – AM0070

Date: 14 May 2025

FAO Sahr Gborie
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 for 241 & 243 Brixton Road, London, SW9 6LJ.

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 1: Double Skin Masonry contained sections of Glazed Curtain Walling, including MCM (including EPS) spandrel panels.
- The Wall Type 2: Aluminium Rainscreen Cladding is considered Cladding.
- The building is over four storeys.
- There are vertically stacked balconies, and their primary materials (timber decking) can be defined as combustible.
- 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'; 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 "RCoombs".

Rohan Coombs MRICS MIFireE
Keegans Ltd

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