

# wandle

## External Wall System (EWS) Remediation Programme:

Chloe Court & Thalia Court update following Pre-Contract Design  
Investigation

8 FEBRUARY 2023

# Timeline summary for EWS Surveys

Key Dates	Key Requirements for EWS Surveys	Key Wandle Housing EWS Outcomes
December 2019 – November 2020	In December 2019, the EWS1 form is introduced as part of a new External Wall Fire Review process valuing high-rise buildings in response to lenders seeking assurances on fire risk as a condition of approving mortgage applications.	Wandle Housing procure MAF Associates to undertake external wall system assessments. This is a Direct Award following competency and accreditation checks, approved with quotes given for each property. MAF Associates carry out External Wall System Assessments on 12 residential properties with identified external wall systems, starting with higher rise buildings e.g. above 18 metres ( <b>Chloe Court</b> ) and then lower height blocks.
November 2020 - March 2021		To enable informed decision making on the EWS1 findings, Wandle Housing procure Faithorn Farrell Timms LLP (FFT) from a Direct call off from the South East Consortium Framework in November 2020 “To carry out full building surveys to buildings and provide scope of works to tender” for eight buildings ( <b>Chloe Court and Thalia Court included</b> ).
March 2021 - December 2021	During 2021, government and industry discussions on the EWS1 process led to more of a focus on a risk assessment based approach to external wall systems, particularly for those not designated as high rise (under 18 metres).	In response to this, Wandle Housing, procure The Keegans Group in March 2021 following a mini-competition on the SEC Framework for “Fire Risk Assessment – External Wall Surveys.” The specification / brief followed the RICS guidance entitled 'the External Wall Fire Review Process'. Six residential properties were risk assessed. One property is put forward for a pilot for improvement work.
January 2022 – December 2022		Wandle Housing carry out a pilot improvement programme on one residential property that was successfully completed by June 2022. This pilot provided lessons on how to manage and resource the programme, including technical expertise and appropriate project/programme planning competencies.  Following this pilot, Wandle Housing agree a further procurement strategy for EWS1 remediation programme for all blocks with a B2 Rating on the EWS1 Form ( <b>including Chloe Court &amp; Thalia Court</b> ) indicating Combustible Materials on the External Wall System that require remediation action. A mini competition on the South East Consortium framework for multi-disciplinary consultancy, specifying and procuring remedial works to external wall systems was carried out and Martin Arnold Consultancy were evaluated and taken forward as consultants to support the delivery of our EWS1 remediation programme. The programme started in Sept 22 with Pre-contract Design Investigations carried out in October and November. All reports received by beginning of January 2023.

# External Wall System (EWS1) form – What do the ratings mean?

## **OPTION A – Where external wall materials are unlikely to support combustion**

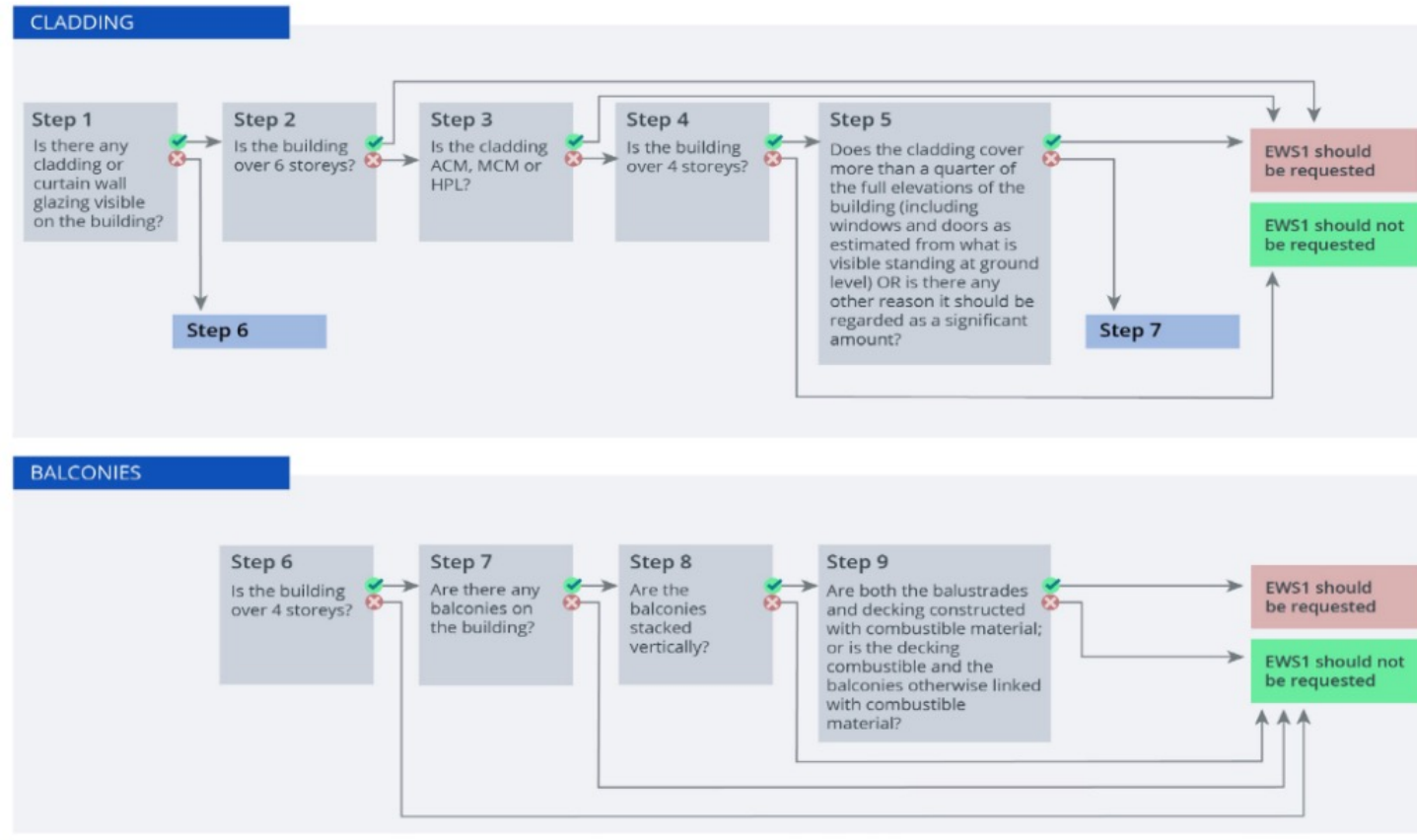
- A1 - There are no attachments whose construction includes significant quantities of combustible materials (i.e. materials that are not of limited combustibility or better);
- A2 - There is an appropriate risk assessment of the attachments confirming that no remedial works are required
- A3 – Where neither of the above two options apply, there may be potential costs of remedial works to attachments

## **OPTION B – Where combustible materials are present in external wall**

- B1 - The fire risk is sufficiently low that no remedial works are required
- B2 - An adequate standard of safety is not achieved, and remedial and interim measures required

# Why is an EWS1 form necessary?

## Appendix B: EWS1 form decision tree



# Chloe Court & Thalia Court – Pre-contract Design Investigation

## PCDI Work

- Attended Chloe Court & Thalia Court on 18 October 2022
- Confirmed measurement of height as 18.3 metres (Chloe) and 12.8 metres (Thalia)
- Checked materials and took measurements

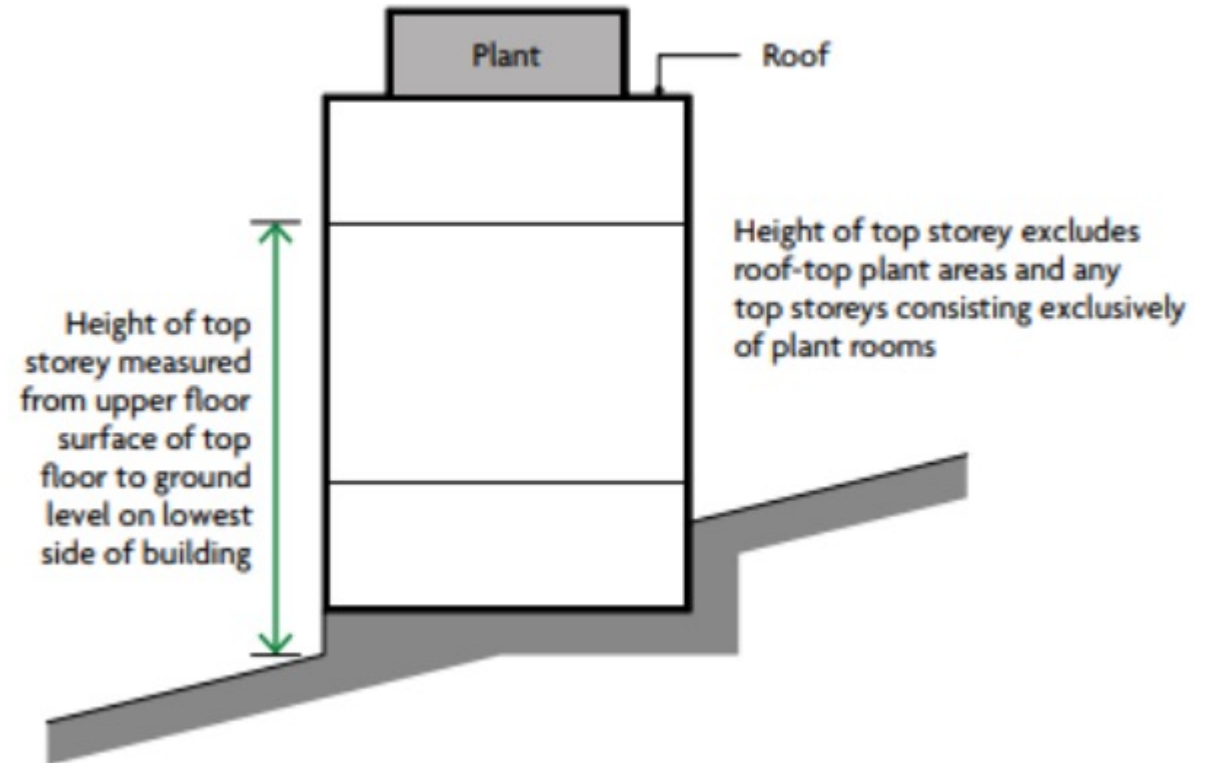


Figure 1 – Diagram D6

# Pre-contract Design Investigation (PCDI) – Desktop Review

**Chloe Court - External Wall System Findings Feb 2020 Assessment  
– Thalia Court – FFT Intrusive Inspection Findings Dec 2020**

- **EWS1 B2 – issues** – combustible material on external wall e.g. EPS (expanded polystyrene) insulation + missing cavity barriers
- **EWS1 B2 – recommendation** – replace combustible material with higher fire rated product and carry out cavity barrier improvements.

# Pre-contract Design Investigation (PCDI) Report

## Chloe Court - EWS1 improvement from B2

- achieving an Option A outcome
  - combustible EPS insulation is removed and non-combustible insulation installed with mineral wool fire barriers if a cavity is reformed at compartment walls/floors.

## Thalia Court – EWS1 Option A outcome

- Option 1 – Replacement of external EPS insulation with non-combustible products, including installation of fire barriers across any formed cavities, with fire barriers around any ventilation penetrations. Replace spandrel panels should combustible insulation be found to cross compartments without cavity barriers.

# Pre-contract Design Investigation (PCDI) Report

## **Chloe Court - EWS1 improvement from B2 to B1**

- achieving a B1 outcome is not an option because combustible material not permissible for the height of the block so only one option available to get A rating.

## **Thalia Court – EWS1 B1 outcome**

- Option 2 – Introduction of compartmentation only (Existing combustible insulation to remain) with cavity barriers to all compartment floors and walls and fire barriers around any ventilation penetrations

# Next Stages

- PAS9980:2022 FRAEWs – contractor booked to complete with two month deadline – objective for Chloe Court and Thalia Court to provide risk based judgement on findings to support or challenge
- Decision on Option for Thalia Court and design specification for both Chloe Court and Thalia Court drawn up
- EWS programme plan based upon priority and potential joint or multiple packages for tender procurement – Chloe Court and Thalia Court are Priority 1 and will be packaged together
- Resident engagement from Consultants on design specification
- Estimated programme for remediation to be completed in two years

Any Questions?