



Building  
Safety  
Register

powered by  TrackMyRisks®

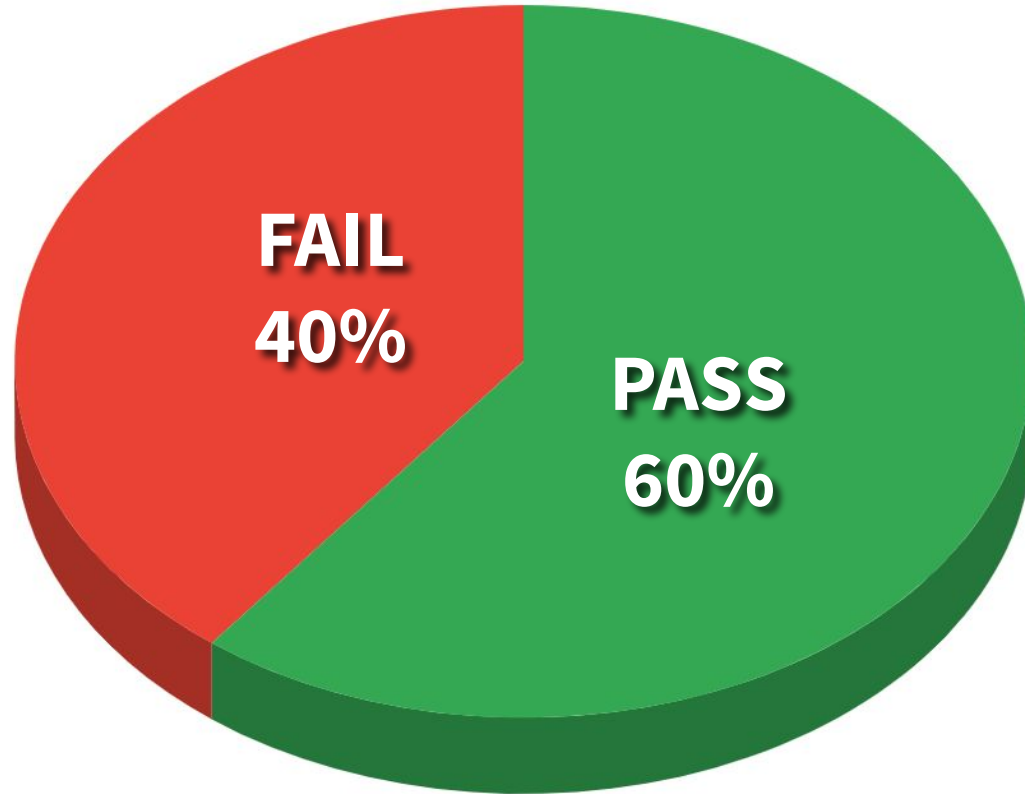
## EWS1 Analysis

Published: 25<sup>th</sup> March 2021

@BldgSafetyReg

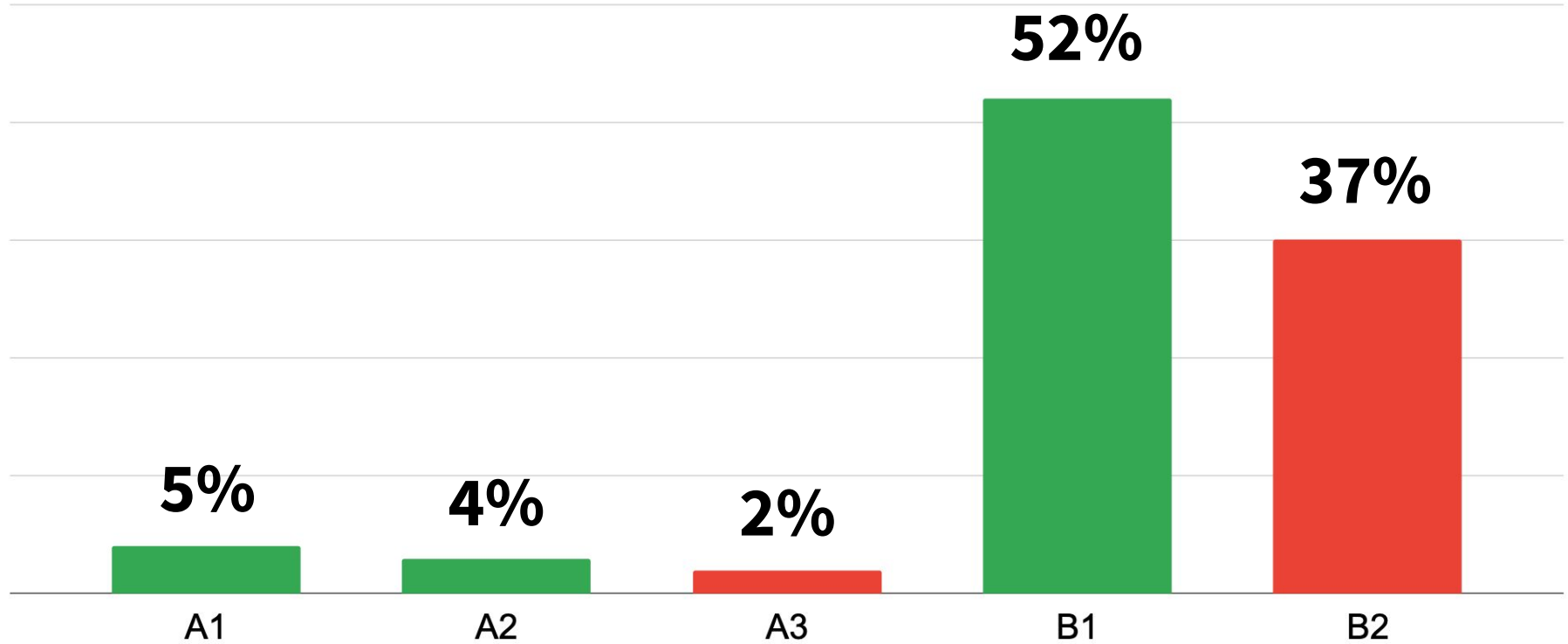


# EWS1 Pass/Fail



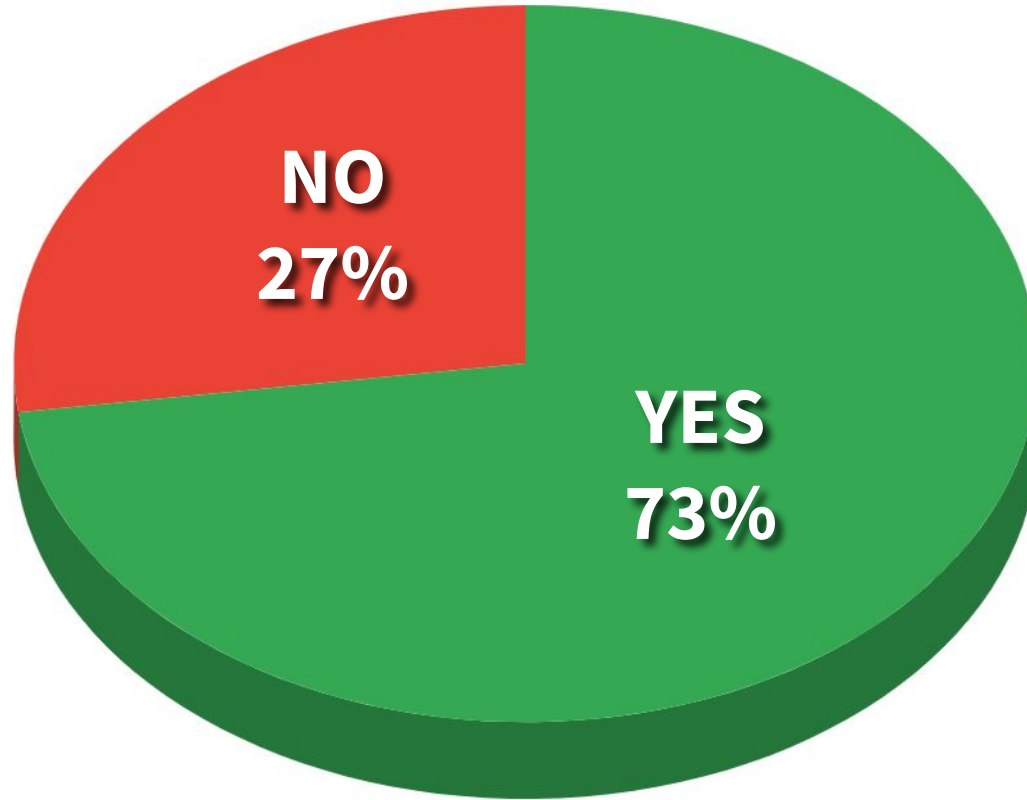
**\*See explanatory notes**

# EWS1 Grades



\*See explanatory notes

# EWS1 Valid Signatory



**\*See explanatory notes**

# Additional data

- 20 cities and towns across England & Wales
- 30 unique EWS1 survey companies
- 29 unique signatories of which 13 are CEng/IEng MIFireE
- Oldest EWS1 Form - 28th January 2020
- Newest EWS1 Form - 10th February 2021
- Max EWS1 Forms per company 22
- Min EWS1 Forms per company 1
- Buildings excluded due to lack of signed EWS1 Forms 18

# Conclusions

- Failure rate 40% materially lower than press reports of 90%, larger sample needed
- 27% of signed EWS1 forms could be rejected by lenders due to invalid signatory / ambiguously worded RICS guidance
- More EWS1 Forms needed for future analysis (please send your EWS1 to [help@buildingsafetyregister.org](mailto:help@buildingsafetyregister.org) in confidence)

# Questions

- Why are survey reports indicating EWS1 failure issued without a signed EWS1 form?
- If 290 CEng MIFireE are available to sign EWS1, how many are signing them? (we have evidence of 11)
- How many of the 30 firms in our dataset are adequately insured to do this work bearing in mind the failure of the Professional Indemnity market for 'fire' related activity?

# \*Explanatory notes

- Sample of 81 signed EWS1 Forms held by Building Safety Register on 25<sup>th</sup> March 2021
- Pass grades = A1, A2, B1
- Fail grades = A3, B2
- Valid signatory percentage based on latest RICS Guidance...

**Note 3** – For Option B, the signatory would need a higher level of expertise in the assessment of the fire risk presented by external wall materials. For Institution of Fire Engineers (IFE) members, this should be a Chartered or Incorporated Engineer with full membership of the Institution. For non-IFE members, the signatory should be a fully qualified member of a relevant professional body that deals with fire safety in the built environment, with either actual or equivalence to the Chartered or Incorporated Engineer status.