

STRA EWS1 Meeting on Thursday 12 November at 6pm

STRA held a meeting for Directors of Resident Management Boards regarding the EWS1 regulation.

Here are notes of what was discussed. If you want to join the Directors Group please email info@shadthames.org with details of your block and your role.

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- Directors need to be aware of this key document – “Building safety advice for building owners, including fire doors” <https://www.gov.uk/government/publications/building-safety-advice-for-building-owners-including-fire-doors>
- And aware of this Policy paper – “Draft Building Safety Bill” <https://www.gov.uk/government/publications/draft-building-safety-bill>
- This is a UK wide issue, and impacts all owners of blocks of flats
- There is legislation in the system, but is not yet law
- There is guidance from the government but it’s not mandatory
- RICS, CML and other bodies all have an ‘interest’ in the process, controlling resources and setting standards
- There are various levels of EWS1 Certification – A1,2,3 and B1,2. B2 is problematic as mortgage providers wont lend on this.
- Some mortgages companies require EWS1 certificates, some don’t
- Different EWS1 assessors give different/ conflicting advice
- There are a number of different companies who have been used across Shad Thames
- There is lack of clarity of what the rules actually mean in practice
- Not all Managing Agents seem to be across the issues or taking the same approach
- Some blocks have achieved EWS1 certification with no issues
- Some blocks have achieved EWS1 certification, but have additional work to complete
- Costs / quotes vary from a few hundred pounds per flat to significant sums for certification
- EWS1 Certificates are in addition to External Fire Risk Assessments
- Councillor Humaira is working with Southwark Council to look at providing a central contact point regarding this topic, with possibilities for signposting for information and resources
- There is a UK wide campaign designed to raise awareness of the problems this legislation is causing: #EndOurCladdingScandal. More information here: <https://www.insidehousing.co.uk/news/news/end-our-cladding-scandal-campaign-relaunches-with-10-step-plan-to-tackle-mounting-crisis-68020>
- We will all benefit from sharing information
- We will keep in contact and share any significant development