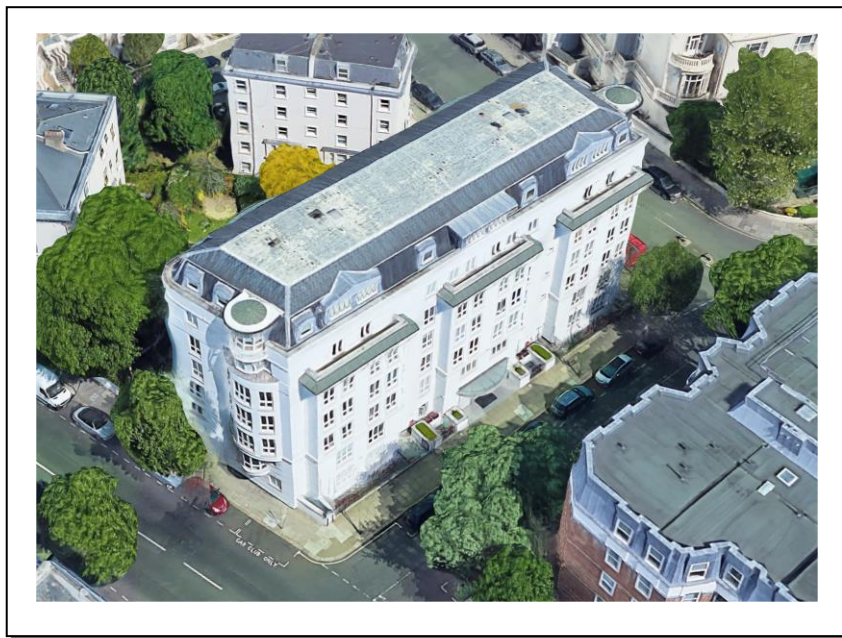


FIRE RISK APPRAISAL OF EXTERNAL WALL REPORT

FOR

**ONE WARRINGTON GARDENS
1 WARRINGTON GARDENS,
LONDON,
W9 2QB**



CARRIED OUT & PREPARED FOR

**ONE WARRINGTON GARDENS MANAGEMENT COMPANY LIMITED
C/C INTERAX ACCOUNTANCY SERVICES,
UNIT 1 STATUS BUSINESS PARK,
GANNAWAY LANE,
TEWKSBURY,
GL20 8FD**

DATE OF REPORT ISSUE: 22/09/2023

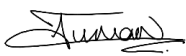
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Email. info@harrisassociatesuk.com
London office. Colonial Buildings, 59-61 Hatton Garden, London, EC1N 8LS | **Telephone.** 0203 195 0851
Manchester office. 111 Piccadilly, Manchester, M1 2HY | **Telephone.** 0161 615 3679
South East office. Pantiles Chambers, 85 High Street, Tunbridge Wells, TN1 1XP | **Telephone.** 01892 506853
Website. harrisassociatesuk.com

QUALITY STANDARDS CONTROL

The signatories below verify that this FRAEW report has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originator and approved by the Managing Director and signed by the Fire Engineer Peer Reviewer.

Date: 14/09/2023	Originator:		
		Tamer Duman CEng, MCIBSE, MCABE, MSFE	Head of Façade Consultancy
15/09/2023	Approver:		
		Shaun Harris BSc (Hons) MRICS	Managing Director
22/09/2023	Peer Reviewer		
		Adam Kiziak BSc (Hons), IEng, MIFireE, MIFSM, MSFPE	Fire Engineer

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CONTENTS

- 1. INSTRUCTIONS, CONFIRMATION OF PARTIES**
- 2. EXECUTIVE SUMMARY & PRINCIPAL FINDINGS**
- 3. STATEMENT OF COMPETENCE**
- 4. PEER REVIEW CONFIRMATION**
- 5. FIRE RISK APPRAISAL OF EXTERNAL WALL (FRAEW) LEGISLATIVE CONTEXT & PAS 9980**
- 6. SCOPE, LIMITATIONS & METHODOLOGY**
- 7. SUMMARY & EVIDENCE OF DOCUMENTS REVIEWED**
- 8. PROPERTY LOCATION & EXTENT OF INVESTIGATIONS**
- 9. GENERAL DESCRIPTION OF PROPERTY**
- 10. FAÇADE INVESTIGATIONS & APPLICATION OF PAS 9980**
- 11. RECOMMENDATIONS & ACTIONS**
- 12. EWS1**
- 13. APPENDICES**
 - A PAS 9980 Benchmark Criteria & Key Principles
 - B Professional Indemnity Insurance Certificate

1. INSTRUCTIONS, CONFIRMATION OF PARTIES

- 1.1 Harris Associates have been instructed by Anderson Wilde & Harris on behalf of the Client, One Warrington Gardens Management Company Limited c/c Interax Accountancy Services to undertake a Fire Risk Appraisal of External Wall (FRAEW) assessment in line with PAS 9980.
- 1.2 The confirmation of instruction was received via email on the 20th July 2023
- 1.3 On the 17th August 2023, the invasive and visual surveys were carried out by Harris Associates with an access contractor team assisting us with opening up and making good works.

2. EXECUTIVE SUMMARY & PRINCIPAL FINDINGS

- 2.1 One Warrington Gardens is a seven-storey purpose-built block of flats with an internal underground private parking spaces. The building contains 36 flats and is considered a high-rise building as the storey height is above 18 metres when measured from the lowest ground level to the highest habitable floor level.
- 2.4 The building's façade is entirely covered with a render system, which incorporates expanded polystyrene (EPS) insulation boards. There is a small cavity circa 30mm behind the insulation boards, for ventilation and drainage purposes. The backing wall is formed with concrete and concrete blockwork. The O&M drawings we obtained on-site state that the manufacturer of the in-situ EPS render system is supplied by Sto. There is no test evidence supporting data on whether the existing rendered wall system has achieved a BR135 classification. Given that there are no vertical and horizontal fire barriers installed, a BR135 classification is highly unlikely achieved.
- 2.6 The rendered façade contains highly combustible and flammable EPS insulation boards. The lack of appropriate fire barriers is likely to promote rapid external fire and smoke spread across the entire façade due to breaches in the façade compartmentation. Ultimately, the risk of fire and smoke spread from external walls is assessed as **High** with remedial action required. Therefore, remedial works have been recommended in this FRAEW. Equally, there were no positive risk factors that might offset the "high" risk rating to any lower degree for the rendered façade.
- 2.8 The equivalency of **High** risk in line with FRAEW: PAS 9980 assessment means the fire spread risk, when assessed holistically and proportionately, is not tolerable due to negative risk factors outweighing the positive benchmark criteria. The relevant RICS EWS1 rating has been assessed as B2.

3. STATEMENT OF COMPETENCE

- 3.1 The FRAEW has been carried out by engineers and technicians that have the appropriate level of experience and expertise in respect of the inspection, assessment and provision of advice in connection with external walls.
- 3.2 The full scope of the FRAEW services provided by Harris Associates are executed in-house. This extends to the planning and preliminary site inspection assessments, desktop assessments, all on-site investigations and the preparation of the output FRAEW report.
- 3.3 A peer review is carried out by an external fire engineer, in line with good practice and in line with guidance issued by Department for Levelling Up, Housing & Communities (DLUHC).
- 3.4 The principal engineer engaged in connection with the production of this FRAEW on behalf of Harris Associates is Mr Tamer Duman BEng (Hons), CEng MCIBSE, MCABE. MSFE. As required by the PAS 9980 guidance Tamer Duman makes the following statement:

3.4.1 I have read and understood the commentary and provisions relating to the competence of external wall assessors set out in Section 8 and Annex H of PAS 9980:2022.

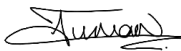
3.4.2 I have adequate and relevant competence to undertake an FRAEW.

3.4.3 I have sufficient knowledge, skills and experience in relation to fire safety of external walls to be able to complete an assessment at the level required.

3.4.4 I have the relevant skill, knowledge and experience to manage and interpret the results of intrusive inspections.

3.4.5 I have the competence to appraise and assess the nature of external wall construction in terms of fire performance and provide an opinion on the risk.

3.4.6 There are no conflicts of interest in the production of this report. The conclusions of the reports are my independent assessment of the risks and remedial actions and have not been influenced in any way by the opinions or actions of others.

Signed:  Date: 14/09/2023

On Behalf of Harris Associates

3.5 Tamer Duman holds the following professional memberships:

3.5.1 Chartered Engineer, Engineering Council (CEng)

3.5.2 Full Member of Institution of Chartered Institution of Building Services Engineers (MCIBSE)

3.5.3 Full Member of Chartered Association of Building Engineers (C. Build E MCABE)

3.5.4 Full Member of the Society of Façade Engineering (MSFE)

3.6 Tamer Duman has in excess of 12 years' experience in façade engineering including new systems design, assessment, construction oversight and investigations. His core special abilities have been developed in the fields of fire safety, forensic investigation, trouble-shooting and intrusive assessments, particularly in the context of high risk and multi-storey residential blocks, mixed use developments and education / student accommodation assets.

As the Head of Façade Consultancy at Harris Associates, Tamer is responsible for the delivery of all façade(s) and cladding related services, extending across our investigations and due diligence provision, expert witness and forensic assessments, statutory compliance and construction oversight. Tamer leads the team on the delivery of FRAEW's across England and Wales.

4. PEER REVIEW CONFIRMATION

- 4.1 This FRAEW report and the supporting data and site findings have been reviewed by Adam Kiziak of Tri Fire Ltd.
- 4.2 I can confirm that I have received sufficient information and data from Harris Associates that has enabled me to carry out a peer review of this FRAEW. I have reviewed the site data provided to me and have cross checked the outcomes and conclusions reached by Harris Associates. I am satisfied that the requirements of the PAS 9980 have been met and that based on the data reviewed by me, I support the conclusions and recommendations as set out in this FRAEW report.



Signed:

dated: 22/09/2023

- 4.3 Experience & Qualifications of the Peer Reviewer are set out below:
Adam is a Fire Engineer, who is an Incorporated Engineer registered with the Engineering Council, a member of the Institution of Fire Engineers (IFE), and a member of the Institute of Fire Safety Managers (IFSM). He also sits on the Council of the IFSM, and on the board of the IFE Fire Risk Assessor Register, of which he is also a member.

Adam is a Principal Consultant for Tri Fire and joined following roles at The Oakleaf Group as Head of Fire, and following six years working for the Fire Protection Association, at the Fire Service College in Moreton in Marsh. His role includes providing fire safety advice and consultancy with regards to fire engineering, fire risk assessments, fire strategies, evacuation planning and external wall reviews. He has achieved a BSc (Hons) degree in Fire Safety and Risk Management at the University of Central Lancashire, as well as the CFPA Diploma in Fire Risk Assessment and the Advanced CFPA Diploma in Fire Safety Management.

Professional Memberships

- Incorporated Engineer, Engineering Council (IENG)
- Full Member Institution of Fire Engineers (MIFireE)
- Full Member Institution of Fire Safety Managers (MIFSM)

5. FIRE RISK APPRAISAL OF EXTERNAL WALL (FRAEW) LEGISLATIVE CONTEXT & PAS 9980

Introduction & Background

- 5.1 This section of this report provides a summary of the core principals of PAS 9980 and outlines how PAS 9980 and the FRAEW process dovetails with other key areas of statute.
- 5.2 In December 2018, the UK government banned combustible external wall materials on new high rise residential buildings with a storey height of 18m or above. This was achieved through the Building (Amendment) Regulations 2018.
- 5.3 In January 2020 the Ministry of Housing, Communities and Local Government (MHCLG) published a consolidated advice note entitled “*Advice for Building Owners of Multi-storey, Multi-occupied Residential Buildings*”, widely referred to as the Consolidated Advice Note 2020 (CAN 2020). This document provided advice in respect of the need for building owners to take action immediately to address the risk of fire spread from unsafe external wall systems.
- 5.4 At the time an Expert Panel appointed by the UK government outlined significant concerns that consideration is not routinely given to Requirement B4 of Schedule 1 to the Building Regulations (on external walls resisting the spread of fire), particularly in circumstances where the guidance in Approved Document B is less specific.

Furthermore, advice by the Expert Panel advised that fire risk assessments should take in to account a number of factors other than height and material type, including the vulnerability of residents, location of escape routes, and the complexity of the building. Those carrying out fire risk assessments will want to consider the implications of this Advice Note for residential buildings below 18m.

The overall advice and direction provided by government was that the external wall systems must be included as part of the overall risk assessment of a relevant multi-occupied building (block of flats) and actions must be taken to mitigate any risks in the context of external fire spread across the external façades of these properties.

- 5.5 An additional supplement to this document was published in November 2020. This Consolidated Guidance has now been withdrawn following the publication of PAS 9980 : 2022.

PAS 9980: 2022

- 5.6 PAS 9980 is a code of practice and was introduced to drive a change in how the assessments of external wall systems are carried out. In essence, PAS 9980 provides a clearer and more proportional and holistic guidance to assessing risks associated with external wall systems, specifically in respect of the risk of fire spread via external wall construction. It sets out a methodology for performing a risk-based assessment to determine the requirement for any remedial works to protect the life safety of the building occupants.
- 5.7 PAS 9980 brought with it the adoption of the FRAEW. The FRAEW for a multi-occupied building is the process by which the external wall system is appraised and risk assessed, all in line with the framework and methodology outlined in PAS 9980. The FRAEW will be used to directly inform the fire risk assessment (FRA) which is a statutory requirement under the Regulatory (Fire Safety) Order 2005.

The purpose of a FRAEW is to review and analyse in detail the risk of fire ignition and propagation over the external walls of a building or from the external walls into the building. This determines the level of safety for the occupants of the building.

A FRAEW is only deemed necessary where there is a risk suspected or known from the composition of the external walls. For example where combustible materials exist. Where an FRAEW is considered necessary, PAS9980 is intended to provide recommendations and guidance tailored to the particular risk posed by fire spread over external walls, and to provide tools for a competent person to carry out the FRAEW.

The outcome of a FRAEW is to provide an opinion on whether a building requires remediation, temporary mitigation measures or no actions at all. The provision of an FRAEW is therefore now a critical element of the overall fire risk assessment process for multi-occupied buildings.

- 5.8 The scope of PAS 9980 this document covers residential buildings, including flats, student accommodation sheltered housing, specialised housing, buildings converted to flats and flats in mixed use buildings. Therefore, the building falls within the scope of the PAS 9980.
- 5.9 Appendix A of this report details the process of determining the requirement for a FRAEW, benchmark criteria and key principles of PAS 9980.

The Regulatory (Fire Safety) Order 2005 & The Fire Safety Act 2021

- 5.10 The Regulatory Reform (Fire Safety) Order 2005 ("the Order") came into force in October 2006. It applies to all non-domestic premises in England and Wales. The Order sets out the duties of the person responsible for premises (known in the Order as the "responsible person"). The responsible person is required to carry out a suitable and sufficient fire risk assessment (FRA) and then implement the necessary fire precautions and management procedures.

The Order is the primary legislation that requires the responsible person / entity (usually and freeholder or landlord), to maintain the fire safety standards of a premises once in use. This includes the undertaking of regular fire risk assessment (FRA) of their premises, which then enable appropriate fire safety provisions to be put in place and maintained.

- 5.11 The Fire Safety Act 2021 came into force in May 2022. The Fire Safety Act is supplementary to the Order and has had the effect of providing additional provisions for the application of the Order to residential buildings.
- 5.12 Under the 2021 Act the application of the Order extends to the building's structure, common parts, **external walls**, including doors/windows, balconies and attachments as well as doors between domestic premises and common parts.
- 5.13 The Order, The Fire Safety Act and PAS 9980 are all related and interconnected strands to ensuring that a building such as the One Warrington Gardens meets the required fire safety standards.

Building Regulations & Approved Document B

- 5.14 Building Regulations are a statutory instrument. i.e. it is a law. Building Regulations set standards for the design and construction of buildings, including minimum standards for fire safety, usually evidenced via linear design & / or testing. The Building Regulations are applicable to new buildings and where existing buildings are altered; they are not intended to be applied retrospectively. Furthermore, PAS 9980 considers that it would be unreasonable to expect an existing building necessarily to comply with the most up to date Building Regulations.
- 5.15 In the context of external wall systems and façades the regulation most pertinent to consider is regulation B4(1). This regulation requires the *“external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building”*. The need to assess and manage the risk of external fire spread applies to buildings of any height. With regard to B4(1) this regulation has not been the subject of any amendment and is therefore considered as the de facto standard since at least 2000.
- 5.16 Government provides guidance on how to satisfy the Building Regulations standards, via published documents referred to as *Approved Documents*. These *Approved Documents* provide general guidance on the performance expected of materials and building work in order to comply with the Building Regulations and they also provide practical examples and solutions on how to achieve compliance for some of the more common building situations.
- Approved Document B* (ADB) provides practical guidance with respect to required performance provisions of the fire safety elements of the Building Regulations, including regulation B4(1). Like all *Approved Documents*, ADB is updated from time to time. The current guidance document is ADB Vol 1 2019 edition incorporating 2020 and 2022 amendments.
- 5.17 Although ADB does not cover all possible building scenarios and may not be applicable in all cases to all buildings, ADB does provide guidance in respect of the following:
- Restricting the risk of ignition by an external source to the outside surface of a building.
 - Restricting the spread of fire over the outside surface of a building.
 - Constructing external walls / attachments so they do not contribute to rate of fire spread.
 - Assembly of materials and components so they do not contribute to the rate of fire spread.

5.18 It is not compulsory to follow the provisions detailed in ADB and other methodologies are possible to evidence compliance with Building Regulations. These alternatives include:

- Adoption of a full fire engineering solution.
- Achieving a BR135 classification (for an external wall system) via a BS 8414 test.

However, following the guidance of ADB is considered the most common and widely adopted methodology when seeking to evidence compliance with Building Regulations. Where the provisions in ADB do not cover a scenario in a building, or if it is specifically decided not to follow a provision in ADB, a building then needs to be assessed under one of the referred methodologies to establish that the building in question complies with the performance provisions of the Building Regulations.

Please note that the legal implications of compliance or non-compliance with ADB are addressed in section 7 of the Building Act 1984 but fall outside the scope of this FRAEW report.

5.19 PAS 9980 references ADB and notes the relevance of ADB in the context of understanding potential issues regarding ignition risk, propagation / external fire spread, possible mitigation measures etc. PAS 9980 also notes that it is important to understand the thinking and approach behind the relevant version of the Building Regulations and applicable guidance such as ADB, and how this has altered over the years.

5.20 Compliance with the Building Regulations has been taken into consideration as part of this assessment and to that end in respect of the building ADB has been used as a benchmark guidance but has not overtly determined the outcome of this FRAEW.

6. SCOPE, LIMITATIONS & METHODOLOGY

Scope

- 6.1 The scope of this report is limited to the known / accessible external wall systems and any associated building attachments at One Warrington Gardens only and is in line with the Harris Associates methodology and reporting framework as set out within Harris Associates services proposal and instructing documentation. All other areas including tenants demised areas are excluded from this report and investigation.
- 6.2 The external wall system(s) survey and investigation process is intended to provide indicative evidence as to the composition and the materials used within the external façade(s). Where relevant, an assessment of building attachments such as balconies has been made to assist with the assessment and evaluation of potential risks relating specifically to external fire spread across the external wall(s).
- 6.3 The collective result of the investigations carried out is intended to assess whether, in the specific circumstances of the building, remediation or other mitigating measures to address any highlighted associated external wall system risks, are considered necessary. Statements regarding the fire resistance of the external façade(s) and external wall system(s) have been based on our own investigations and typical expected resistances of materials and construction.

No testing, accurate measurements or any calculations were carried out as part of this FRAEW process. Any measurements referred to in this report will be approximate only.

Where appropriate, a further fire risk assessment (FRA) which includes consideration of the findings of this FRAEW report may also be required to provide a wider holistic determination of potential fire safety risks. Such as a FRA may be required to establish strategies to mitigate, manage or remove risks. Where this is recommended, Harris Associates will advise the responsible entity / instructing entity.

- 6.4 The external wall systems survey and our investigations although thorough cannot be considered wholly and completely conclusive, due to the extent of those investigations which by their nature are restricted to representative sampling. Where we consider further investigation are required, specific reference to this will be made in this report. This report has where reasonable feasible to do so, commented on the condition, quality, and competency of installations to external wall system(s) and their components.

- 6.5 Where structure and façade elements were concealed by cladding and other coverings, the assessment was based on experience of similar buildings and construction. Where necessary, we may recommend further investigation for such items. If significant issues with the façade design beyond the scope of work have been identified, then the analysis of these defects will fall outside the scope of this commission, we will however provide comments based on our visual assessment of the issues.

Limitations

- 6.6 As detailed within PAS 9980, this FRAEW report has limitations, and the instructing / responsible entity in respect of the One Warrington Gardens has accepted said inherent limitations, which for the avoidance of doubt are summarised below:

6.6.1 This FRAEW report is intended primarily to inform the subject building's fire risk assessment (FRA). The provision of any potential FRA falls outside the scope of this FRAEW report.

6.6.2 This FRAEW report cannot warrant absolute safety, as it will be risk-based and therefore reliant on professional judgement by competent persons.

6.6.3 It might not be possible to identify the full scope of work needed as part of the FRAEW process, as the conclusion(s) might be that further inspection or in-depth technical assessment, testing etc, is needed (which might necessitate the involvement of other professionals).

6.6.4 This FRAEW report is not specifically intended to address protection of firefighters.

6.6.5 This FRAEW report is not intended to address property protection.

6.6.6 This FRAEW report is not intended to deal with any additional insurance related requirements including specific building insurance requirements.

6.6.7 This FRAEW and report can only be based on available industry knowledge at the time of the FRAEW and more definitive information on the fire performance of external wall construction might come to light subsequently.

6.6.8 This FRAEW report is not intended to address business continuity.

6.6.9 This FRAEW report excludes matters pertaining to any assessment on the structural stability of the building.

- 6.7 Harris Associates has provided this report based upon information gained through documents sighted and provided by the responsible entity / instructing party, and our own investigations. The advice in this FRAEW report is therefore given in good faith and is based upon the evidence seen, the information provided at the time and the points discussed at the time of the visits and prior to the issuance of this report.
- 6.8 Whilst every care is taken to interpret the Acts, Regulations and Approved Codes of Practice, these can only be authoritatively interpreted by Courts of Law.
- 6.9 No guarantee can be given that during any subsequent visit by inspectors with statutory powers other non-compliance may not be found. Harris Associates will not accept responsibility for any loss arising from such a discovery.
- 6.10 Any client information which is of a confidential or sensitive nature will be treated in the strictest confidence by Harris Associates and will not be communicated or otherwise transmitted to a third party unless expressly authorised to do so by the responsible entity / instructing entity.

Methodology

- 6.11 The PAS 9980 publication provides a structured and risk-based approach to follow to effectively complete an FRAEW. The methodology that has been followed in respect of One Warrington Gardens meets the requirements of PAS 9980.
- 6.12 Prior to the completion of the FRAEW the following criteria was considered.
- The anticipated performance of the external wall, given the known components / materials used and the configuration of the external wall build-up.
 - The likelihood of fire propagation, given the location of the external wall build-up and the location and extent of the cladding / façade(s).
 - The ability of a potential fire to impact the occupants of the building and their ability to escape, either directly or indirectly; such considerations to be given to the fire safety design of the building, means of escape provision(s) and strategy, fire detection and alarm system provision and proximity of the fire and rescue service.

HA adopted the methodology set out in PAS 9980/Clause 13 for the basic level assessment of the fire risk posed by external wall construction for this property.

Appendix A includes the process for determining that the external wall construction or system is such that a FRAEW in line with PAS 9980 is required.

6.13 In summary the PAS 9980 outlines a five-step approach as follows:

- Step 1 – Confirm that a full FRAEW is required.
- Step 2 – Gather all necessary information to complete the FRAEW.
- Step 3 – Identify and group factors that are significant in determining the risk rating.
- Step 4 – Consider risk factors to determine their potential contribution to overall risk.
- Step 5 – Review risk factor analysis against benchmark success criteria to determine outcome.

6.14 The methodology adopted by Harris Associates is summarised below:

Harris Stage 1 (PAS 9980 Stage 1) Documentation Assessment, including initial desktop assessments of available / provided documentation to include FRA, operation & maintenance information, any test data etc. A decision is made in the context of whether an FRAEW is required.

Harris Stage 2 (PAS 9980 Stage 2) Orientation, Site Access Assessment & Method Statements, including a remote assessment to plan extent of the investigations. If required a preliminary site visit may be carried out. Risk assessment / methodologies are provided ahead of the investigations.

Harris Stage 3 (PAS 9980 Stage 2 & 3) Intrusive Investigations & Data Collection, including detailed site investigations, which can include removal of external elements, use of borescopes, opening up (externally and in some circumstances internally), thus allowing a determination and validation of the as built / existing construction arrangements / compositions of the façade(s), building attachments etc.

Harris Stage 4 (PAS 9980 Stage 3 & 4) Fire Risk Appraisal of External Wall(s): All data is reviewed and appraised and the framework and guidance contained within PAS 9980 applied to the subject building. The purpose of the FRAEW is to provide a formal understanding of the external wall systems / construction / fire safety arrangements and to provide formal due diligence advice in determining the risks posed.

Harris Stage 5 (PAS 9980 Stage 4 & 5) Peer Review & Report Publication to include a peer review of data and FRAEW report. Once the FRAEW report has been peer reviewed and signed off, the FRAEW report is issued directly to the responsible entity / instructing entity.

7. EVIDENCE OF DOCUMENTS REVIEWED

- 7.1 Harris Associates were provided with the building's fire risk assessment. Therefore, the building's fire risk assessment has been taken into consideration as part of this FRAEW.

Reviewed Document(s):

- Fire Risk Assessment by Tetra Consulting dated 30th March 2023
- Limited As-Built elevation drawings obtained on-site

- 7.2 This FRAEW report must be made available to the Fire Risk Assessor who then can ensure that the level of risk to life safety presented by the external wall construction has been assessed in the context of the risks presented by the whole building. It is crucial that the fire risk assessor considers the findings and outcome included in this PAS 9980 / FRAEW.

8. PROPERTY LOCATION & EXTENT OF INVESTIGATIONS

- 8.1 This section illustrates the location of the property and the areas inspected / extent of investigations.



Figure 1: Overview of Southeast elevation (Main Entrance)

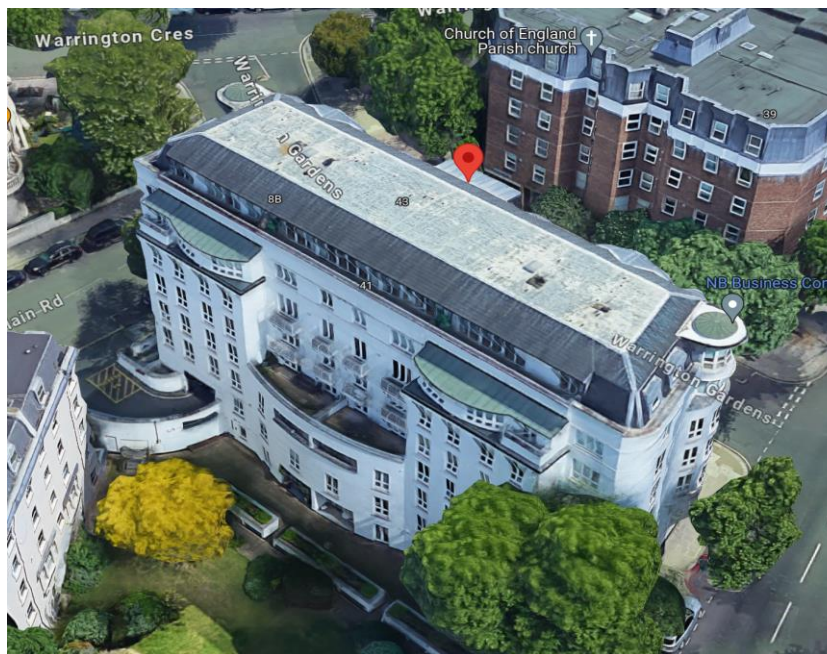


Figure 2: Overview of Northwest elevation

Intrusive Investigation Locations

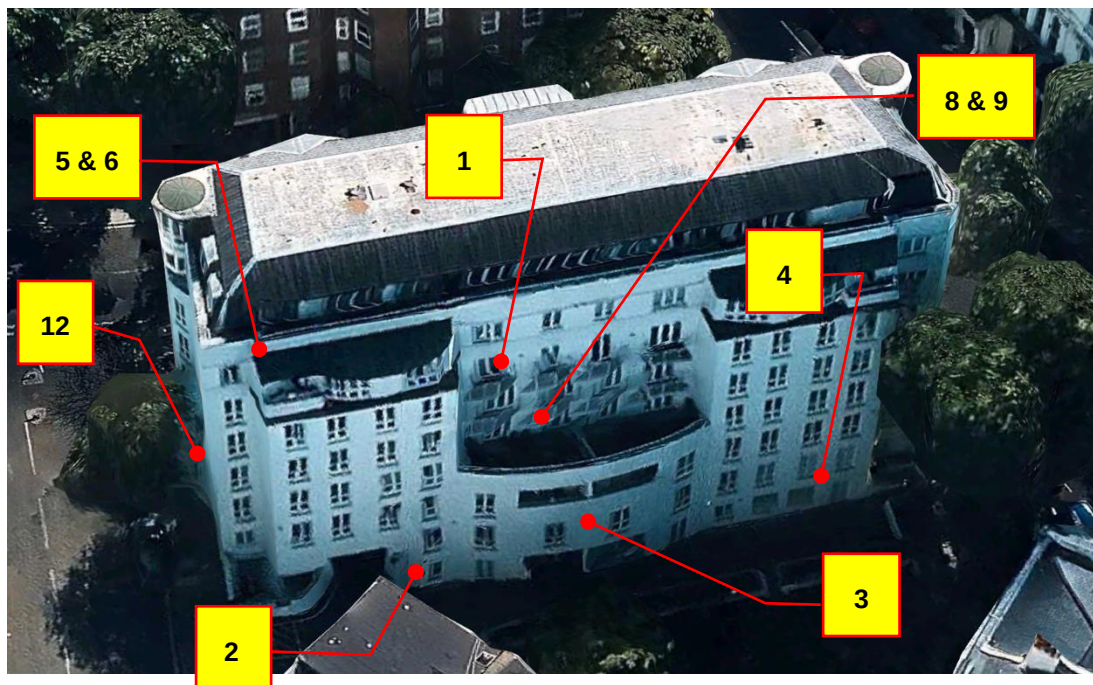


Figure 3

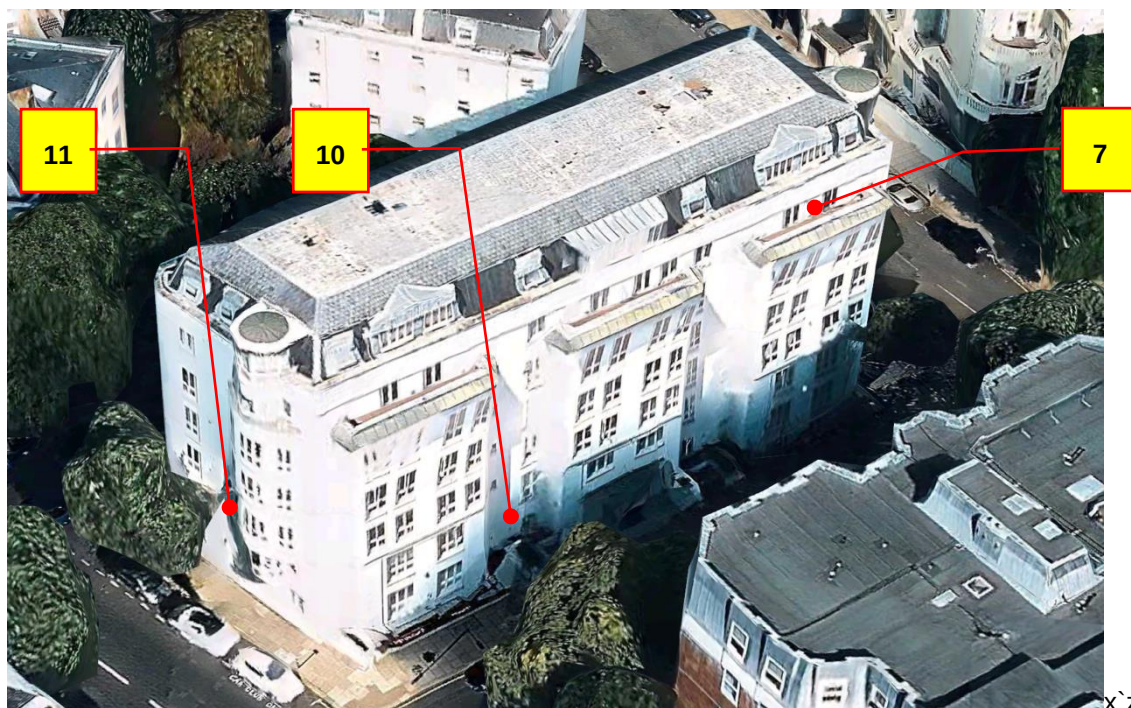


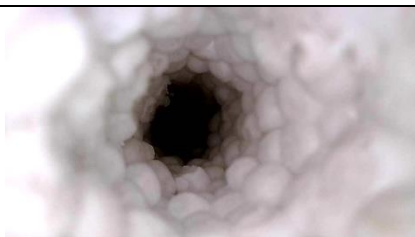
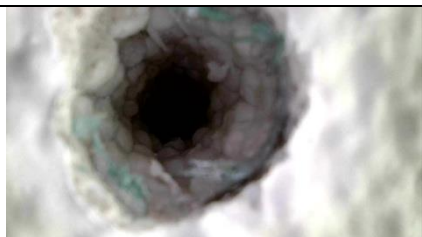
Figure 4

Intrusive Investigation Field Data**LOCATION 1**

External wall build-up from outer to inner wall leaf:

- 3 mm render finish
 - 60 mm EPS insulation board
 - 30 mm drainage and ventilation cavity
 - Blockwork substrate wall
- Note: No horizontal fire barrier was identified at the compartment wall location
- Note: Gas flue was fitted with yellow PU foam

LOCATION 2



External wall build-up from outer to inner wall leaf:

- 3 mm render finish
- 60 mm EPS insulation board
- 30 mm drainage and ventilation cavity
- Concrete block substrate wall

LOCATION 3

External wall build-up from outer to inner wall leaf:

- 3mm render finish
- 50mm EPS Insulation board
- No cavity observed at the peak of the apex of the façade.
- Concrete block backing wall. (Party wall)

Note: Our investigation at this location did not reveal either the vertical or horizontal fire barrier at the compartment wall location.

LOCATION 4**Compartment wall and floor junction. Observations:**

- Location 4 - Apartment 38 - Level 6 South.
- 3mm render finish
- 50mm EPS Insulation Board
- Circa 25mm drainage and ventilation cavity.
- Concrete Slab Edge

Note: No horizontal or vertical fire barriers were observed in the cavities at the compartment wall and compartment floor junction.

LOCATION 5

External wall build-up from outer to inner wall leaf:

- White render - compartment wall.
- 50mm EPS
- Blockwork backing wall.

Note: No vertical fire barrier was identified at the party wall location.

LOCATION 6

External wall build-up from outer to inner wall leaf:

- 3mm render finish
- 50mm EPS Insulation Board
- Circa 25mm drainage and ventilation cavity.
- Concrete Backing Wall

Note: Plastic venting duct penetrates the façade without any fire stopping present.

LOCATION 7

External wall build-up from outer to inner wall leaf:

- 3 mm render finish
- Circa 50 mm EPS insulation board
- 30 mm drainage and ventilation cavity
- Concrete block backing wall
- Inner plasterboard lining

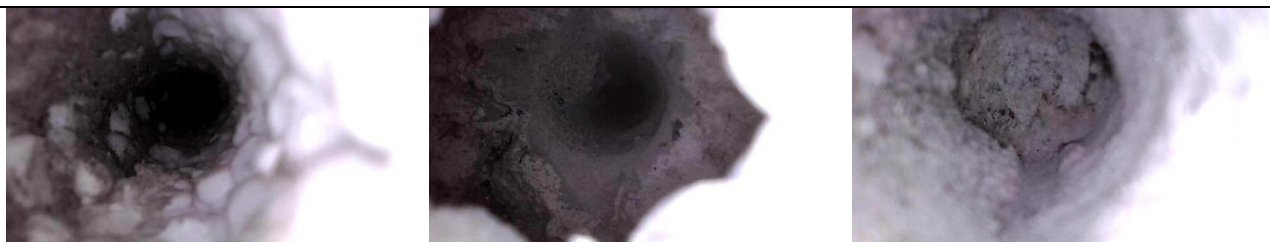
Note: Vertical fire barrier at compartment wall was not identified

LOCATION 8

External wall build-up from outer to inner wall leaf:

- 3 mm render finish
- Circa 50 mm EPS insulation board
- 30 mm drainage and ventilation cavity
- Concrete backing wall
- Gas flue penetrates all layers of the façade with no firestopping in place.

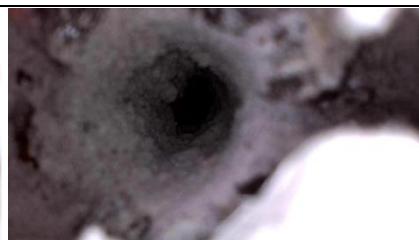
Note: Neither vertical or horizontal fire barrier at compartment junctions were not identified.

LOCATION 9

External wall build-up from outer to inner wall leaf:

- 3 mm render finish
- Circa 50 mm EPS insulation board
- 30 mm drainage and ventilation cavity
- Concrete block backing wall

Note: Cavity closure around the façade opening was not identified

LOCATION 10

External wall build-up from outer to inner wall leaf:

- 3 mm render finish
- Circa 50 mm EPS insulation board
- 30 mm drainage and ventilation cavity
- Concrete block backing wall

LOCATION 11

External wall build-up from outer to inner wall leaf:

- 3 mm render finish
- Circa 50 mm EPS insulation board
- 30 mm drainage and ventilation cavity
- Concrete block backing wall

Note: Horizontal fire barrier at compartment wall was not identified.

LOCATION 12

External wall build-up from outer to inner wall leaf:

- 3 mm render finish
- Circa 50 mm EPS insulation board
- Render insulation boards are suspended, forming circa 30 mm cavity.
- Concrete cantilevered slab, and concrete returns.

In-Situ Fire Safety Measures



A



B



C



D



E

A: Overview of a typical floor lobby featuring fire compartmentation door, and a non-firefighting lift.

B: Overview of internal staircase. Emergency lighting, and guiding signage are available.

C: Overview of the fire action notice, evacuation notice and fire alarm trigger.

D: Overview of a fire escape door at the end of the left-wing staircase.

E: Overview of typical dry riser outlet, at the internal staircase landing.

9. GENERAL DESCRIPTION OF PROPERTY

- 9.1 One Warrington Gardens is a purpose-built block of flats, with lower ground, ground and 6 upper storeys. The overall storey height has been determined to be circa 20m which means this is a high-rise building. There are a total of 36 flats available, split in two wings each having separate staircase and lift facilities, both accessible through the ground floor lobby where the building concierge is.
- 9.2 The building is constructed over concrete floor slabs. There is only one façade type – which is the ventilated EWI Render system with expanded polystyrene (EPS). This covers the entirety of all of the elevations. Based on our review of the limited on-site drawings, we understand that the render façade was installed onto the block substrate wall circa 1994.
- 9.3 The actual building height has been assessed as 22.19 metres from the As-Built drawings presented to us on-site in hard copies. The block is considered a high-rise building since its storey height is above the 18 metres threshold. The storey height is derived from the Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 and 2022 amendments. The top storey height is measured as shown below in ADB's Appendix D, Diagram D6 from the lowest ground point to the highest habitable finish floor level.

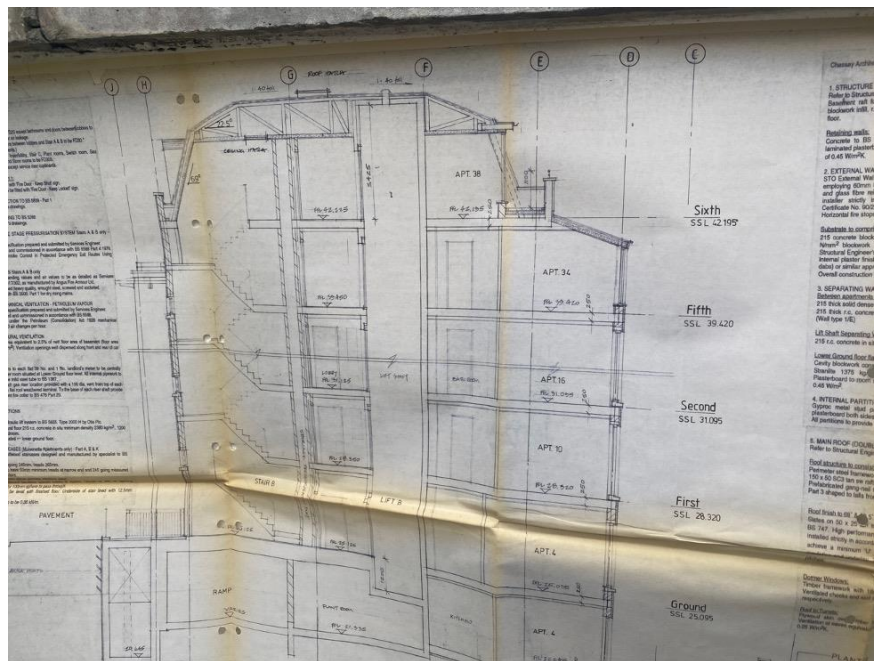
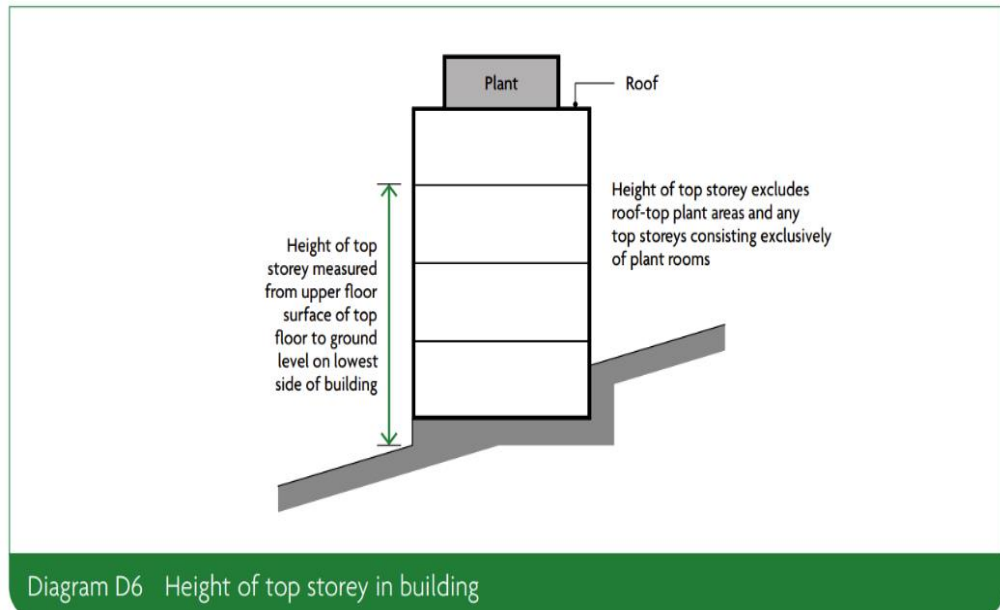


Figure 5: Elevation Drawing available on-site



- 9.4 There are two internal staircases which act as the provisions for a protected escape route from the individual flats on the upper floors to the ground floor. The main escape route from all flats is to evacuate out through the front entrance door, to compartmented common parts, followed by one of the two stairs leading to the ground floor and exit the building through the several fire exit doors to fresh air.
- 9.5 We were provided with the Fire Risk Assessment document for review. We understand that the evacuation policy is at this point undetermined. The FRA explains that contradicting signage is present inside the building in line with both “Full evacuation” and “Stay Put” procedures. It also notes further investigation is required to determine the nature of the fire alarm system, and internal compartmentation – where either policy can be viable, based on the findings of investigating the above. It also notes a hybrid evacuation strategy should be adopted if internal compartmentation is confirmed to be achieved sufficiently.
- 9.6 The building is situated where an effective intervention by the fire and rescue service can occur at a point before the undue speed of fire spreads over the external walls and safe evacuation occurs, though external access is rather limited to the south elevation which overlooks an internal courtyard which is not accessible by vehicles.

10. FAÇADE INVESTIGATIONS & APPLICATION OF PAS 9980

Façade Investigations

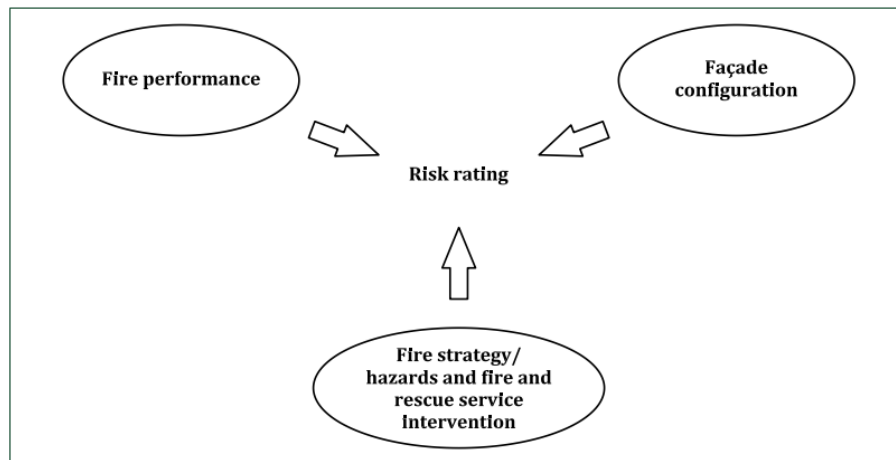
- 10.1 On the 17th of August 2023, the invasive investigations as well as visual surveys were carried out by Harris Associates with an accompanying access contractor team. The survey was conducted using a borescope by core-hole drilling through the external façades and opening up the select pre-identified wall areas to view the cross-sectional compositions of the external wall systems.
- 10.2 This enabled us to partially identify the materials present within the wall cavities and helped us to understand the overall façade types and their build-up. Special emphasis was given to investigate the critical junctions such as compartment floors, walls, façade interfaces, façade openings, etc.
- 10.3 The invasive surveys were carried out in multiple locations to ensure that we obtained a high degree of certainty and consistency in the context of our findings.
- 10.4 The primary external wall components consist of the following:
- **External Wall Type 1 (EW-1):** EPS Render Façade.



Figure 6: Typical EW – 1

Application of PAS 9980: Risk Rating

- 10.5 There are three key considerations in arriving at a risk rating for external walls from PAS 9980 guidance. Each of these three considerations hold a group of risk factors relevant to risk of fire spread over the external walls.



Application of PAS 9980: Risk Influence & Weighting

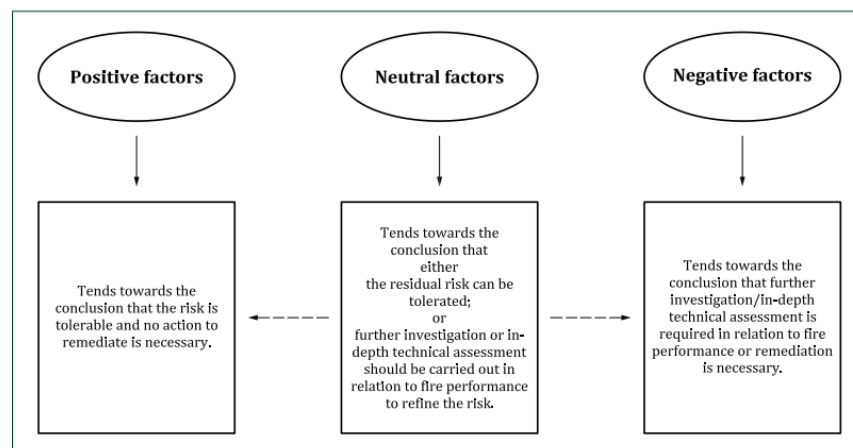
- 10.6 Each risk factor is to be considered and determined if it has a positive, negative or neutral influence, and the weight of each risk on the overall fire risk.

A **positive** factor limits the possibility of secondary fires igniting within the building.

A **neutral** risk factor does not have a great influence on the chance for secondary fires to ignite.

A **negative** risk factor would notably influence the chance of secondary fires across the external wall.

The illustration below has been extracted from the PAS 9980 to highlight the findings of the risk factor analysis is overlayed to determine the overall risk.



Wall Type 1 (EW-1): EWI Render

- 10.8 The other external wall component comprises EWI render system with expanded polystyrene (EPS) insulation.

The build-up of EW-1 was identified as follows:

- 3 mm render finish
- 50 to 60 mm EPS insulation board
- 30 mm drainage and ventilation cavity
- Either concrete block or solid concrete backing wall with inner plasterboard

The EW-1 wall build up contains highly flammable and combustible EPS insulation which is not a material of limited combustibility and typically achieves very poor fire rating such as Euroclass E, when tested to BS-EN 13501-1. Furthermore, it was observed that the reinforcing mesh embedded in the render coat and render carrier board trays are combustible materials.

Based on our targeted intrusive investigations, it was evident that overall external wall compartmentation was not achieved due to missing both vertical and horizontal cavity barriers at compartment wall and floor locations as well as lack of cavity closure around façade openings such as windows and doors. Eventually, the external walls of the building with render façade would not adequately resist the spread of fire and the absence of compartmentation will likely result in unduly vertical and lateral rapid fire spread.

Where the rendered façade runs vertically and is installed on the external walls of the staircases, it was observed that façade openings such as windows were not provided with cavity closures. Windows are an obvious route for fire to re-enter. Occupants could likely be exposed to significant harm from secondary fires before escaping, or be prevented from escaping, given the speed with which fire and smoke could spread. It is also possible that the communal means of escape would be compromised before occupants could safely use them to escape, because of the ease and speed with which rapid fire spread could impinge on staircase windows; and the rate of fire spread could readily be such as to limit the scope for fire and rescue service to intervene effectively.

We were able to obtain on-site existing drawings which depict that the render system is manufactured by Sto. It is also cited that "Horizontal fire stops included at every floor level above three storeys". However, our investigations did not identify any fire barriers throughout the external façade.

In our experience, there are systems that have achieved certifications and have published their BR135 classification via BS8414 for the installed EWI EPS render system. All these systems feature adequately installed horizontal and vertical fire barriers, whereas the system installed on this property does not. It is very unlikely that the EPS render system installed at One Warrington Gardens with missing fire barriers can achieve the BR135 classification.

Following the risk factors given in BSI PAS 9980 guidance, the render facade construction (EW-1) poses an intolerable risk of fire and smoke spread that will likely impact the occupants' life safety in case of a fire. Therefore, we have concluded that the risk of external fire and smoke spread has been assessed on the **High** side with remediation required.

Images illustrating the typical EW-1 build-up are shown below:



Figure 7

3 mm render finish

Blockwork backing wall

EPS insulation board

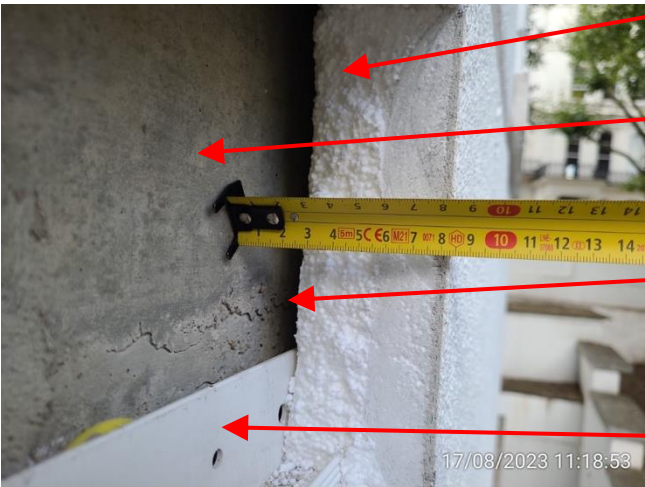


Figure 8

EPS Insulation board

Concrete slab edge

Cavity runs vertically and horizontally continuous. Fire barrier provision was not provided for closing off the cavity to prevent fire spread.

uPVC render carrier board tray



Figure 9

EPS Insulation Board

Horizontal fire barrier was not identified to any compartment floors inspected on site.

Concrete block backing wall

Fire Performance Risk Factors

Fire Performance Risk Factors	EW-1 Description	Risk
<i>General</i>	This wall type consists of an EWI render system with EPS insulation and ventilation & drainage cavity. No fire barriers are provided to this EW type.	Negative
<i>Materials Calorific Value</i>	Unknown but EPS insulation typically achieves Euroclass E, which typically puts the calorific value at >35MJ/m ³	Negative
<i>Evidence Available from Fire Testing for Wall System</i>	No evidence of fire testing data for the EWI Render system as a whole.	Negative
<i>External Surface Reaction to Fire Classification</i>	The external surface of the render system is formed with a thin cementitious render mix with either acrylic or silicone decorative topcoat. No evidence of fire classification but anticipated to be likely Euroclass B	Positive
<i>Facing / Cladding (Installation Type, gaps between panels, etc)</i>	The cementitious render is directly applied on to the EPS insulation slabs that are mechanically and adhesively fixed to the block wall with a vertical cavity. This factor has been deemed as negative	Negative
<i>Cavities & Cavity Barriers Provision</i>	Circa 30 mm cavity is provided for ventilation and drainage between the EPS insulation and substrate wall. Fire barriers are NOT provided to compartment floors and walls – resulting in bypassing the compartmentation.	Negative
<i>Insulation Material Reaction to Fire Classification</i>	Likely Euroclass E	Negative
<i>Substrate</i>	Concrete frame or masonry block backing wall >75mm	Positive
<i>Sheathing Boards</i>	No sheathing boards are available to this EW type.	N/A
<i>Insulated Core Panels</i>	This wall type does not contain any insulated core panels. Not applicable	N/A
<i>ETICS</i>	This wall type comprises of a thin inorganic render on thermoplastic insulation (e.g. EPS).	Negative
<i>Infill / Spandrel Panels</i>	This wall type does not contain any infill or spandrel panels. Not applicable	N/A

Table 1: Fire Performance Risk Factors for EW-1 in accordance with Annex K in PAS 9980

Façade Configuration Risk Factors

Façade Configuration Risk Factors	EW-1 Description	Risk
<i>Building Height</i>	The building's height is above 18 meters. This factor is assessed as a negative risk.	Negative
<i>Height of The Cladding Base from Ground Floor Level</i>	<2. At this height, the likelihood of a fire originating externally igniting the cladding is highly likely.	Negative
<i>Extent of Cladding</i>	Entire façade is covered on all elevations from the ground to the roof level running vertically and horizontally across multiple compartment floors and walls, and escape routes.	Negative
<i>Cavity</i>	Continuous horizontally and vertically running cavity without cavity barriers.	Negative
<i>Infill / Spandrel Panels</i>	This wall type does not contain any infill or spandrel panels. Not applicable	N/A
<i>Setbacks</i>	There are setback sections to the top floor terraces, which do not have a detrimental impact.	N/A
<i>Overhangs and Projections</i>	Overhangs are featured on both gable end elevations. These are constructed using the same EPS-insulated render finish and are located. Fire spread under an overhang can give rise to extended flame lengths over the soffit and up the external wall beyond	Negative
<i>Proximity to Window and Other Openings to The Accommodation</i>	Vertically adjacent to windows and openings, such that fire and smoke spread into the buildings, causing secondary fires, as a result of direct flame impingement, is possible.	Negative
<i>Presence of Vents or Other Openings for Services In The Façade</i>	There are vents and gas flues passing through the wall cavity in this wall type and no adequate firestopping provided.	Negative
<i>Proximity of Combustible Elements of a Façade to Escape Route Window and Other Openings</i>	EW-1 wall type has windows in close proximity to escape routes with no fire stopping provision	Negative
<i>Attachments</i>	Balconies are attached at the rear elevation with metal decking with no detrimental impact on overall fire performance	Neutral
<i>Proximity of Combustible Elements of a Façade Neighbouring Building</i>	More than 1 m boundary. Elevations with this wall type are located at a sufficient distance from neighbouring buildings. Therefore, it does not have a negative impact.	N/A

Table 2: Façade Configuration Risk Factors for EW-1 in accordance with Annex N in PAS 9980

10.9 Fire Strategy Risk Factor

Fire Strategy Risk Factor	Description	Risk
<i>Occupancy</i>	The occupancy is "General needs housing", the building is not predominantly occupied by persons requiring assistance to escape in a fire.	Neutral
<i>Evacuation Strategy</i>	Full evacuation policy is in place. However, the FRA notes that the evacuation procedure is unclear and conflicting since there are "stay put" fire action notices displayed at some locations.	Negative
<i>Escape Route design</i>	Access to two protected staircases provided for escape with multiple exit doors on the ground floor. Single fire cannot simultaneously compromise both staircases.	Positive
<i>Compartmentation</i>	The FRA document identifies some shortcomings with regard to the evacuation, and other signage not being displayed across internal communal areas. Furthermore, multiple fire doors deficiencies are mentioned and is indicated the full-scale survey of these is pending. For the purposes of a FRAEW, deficiencies identified in an FRA or compartmentation survey are expected to be rectified and are not considered. Any defects relating to internal compartmentation must be investigated and remediated.	Negative
<i>Smoke Control</i>	The FRA document identifies that no smoke control system is installed. Arrangements in which openable windows, are in close proximity to combustible cladding or otherwise exposed to fire and smoke spread from the external envelope that could compromise the effectiveness of the smoke control system or allow a route for fire spread back into the building	Negative
<i>Fire Detection and Fire Alarm System</i>	An L2 system is fitted throughout.	Neutral
<i>Fire Suppression</i>	No fire suppression system is installed.	Negative
<i>Firefighting Facilities</i>	Generally, the block has adequate access for firefighting vehicles to 3 out of its 4 elevations. The access to the 4 th elevation is restricted as it is overlooking an internal courtyard.	Neutral
<i>Rising Mains</i>	Rising mains outlets are available on every staircase landing.	Neutral
<i>Firefighting Lifts</i>	Not present, in a building >18m	Negative

Table 3: Risk factors arising from fire strategy/fire hazards in accordance with Annex F in PAS 9980

11. RECOMMENDATIONS & ACTIONS

11.1 Based on our intrusive façade investigations and having reviewed the fire safety measures in place externally and internally, the overall risk of fire spread relating to the external walls has been holistically assessed as **High**. This judgement has been made when considering the benchmark criteria and risk factors provided within the PAS9980 document as it assesses the overall level of fire life safety risk relating to the external walls.

11.2 We concluded that the residual risk presented by the extent of combustible materials along with inadequate compartmentation in the external walls (EW-1) and is not tolerable. The risk associated with the presence of combustible materials and lack of external compartmentation will have a detrimental impact on the overall fire performance of the building and to its occupants' life safety.

Based on the "High" risk outcome for Wall Type EW-1, it was concluded that under the circumstances:

- Unduly rapid external fire spread was anticipated, both vertically and horizontally.
- Fire and smoke spread into the buildings, causing secondary fires on numerous upper levels, as a result of direct flame impingement, is highly likely.
- it is very likely that occupants would be unduly harmed from secondary fires before escaping or prevented from escaping.
- The presence of combustible external wall materials on the protected staircases for escape can greatly compromise the evacuation before occupants could safely use the staircases to escape.
- Fire and rescue services are unlikely to be able to intervene effectively to enable occupants to reach safety in time.

Accordingly, we have holistically assessed and concluded that remediation works are required for the EPS render façade (EW-1).

11.3 The remediation is recommended because negative risk factors in *Fire Performance* and *Façade Configuration* are outweighing the positive influence(s) when holistically assessed using the risk-based PAS 9980 approach. There were no façade risk factors that were able to mitigate the risk and move the risk rating of the building to a lower risk band. Remedial action is considered likely to address the risk, and removal and replacement of the rendered EPS system is the most appropriate means to achieve this.

- 11.8 A full evacuation strategy is in place. This is, in the event of a fire in a flat, the fire detection system will alert and instruct the residents to evacuate and request fire service attendants. All other occupants leave the flats immediately. Residents should be informed with the full evacuation strategy and appropriate signages should be displayed accordingly. Nevertheless, the FRA identifies conflicting signage has been posted to various locations across the buildings, where some of the said signage suggests a different evacuation policy is in place. Signage should be unified to properly reflect the currently implemented evacuation policy. We recommend that the evacuation procedure needs to be re-evaluated by a competent professional and residents must be notified accordingly.
- 11.9 The FRA report noted shortcomings regarding the fire door and compartmentation. For the purposes of an FRAEW, deficiencies identified in an FRA or compartmentation survey are expected to be rectified and are not taken into account. However, any critical defects (e.g. missing fire door) relating to internal compartmentation must be investigated and remediated to ensure maintaining adequate passive fire & smoke protection.

12. EWS1

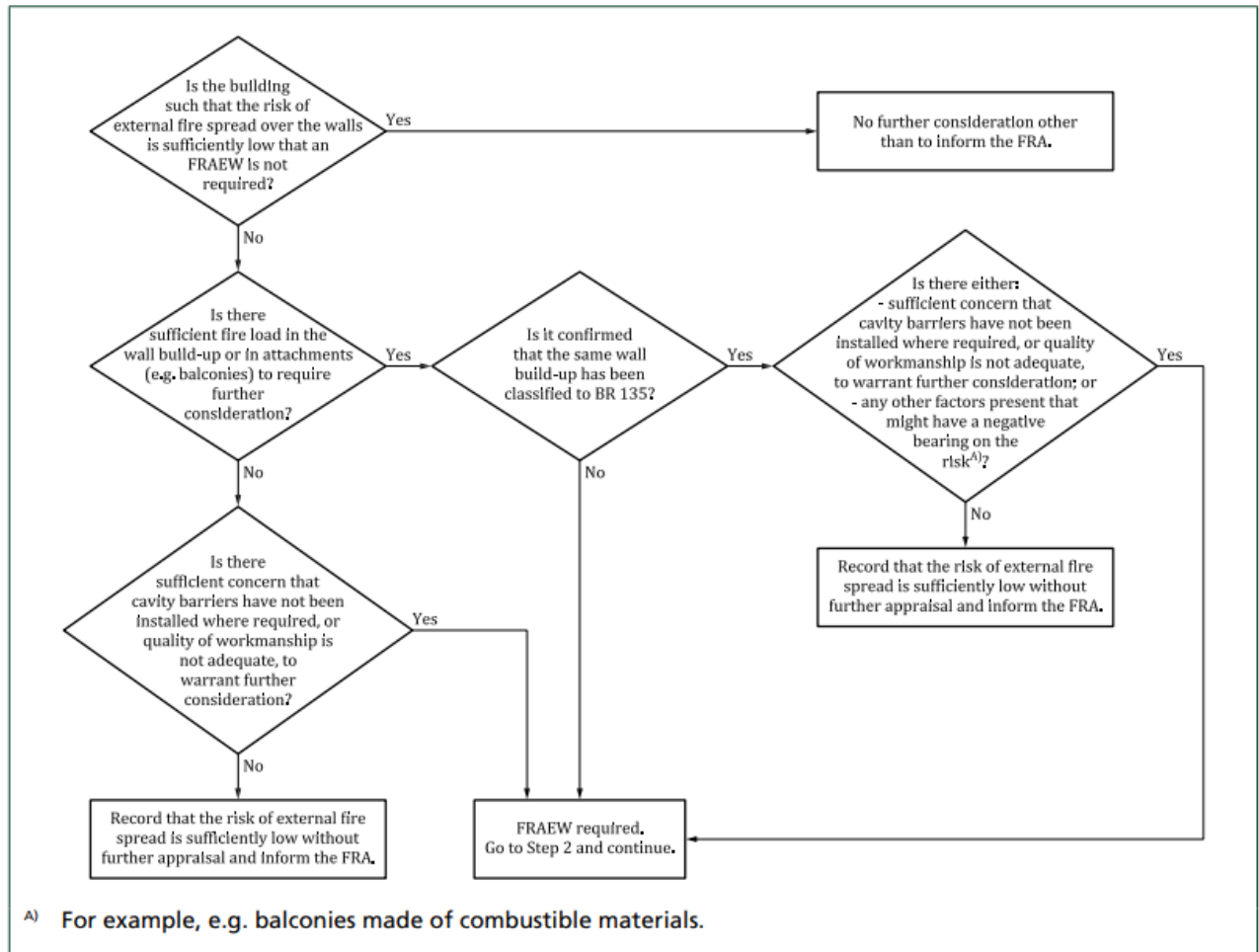
- 12.1 The provision of an EWS1 was requested as part of our instruction. The RICS EWS1 Certificate with a B2 rating has been signed off by a competent Fire Engineer and it is enclosed as part of this reporting submission.
- 12.2 The EWS1 Certificate with a B2 rating is referred to as Option B. Option B is for buildings where combustible materials are present within the external wall system or envelope.
- 12.3 Option B2 means that the fire assessor has concluded that in his view the fire risk is sufficiently high that remedial works are required & these are identified in this FRAEW report.

APPENDICES

APPENDIX A: FRAEW Determination, PAS 9980 Benchmark Criteria & Key Principles

Determining Whether a FRAEW is Required

The illustration below has been extracted from the PAS and sets out the decision making process in the context of determining whether a FRAEW is required.



Benchmark Criteria

The benchmark criteria for a PAS 9980 compliant FRAEW is as follows:

- (i) That fire spread is likely to result in only limited secondary fire and / or either occur at a rate within expectations for a building of this height
- (ii) or at a higher / faster but still tolerable rate, given the circumstances at the building in question; and/or
- (iii) That occupants in places to which fire has spread are not unduly harmed, or prevented from escaping, by the time such secondary fires occur; and/or
- (iv) That secondary fires do not compromise the communal means of escape before those needing to use the escape routes have left the building; and/or
- (v) That fire and rescue service intervention is likely to be effective in avoiding undue secondary fires, or in ensuring that occupants at risk are not prevented from escaping or can be rescued.

Other notable considerations in respect of using and applying benchmark criteria include the following:

- a. Failure to meet benchmarks for external wall construction in the Building Regulations current or at the time of construction, should not be used as the sole basis of determining the outcome of the FRAEW.
- b. The requirements for remedial works are based on measures which are reasonably practicable. The cost, time and effort in eliminating the hazard should not necessarily be grossly disproportionate to the risk created by the hazard.
- c. Compliance with BR 135 typically is considered low risk. However, failure with BR 135 does not inherently mean an unacceptable risk.
- d. Acceptable risk in the context of this PAS might not be equivalent to acceptable risk in the case of the fire-engineered solution for the design of a new building.
- e. A fundamental premise of controls on external walls under building regulations/guidance has always been that the possibility of fire spread across the compartment floor to the flat above is accepted provided that the risk to life safety remains at an acceptable level. But it is not expected to occur at such speed that intervention by fire and rescue service cannot be effective.

Key Principles & Intent of PAS 9980

The intent of the PAS 9980 assessment is to satisfy the Fire Safety Order.

Building design varies considerably and no code of practice such as the PAS 9980 can ever provide guidance for all possible circumstances. Accordingly, although PAS 9980 refers to specific materials, systems and configurations used in external wall construction, it cannot address all possible circumstances, and the general principles set out within the PAS need to be applied carefully when considering other types of external wall construction that are not specifically addressed within the PAS.

In addition to providing recommendations and a recognised methodology, a further objective of PAS 9980 is to assist those receiving an FRAEW, and their other advisers, to understand the meaning of the risk rating determined by the methodology, how the risk rating was derived, where it fits in the context of the building's FRA and the limitations that apply to it.

Risk Assessment

Under PAS 9980, the risk-based assessment approach is to take account of the following:

- (i) The combustibility and fire performance of external wall construction and cladding.
- (ii) The likelihood of undue speed of fire spread over the external walls of the building.
- (iii) The likelihood of secondary fires, (occurrence and extent).
- (iv) Whether the secondary fire is likely to result in direct harm to occupants or prevent them escaping.
- (v) The likely consequences in terms of evacuation from the onset of untenable conditions (considering type of escape strategy being simultaneous evacuation, stay put or a hybrid).
- (vi) The role of fire and rescue service intervention, its effectiveness, and its limitations.
- (vii) The time it might take for adverse consequences to occur and whether this can be mitigated by, for example, suitable fire safety design.
- (viii) The extent and effectiveness of fire safety management.

APPENDIX B: Professional Indemnity Insurance Certificate


Mr S Harris
 S Harris Associates Ltd
 Colonial Buildings,
 59-61 Hatton Garden,
 London, EC1N 8LS

Our ref: 118145639

4 August 2023

Dear Shaun,

Re: Professional Indemnity Insurance — Surveyors — RICS Approved — 2nd August 2023
Primary Ref: MP23000125 — S Harris Associates Ltd

As authorised by Underwriters, I now have pleasure to confirm that your above Professional Indemnity Insurance Policy has been renewed for a further 12 months commencing 2nd August 2023 at the terms agreed and with an expiry date of 1st August 2024.

The overall Limit of Indemnity stands at :

Primary Policy	£2M in the aggregate, costs inclusive
Excess	£50,000
Wording	Volante — PI — Surveyors — RICS 2021 — Feb 2023
Endorsements:	Communicable Disease, Epidemic and Pandemic Exclusion
	Premium Payment Clause — 60 Days
	Professional Indemnity Cyber and Data Protection Law Endorsement
	Sub-Consultants Warranty £2m
	Unlimited Reinstatement Extension (RTC)
	Workmanship and Supervision Exclusion
	Basement Exclusion
	Fire Combustibility Endorsement (RICS Wording)

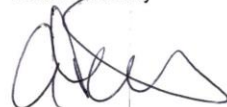
Geographical and territorial limits Worldwide ex USA/Canada

Excess Layer Policy £3M in the aggregate, costs inclusive

Endorsements:	50% Notification Clause
	EWS1 Exclusion
	Fire Combustibility Endorsements (RICS)
	IUA Cyber Clause
	No Drop-Down Endorsement
	Pandemic Exclusion
	UTRC Clause

Insurer/Wording Optio Underwriting

Yours Sincerely



GARY FIELD
 Director

Turner Rawlinson & Co Ltd, Jubilee House, Townsend Lane, Kingsbury, London, NW9 8TZ
 020 8450 5336 | enquiries@turnerrawlinson.co.uk | www.turnerrawlinson.co.uk

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 Registered Office: Jubilee House Townsend Lane, Kingsbury, London NW9 8TZ



JENSTEN

INSURANCE BROKERS

Suite 77 | BizSpace | Courtwick Lane | Littlehampton | West Sussex | BN17 7TL
T: 01903 953500 | www.jensteninsurance.co.uk

To Whom It May Concern,

17th April 2023

RE: Tri Fire Limited
Our Reference: 70838631

We can confirm that we act as insurance brokers on behalf of the above insured, and that the following cover is in place:

Professional Indemnity

Insurer:	Dual Corporate Risks Limited
Policy number:	PC-2008472300
Cover period:	13 th April 2023 to 12 th April 2024
Indemnity limit:	£2,000,000 in the aggregate

Please Note:

The information provided in this document provides a brief overview of cover in place at the time this was sent. The full details of the above policy, including terms and conditions, are provided in their respective policy documentation. The expiry date given represents the normal expiry date of the policy. This document does not change cover provided. The cover stated above may change or be cancelled, and we are under no obligation to advise you as such.

Please contact us if you require any further information.

Yours sincerely

Yours sincerely


Danny Valentine Cert CII
Development Executive - Professions
Financial & Professional Risks Division
danny.valentine@jensten.co.uk
Tel: 01903 953 364