

All residents at Ada Lewis House

Fleet House
59-61 Clerkenwell Road
London
EC1M 5LA

20/08/2021

Dear Resident,

BUILDING SAFETY UPDATE: INSPECTION OF EXTERNAL WALL SYSTEM AND FIRE SAFETY ADVICE

You may recently have been aware of the inspections taking place relating to the External Wall System (EWS) at Ada Lewis House. We have now received the final report on the building, and would like to share the findings with you.

The important points are as follows:

- The external skin of the building is made of non-combustible and limited combustibility material and appropriate fire barriers are installed
- There are some elements of combustible material within the insulation boards of the external walls, but these are encapsulated in the ventilated and unventilated cavities in the façade and do not pose a significant risk
- The construction incorporates adequate fire protection measures in the external walls, as well as in the internal fabric of the building
- As a result, the fire engineers do not believe that any further safety measures are required
- Assessors believe that the building is of a level where an B1 EWS1 form can be completed, and no further work is required.

What does this mean?

This rating should satisfy lenders and valuers that fire risk within the building is low, and it should not hinder valuation or getting a mortgage.

This is obviously welcome news. We hope it will put your mind at ease regarding the safety of your home and enable you to take important forward steps regarding moving home or making financial decisions and commitments.

[We have uploaded a copy of the EWS1 to our dedicated microsite.](#) If you require a further electronic or paper copy of this form, or have any other questions, please contact AdaLewis.Safety@shgroup.org.uk

Kind regards,

Building Safety Team, Southern Housing Group