

All Leaseholders
Grand Canal and Regal Wharf
56-58 De Beauvoir Crescent
London N1 5TF

8th July 2021
Our Ref: SS/GCRW/EWS1

Dear Leaseholder,

Re: GRAND CANAL AND REGAL WHARF – EWS1

We hope this letter finds you well.

The past 18 months have been very intense for our Parkgate Aspen team in relation to the cladding remediation project. From the initial gathering of information and declarations from each leaseholder to the appointment of fire engineers and surveyors and all the back-and-forth and site meetings and the completion of all necessary formalities to qualify for and to receive government funding.

We are now close to the end of the process and remedial works are due to be finally completed by the first week in August.

With the ACM cladding now removed, the consultant fire engineer was instructed to carry out an External Wall Survey (EWS1) for both blocks. We are delighted to announce that both blocks have now been signed off with a B1 rating. This assures buyers, insurers and mortgage lenders that the fire risk is sufficiently low that no further remedial works are required.

I am attaching a copy of the EWS1 certificate which, by most press reporting of the cladding debacle, is now a prized possession that other less fortunate blocks across the country can only dream of at this point.

For any further information please contact me as below.

Yours sincerely,



Sanj Solanki BSc Hons. MIRPM
Senior Property Manager

Email: sanj@parkaspen.co.uk

Form EWS1: External Wall Fire Review

Objective – This EWS1 form is a set way for a building owner to confirm to valuers and lenders that an external wall system or attachments, such as a balcony, on buildings containing flats has been assessed by a suitable expert.

This EWS1 form is for the external wall system only. It is not a life safety certificate. It should not be taken as confirmation that other works relating to fire safety in other parts of the building are not required. Independent advice on the fire risk assessment of the entire building should always be obtained.

Where the signatory has been asked to provide the client organisation with a separate report, it reflects the conclusions set out in that report. This form has been prepared for the sole and exclusive use of the client organisation (typically the Building Owner) named below. It is the conclusion of the report (Note 9) that has been provided to the client organisation and has been prepared in accordance with the terms and conditions that have been agreed with that client organisation. It is provided subject to those terms and conditions, including any exclusions and/or limits of liability included therein.

No responsibility is accepted to any third party for the whole or any part of the contents of this form. For the avoidance of doubt, the term 'third party' includes (but is not limited to): any lender who may see the form during the process through which they come to make a loan secured on any part of the Subject Address; and any prospective purchaser or borrower who may see or become aware of the form during the process through which they come to purchase or secure a loan against an interest in any part of the Subject Address. Should any third party (e.g. buyer, seller, lender, valuer) wish to rely on this form, they should contact the signatory's organisation.

Any amendments to the wording on this form (except as provided in Note 1) render it invalid.

Client organisation: Parkgate Aspen

Subject Address (One form per block)

Block or building name	Street	Town	Postcodes (all built)
Grand Canal Apartments	56 De Beauvoir Crescent	London	N1 5TF

I confirm that I have used reasonable skill and care to investigate (Note 4) the primary external wall materials (typically insulation, filler materials and cladding) and attachments (including balconies) of the external walls of the above building/block.

OPTION A (Note 1) – Where external wall materials are unlikely to support combustion


I confirm that:

- I meet the professional body membership and competence criteria as described in Note 2.
- In relation to the construction of the external walls, to the best of my knowledge the primary materials used meet the criteria of limited combustibility (Note 5) or better, and cavity barriers are installed to an appropriate standard in relevant locations (Note 6).
- In relation to attachments to the external wall (*tick one of the following*):
 - A1** – There are no attachments whose construction includes significant quantities of combustible materials (i.e. materials that are not of limited combustibility (Note 5) 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 (Note 7).

OPTION B (Note 1) – Where combustible materials are present in external wall

I confirm that:

- I meet the professional body membership and competence criteria as described in Note 3.
- I have used the reasonable skill and care that would be expected of the relevant professional advisor to assess the level of fire risk (Note 8) presented by the external wall construction and attachments (*tick one of the following*).
 - B1** – I have concluded that in my view the fire risk (Notes 7 and 8) is sufficiently low that no remedial works are required.
 - B2** – I have concluded that in my view the fire risk (Note 7) is sufficiently high that remedial works are required, and I have identified to the client organisation the remedial and interim measures required (documented separately).

Name Adam Kiziak
 Qualification(s) BSc (Hons), IEng, MIFireE, MIFSM, MSFPE
 Organisation Tri Fire Ltd
 Professional body Institution of Fire Engineers
 Membership number 00040794
 Signature 

Date 05/07/2021