



Secured lending valuation of properties in multi-storey, multi-occupancy residential buildings with cladding

UK

2nd edition, May 2026

Effective from 1 November 2026

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RICS professional standard, UK

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Contents

Acknowledgements	ii
RICS standards framework	1
Document definitions	2
Glossary	3
1 Introduction	5
1.1 Purpose	5
1.2 Effective date	6
2 Current UK government guidance	7
2.1 Guidance outside of England	7
2.2 RICS valuation standards	9
2.3 Valuation standards	10
3 The EWS1 form	11
3.1 Criteria where an EWS1 should be required	11
3.2 PAS 9980 reports and fire risk appraisal of external walls (FRAEW)	14
4 Risk and liability	15

RICS standards framework

RICS' standards setting is governed and overseen by the Standards and Regulation Board (SRB). The SRB's aims are to operate in the public interest, and to develop the technical and ethical competence of the profession and its ability to deliver ethical practice to high standards globally.

The [RICS Rules of Conduct](#) set high-level professional requirements for the global chartered surveying profession. These are supported by more detailed standards and guidance relating to professional conduct and technical competency.

The SRB focuses on the conduct and competence of RICS members, to set standards that are proportionate, in the public interest and based on risk. Its approach is to foster a supportive atmosphere that encourages a strong, diverse, inclusive, effective and sustainable surveying profession.

As well as developing its own standards, RICS works collaboratively with other bodies at a national and international level to develop documents to aid professional practice, such as cross-sector codes, guidance and standards. The application of these collaborative documents by RICS members will be defined either within the document itself or in associated RICS-published documents.

Document definitions

Document type	Definition
RICS professional standards	<p>RICS professional standards set mandatory requirements that govern the manner in which RICS members and regulated firms conduct their profession or business in order to protect clients and other stakeholders.</p> <p>They use the word 'must' to indicate a requirement. Non-compliance with a requirement constitutes a breach of the standard.</p>
RICS practice guidance	<p>RICS practice guidance provides information to support the practice, knowledge and performance of RICS members and regulated firms. It supports consistency or improvements in professional practice.</p> <p>It uses the word 'should' to describe expected practice. It is recognised that there may be acceptable alternatives to expected practice that achieve the same or a better outcome.</p>

An RICS document may include both mandatory requirements and expected practice, which will be differentiated by the use of the words 'must' and 'should' as defined above.

RICS will take into account relevant professional standards and may take into account relevant practice guidance documents when deciding whether an RICS member or regulated firm acted appropriately and with reasonable competence, including in regulatory or disciplinary proceedings. It is also likely that during any legal proceedings a judge, adjudicator or equivalent will take RICS professional standards and practice guidance into account.

Glossary

Term	Definition
Cladding (for the purposes of valuation only)	<p>A method of enclosing a building externally by the attachment of finishing materials spanning between given points of support on the face of the building. For the purposes of this standard, the material types together with their fixings to be considered as cladding are:</p> <ul style="list-style-type: none"> • aluminium composite material (ACM) • brick slips • high pressure laminate (HPL) • metal composite material (MCM) • metal sheet panels • rendered external wall insulation system • plastic • tiling systems and • timber. <p>Note: this list of cladding types is as defined by the UK government in Building Safety Programme: estimates of EWS1 requirements on residential buildings in England.</p>
Curtain wall glazing	An external wall cladding type comprising a frame or grid fixed to the face of a structure, usually at floor levels, with glass infill panels, with or without spandrel panels.

Term	Definition
Responsible person	<p>The responsible person is defined in Paragraph 3 of the Regulatory Reform (Fire Safety) Order 2005:</p> <p>‘In this Order “responsible person” means—</p> <p>a in relation to a workplace, the employer, if the workplace is to any extent under his control;</p> <p>b in relation to any premises not falling within paragraph (a)—</p> <p>i the person who has control of the premises (as occupier or otherwise) in connection with the carrying on by him of a trade, business or other undertaking (for profit or not); or</p> <p>ii the owner, where the person in control of the premises does not have control in connection with the carrying on by that person of a trade, business or other undertaking.’</p>
Storey	<p>A storey is any floor or part of a floor of a building visible above ground level, including the ground floor, whether used for residential, commercial, parking or other use. It does not include basements or mezzanine levels. Where a building has multiple levels, the highest number of floors in the building should be used for applying the criteria.</p> <p>Furthermore, the content of Approved Document B indicates that a roof is a storey if accessible, unless it is only accessible for maintenance and repair.</p>

For the purposes of this document, certain external wall types have been excluded from the term ‘cladding’. These are:

- masonry construction (panels of solid brickwork, blockwork or stonework)
- traditional cavity wall construction (with a brickwork, blockwork or stonework external leaf)
- timber framed buildings (with a brickwork, blockwork or stonework external leaf)
- concrete panels and
- stone panels.

1 Introduction

1.1 Purpose

1 This professional standard helps RICS members understand when to request an EWS1 form when undertaking valuations for secured lending purposes on domestic residential, including mixed use, blocks of flats in the UK. It may also be useful when undertaking valuations of such properties for other purposes. It does not apply to:

- individual terraced, semi-detached or detached houses
- bungalows or
- developments considered to be non-domestic.

2 RICS members are reminded that specific lender guidance always takes precedence over this professional standard.

3 RICS' [Valuation approach for properties in residential buildings with cladding](#) provides specific complementary guidance in relation to valuation.

4 Following consultation with the fire safety industry, insurers and lenders, this standard provides criteria that can be used by a competent RICS member during a standard valuation inspection to identify buildings where remediation work to cladding for fire safety purposes that may materially affect the value of the property is likely.

5 This professional standard is not intended to be, nor should it ever be used as, a substitute for (or part of) a professional life safety fire risk assessment of any building. The EWS1 form is not a safety certificate and the fact that an EWS1 form is not required for a particular building does not mean that the building may not require some form of remediation in the future. This professional standard helps RICS members understand when:

- an EWS1 form is required due to visible cladding and
- it is likely, under current government guidance, that remedial works affecting the value of the property would be needed to remedy any defects with cladding.

6 The EWS1 form was developed by the secured lending industry to enable the provision of consistent, easily understood guidance as to the likelihood of remedial works to a building containing a property to be valued. It replaced reliance on other, more complicated documentation that required specialist knowledge and interpretation likely to be outside the skillset of the average RICS member.

1.2 Effective date

1 This professional standard is effective from 1 November 2026, with earlier adoption encouraged.

2 Current UK government guidance

1 The [Fire Safety Act 2021](#) clarifies that structure, external walls and flat entrance doors fall within the scope of the [Regulatory Reform \(Fire Safety\) Order 2005](#) and must be included in the fire risk assessment that the responsible person must carry out. This means that, in time, all multi-occupancy residential buildings will have a fire risk assessment that has considered the external walls. This should include a visual inspection of external walls to determine whether a more detailed fire risk appraisal of the external walls (FRAEW) using BSI's [PAS 9980 methodology](#) is required. In many cases, it will be obvious to a competent fire assessor through inspection that the risk to life from external fire spread does not warrant a PAS 9980 assessment.

2 Alongside this, the [Building Safety Act 2022](#) gave residents and homeowners more rights, powers and protections. It delivered protections for qualifying leaseholders from the costs associated with remediating relevant historical building safety defects. Qualifying leaseholders in England can no longer be charged for remediation of unsafe cladding. Non-cladding costs are capped. There is also now a route to remediation of unsafe cladding for all eligible multi-occupancy buildings that are 11m and above in England, through developers taking responsibility for fixing their buildings or through government funding.

3 The leaseholder protections have been amended through the [Levelling-up and Regeneration Act 2023](#) and the [Leasehold and Freehold Reform Act 2024](#). These amendments include ensuring protections continue when qualifying leases are extended and the clarification of what costs qualifying leaseholders should not be charged for.

4 As part of the Remediation Acceleration Plan update (July 2025), funding was announced for the remediation of cladding in multi-occupied residential buildings under 11 metres. This funding will act as a backstop, available on an exceptional basis where a risk-based assessment identifies life-critical fire safety concerns associated with cladding and no alternative route to funding exists. The eligibility criteria will be published alongside comprehensive guidance detailing the application process, evidentiary requirements, and the methodology by which buildings will be assessed for qualification.

2.1 Guidance outside of England

2.1.1 Scotland

1 In Scotland, separate assessments can be required on a flat-by-flat basis due to its different legal system. RICS worked with a number of industry bodies and the Scottish government to find a solution through the [Single Building Assessment \(SBA\)](#). At the time of

publication, the SBA is still at the pilot stage. Further updates on the process will be provided in due course by the Scottish government.

2 Due to differences in legislation and home ownership in Scotland, direct intervention in issues of combustible cladding assessment has been necessary.

3 The Scottish government are completing a survey of relevant 11m+ medium- and high-rise buildings, and have passed the [Housing \(Cladding Remediation\) \(Scotland\) Act 2024](#) to help safeguard homeowners and residents by creating a new power for the government to undertake urgent measures to remediate unsafe cladding that presents a risk to life. It gives the power to:

- identify external wall cladding systems on residential buildings above 11m that create or exacerbate risks to human life and to address those risks
- establish a public register to record that a building's cladding and fire safety has been assessed (SBA) and that remediation works have been completed, and
- enable one or more schemes to be established to require persons in the building industry to contribute towards assessing and remediating dangerous cladding.

4 In addition, the Scottish government is seeking the devolution of powers to introduce a levy equivalent to the Building Safety Levy in England, to ensure the residential development sector makes a fair contribution to the [Scottish Cladding Remediation Scheme](#). To date, the majority of developers have signed up to pledge self-remediation of buildings they were responsible for. [Developer Remediation Contracts](#) are in progress with individual developers. 'Comfort letters' regarding individual blocks are also in progress.

5 The [Scottish Advice Note \(SAN\) v2](#) provides advice for those responsible for fire safety in residential buildings and for determining the fire risk posed by external wall systems on existing multi-storey residential buildings. These include:

- building owners
- managers and
- residents groups.

6 The SAN is primary government guidance and currently takes precedence over PAS 9980 and other guidance.

7 Until such time as the Scottish government's proposals result in a publicly accessible list of the results of the SBAs, the EWS1 process should be used in Scotland.

2.1.2 Wales

1 The [Fire Safety Act 2021](#) was also implemented in Wales by [The Fire Safety Act 2021 \(Commencement\) \(Wales\) Regulations 2021](#). The Building Safety Act 2022 equivalent in Wales has not yet been published, although the Building Safety Regulator has some powers regarding building control.

- 2 The EWS1 process applies equally to Wales as it does to England, see the [Ministerial/RICS statement](#) published 21 March 2023.
- 3 The Welsh government published [new fire safety guidance](#) in July 2023.

2.1.3 Northern Ireland

- 1 In Northern Ireland, the Department for Communities has an agreement with the Ministry of Housing, Communities and Local Government (MHCLG) that cladding remediation funding applications can be processed and delivered through its [Cladding Safety Scheme \(CSS\)](#). The funding will be administered by Homes England as part of the English scheme.
- 2 As in England, the £33m funding in Northern Ireland applies to remediation of unsafe cladding on blocks of more than 11m where a responsible developer cannot be identified, traced or held responsible.
- 3 The CSS opened for new funding applications from Northern Ireland applicants on 7 August 2023.
- 4 The [Defective Premises Act \(Northern Ireland\) 2024](#) also aligns Northern Ireland with England and Wales regarding the retrospective liability for 30 years and prospectively of 15 years for specified defective buildings.
- 5 The EWS1 form and process apply equally in Northern Ireland.

2.2 RICS valuation standards

- 1 All RICS members and RICS-regulated firms in the UK must comply with RICS Valuation – Global Standards (Red Book Global Standards) and RICS Valuation – Global Standards: UK national supplement. These standards require an RICS member to act within their competence, apply professional scepticism to information available to them and, when advising for residential mortgage purposes, provide independent objective advice to the lender. As mentioned in UK VPGA 11.1 of the current edition of RICS Valuation – Global Standards: UK national supplement:

‘The role of the valuer is to advise their client on:

a the nature of the property and factors revealed during the inspection that are likely to materially affect its marketability and value

b the market value (and/or market rent if required) including, with specified assumptions or special assumptions and

c where there are serious cases of disrepair or obvious potential hazards revealed during the inspection that may have a material impact on its value.’

- 2 As stated in VPS 2, section 9 of the current edition of [RICS Valuation – Global Standards](#) (Red Book Global Standards):

'An assumption is made where it is reasonable for the valuer to accept that something is true without the need for specific investigation or verification.

Any such assumption must be reasonable and relevant, having regard to the purpose for which the valuation is required.'

- 3 If the RICS member does not have the required level of expertise to deal with some aspect of the valuation assignment properly, they should decide and agree with the client what assistance is needed from other professionals who would be competent to provide specialist information.
- 4 An RICS member has to take into account all known information when valuing a property. This would include considering any existing EWS1 form, even if one would not need to be requested under this guidance.
- 5 VPS 4, paragraph 1.8 in the current edition of [RICS Valuation – Global Standards](#) (Red Book Global Standards) sets out guidance for RICS members as to how to proceed when considering whether the information they intend on relying on is credible, which may in turn affect the credibility of the valuation opinion.

2.3 Valuation standards

- 1 The purpose of a secured lending valuation is set out in VPGA 2 in the current edition of [RICS Valuation – Global Standards](#) (Red Book Global Standards) and includes providing an assessment of the market value of a property. A valuation is not a fire or life safety risk assessment. RICS members that are valuers will not be competent or insured to assess the composition of cladding or any other attachments to the building, nor will the non-intrusive inspection that an RICS member is usually instructed to carry out allow for such an assessment.
- 2 The RICS member will make an assumption under the existing valuation standards that no deleterious or hazardous materials have been used in the construction. However, an RICS member will need to carefully consider whether the presence of cladding or balconies on a multi-storey, multi-occupancy residential building is an obvious potential hazard that may materially affect the value of the property and its saleability.
- 3 This standard sets out RICS' advice on that decision. It does not address the valuation approach to other hazards that would not be visible to an RICS member that may affect the value of a property in a multi-storey, multi-occupancy building.
- 4 If the RICS member considers that the presence of cladding or balconies may materially affect the value of the property, they will need further information before making a valuation. This may include specialist input from a competent expert on the composition of any cladding or attachments, and the likelihood that the building will require remedial work.

3 The EWS1 form

1 In the UK, if required by an RICS member or lender, specialist input from a competent expert on cladding can be sought through an EWS1 form. This form was developed in consultation with a range of market participants, including:

- UK government
- UK Finance
- the Building Societies Association
- lenders
- chartered engineers registered by the Institution of Fire Engineers
- developers
- managing agents
- building owners
- chartered valuation surveyors and
- legal representation.

2 EWS1 was designed as a means of ensuring that a suitable assessment has been carried out by a competent fire expert to provide information about whether remedial works are likely to be required for a building. It is intended for use in valuation only, not as a fire risk assessment, and provides a simple and clear pro forma from which lenders and RICS members can assess whether there is a need for remedial works that will affect value. This enables lenders and valuers to provide the best advice to those wishing to access finance and make purchasing decisions.

3 The process has logically followed the path of leaseholders asking the building owner to obtain the EWS1 form for buildings in scope, which is then provided to valuers and lenders.

3.1 Criteria where an EWS1 should be required

1 Requesting an EWS1 for buildings where there is no visible cladding or a low risk of remediation work creates long and unnecessary delays to the buying, selling or re-mortgaging of such properties. It also prevents the limited pool of competent experts from focusing their assessments on properties where there is a significant risk to the safety of occupants. An RICS member should always have a rationale to justify the request for an EWS1 form.

2 An EWS1 form should not be required where a RICS member or lender has been able to establish (within the limits of their competence) that:

- the building owner has met the requirements of the Fire Safety Act 2021 for an assessment of the external walls and attachments that raises no concerns that remediation is required or

- a building over 18m has a valid building control certificate in accordance with [The Building \(Amendment\) Regulations 2018](#) (or the equivalent in the devolved nations, as applicable).

3 Where there is a route to remediation (for example via the Cladding Safety Scheme, Developer Remediation Contract or through confirmation from the freeholder to cover the costs of remediation, or from government grant funding), the RICS member may take that into account in their valuation.

4 An RICS member should also follow any guidance issued by their lender client, who may give specific instructions about when they agree to an RICS member making an assumption of this nature without an EWS1 form being required. Any such specific instructions should be clearly referenced in the RICS member's terms of engagement and valuation response.

5 Where the requirement above cannot be met and the lender client has given no specific instructions, RICS has developed – in consultation with the fire safety sector and lenders – the following criteria representing reasonable circumstances where remediation work to cladding or balconies that may materially affect the value of the property is likely to be needed. An EWS1 form should therefore be required.

6 For **buildings over six storeys**, an EWS1 form should be required where:

- there is cladding or curtain wall glazing on the building or
- there are balconies that stack vertically above each other and either both the balustrades and decking are constructed with combustible materials (e.g. timber) or the decking is constructed with combustible materials and the balconies are directly linked by combustible materials.

7 For **buildings of five or six storeys**, an EWS1 form should be required where:

- there is a significant amount* of cladding on the building or
- there are balconies that stack vertically above each other and either both the balustrades and decking are constructed with combustible materials (e.g. timber), or the decking is constructed with combustible materials and the balconies are directly linked by combustible materials.

8 For **buildings of four storeys or fewer**, an EWS1 form should only be required where:

- there is a significant amount* of ACM, MCM or HPL panels on the building**.

9 Professional judgement will need to be applied in considering whether cladding on a building of six storeys or fewer may be considered a 'significant amount' and could materially affect value and/or saleability.

*Note: For the purposes of the guidance, what is considered to be a 'significant amount' of cladding is:

- approximately one quarter of the entire facade estimated from what is visible standing at ground level or
- approximately one quarter of one elevation estimated from what is visible standing at ground level where this links multiple floors and/or is concentrated around the main route of escape from the building.

10 An EWS1 is not considered necessary where a building is six storeys or fewer and would meet the criteria set out above only because of cladding solely located on the top storey and set back from the main facades on all sides.

****Note:** metal cladding and ACM/MCM are visually very similar. If metal panel cladding is present, the RICS member should confirm with the building owner or managing agent in writing that they are not ACM/MCM, or, if confirmation cannot be obtained, an EWS1 inspection should be requested.

11 For **buildings of mixed storey heights and/or construction types**, the building should be assessed as a whole, on the assumption that it will be managed as a single entity and that the service charges for the whole building are shared between all lessees. In developments containing various detached buildings, each building should be assessed individually on the assumption that it will be managed as a separate entity and its service charges only apply to the building in which the flat is located.

3.1.1 Consideration as to whether an EWS1 form is required

1 When deciding on whether an EWS1 form is required, the RICS member should take and maintain a record of the site notes, risk assessment criteria and photographs made at the time of any inspection specific to this decision. It may be appropriate not to make this decision during the inspection, but rather to prepare it from the notes taken and after appropriate consideration and reflection. This should be documented.

2 Where possible, RICS members should record the rationale for their decision about whether an EWS1 form is required. The valuation report should also state that there may be costs of remediation at some point in the future dependent upon a full fire risk assessment of the building, which includes a fire risk appraisal and assessment of the external wall construction. For the purposes of the valuation, these costs are not assumed to significantly affect the value.

3 It is important to note that a decision by an RICS member not to request an EWS1 form during the valuation process provides no assurance that there are no fire or life safety risks. The request for an EWS1 form considers whether there is a likelihood that remediation work affecting value will be needed, based on the presence of cladding and other attachments to the building. Buyers and/or their legal advisers should always be advised to seek a copy of the existing fire risk assessment for the building before purchasing.

4 Fire safety is an important subject that all RICS members should be familiar with, and RICS' [Cladding for surveyors](#) is recommended reading.

3.2 PAS 9980 reports and fire risk appraisal of external walls (FRAEW)

- 1 Fire Risk Appraisal of External Walls and Cladding of Flats – PAS 9980 is the code of practice for competent persons who will need to carry out mandatory external wall systems (EWS) fire risk assessments on buildings.
- 2 Under the [Regulatory Reform \(Fire Safety\) Order 2005](#), there is a legal requirement for the building's responsible person to carry out a fire risk assessment. The Fire Safety Act 2021 introduced amendments to the Fire Safety Order, making it clear that the fire risk assessment needs to cover the external walls.
- 3 PAS 9980:2022 provides a consistent methodology for carrying out an external wall fire risk appraisal. PAS 9980 introduced the term fire risk appraisal of external walls (FRAEWs), and all competent qualified trained professionals undertaking this work should now be using PAS 9980.
- 4 The FRAEW and EWS1 form differ in purpose. The FRAEW is an assessment of an external wall system provided for those who are legally responsible for the fire safety of a building. The EWS1 form is a document intended for valuers and lenders for lending purposes only and provides a summary of the outcome of an assessment of the external wall in a format that is appropriate for use by valuers and lenders – it is not a certificate of the life safety of a building. In time, updated FRAs and FRAEWs (where appropriate) will be carried out for all residential blocks. RICS believes that the need for an EWS1 form should then stop over time.
- 5 Given the divergence in purpose between the two documents, if provided with an FRAEW it would be reasonable for an RICS member to rely on an FRAEW instead of an EWS1 form. This is the case where there is an executive summary or summary report that:
 - provides a definitive binary outcome as to whether remedial works are required
 - confirms whether combustible materials are present in the external wall or not and
 - confirms the signatory has the same or higher qualifications as would be required to sign the relevant option on the EWS1 form.
- 6 The RICS member **must** only review the executive summary or summary report and signatories' qualifications. The RICS member is not suitably experienced or competent to review and **must not** review or comment on the content of the remaining parts of the FRAEW.
- 7 Should the RICS member be provided with an FRAEW that does not meet with all of these criteria, the RICS member should request an EWS1 as an alternative.
- 8 This professional standard will remain under review to ensure this approach remains proportionate.

4 Risk and liability

- 1 It is important that the valuation report provides clarity and transparency about which liabilities are assumed by the RICS member and which are not. This enables the lender and borrower to understand the RICS member's role and responsibilities.
- 2 If the valuation report is not disclosed to borrowers, the lender should make these limits clear in the lending documents. This professional standard is RICS advice based on consultation with relevant bodies about the likely need for remediation and has been agreed with the major lenders. However, it is important to note that not requesting or having sight of an EWS1 form for those properties outside the criteria in this professional standard is no guarantee that future remediation costs affecting value will not be required.
- 3 To ensure clarity around this, RICS recommends that members use the following wording to notify clients that a change in guidance or the production of a fire risk assessment in future, might reveal the need for works that have not been considered in this valuation.
- 4 **Suggested wording to be included in valuation reports where an EWS1 is not being requested:**

‘The building has cladding and/or balconies but further information has not been requested about whether remediation works may be required because it falls outside RICS advice current at the time of this valuation. However, this decision is not a guarantee that works will not be required in future.’

5 **Wording to be used where an EWS1 is being requested:**

It is likely that lenders will provide standard paragraphs for RICS members to use when an EWS1 form is either requested or viewed.

6 Where an EWS1 form is requested, it is important not only that the valuation is based on its assessment, but also that the RICS member makes it clear in the terms of engagement that the valuation will be based on the EWS1 form. The RICS member **must** use the disclaimers set out below to limit their liability in the event that the assessment contained in the EWS1 form turns out to be inaccurate.

7 The RICS member should always check that the:

- section of the EWS1 form stating the name, organisation, qualifications and professional body of the person completing the EWS1 form has been completed
- information set out in Notes 2 and 3 has been completed
- information in the EWS1 form is complete and appears to make sense, and
- the form has been signed and dated.

8 **Suggested wording for the RICS member to include in the valuation report:**

'In arriving at the valuation for mortgage purposes, your mortgage lender and the mortgage lender's appointed RICS member (where applicable) have relied on the EWS1 form provided in good faith by a professionally qualified third party. Neither this firm nor the author of this valuation has any liability to the lender or to you, the borrower, for any losses or potential losses arising directly and solely from the valuation being provided in reliance upon the EWS1 form. If you require further information, then please seek independent advice prior to legal commitment to purchase.'

- 9** RICS-regulated firms should also agree a disclaimer with each lender client as part of their contractual arrangements. The following wording can be used in this type of agreement and RICS-regulated firms should always take independent legal advice.

'We [insert name of lender] formally acknowledge that where a valuation prepared for mortgage lending purposes by [you/identify valuation firm]/[our appointed valuers and valuers panel] has been prepared in reliance upon the EWS1 form (or as revised) in the full knowledge and understanding that this document is produced in good faith by a professional third party but excludes any liability to the lender, the valuer, valuer panel or the borrower, we agree that neither we, nor any person deriving title to the mortgage from us, will pursue a claim against the valuer personally or against this firm for any losses or potential losses arising directly and solely from the valuation being provided in reliance upon the EWS1 form.'

- 10** Where such an agreement is not possible, RICS members should use the following words in the valuation report:

'In arriving at the valuation, we have relied on the EWS1 form, prepared by a professionally qualified third party. In so doing, we are not offering any advice as to the accuracy, completeness or fitness for purpose of the form or its content, and neither the individual preparing the valuation nor this firm shall have any liability to you, or to any third party with whom you share the valuation, for any losses or potential losses arising directly and solely as a result of any inaccuracies or errors in, or otherwise in any way related to, the EWS1 form.'

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We inspire professionalism, advance knowledge and support our members across global markets to make an effective contribution for the benefit of society. We independently regulate our members in the management of land, real estate, construction and infrastructure. Our work with others supports their professional practice and pioneers a natural and built environment that is sustainable, resilient and inclusive for all.

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