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THE ELEMENT DEVELOPMENT

The purpose of this document is to update all owners of the Element Development on the status of the Single Building Assessment and to hopefully alleviate requests to our office to provide a copy of 'The Developments EWS1 Certificate'

SBA STATUS UPDATE[S]

Key Dates & References

- **Grenfell –** June 2017
- **April 2021** – First Expression of Interest registered with ScotGov **[Ref: 12604947933]**
- **March 2025** - Second Expression of Interest registered with ScotGov **[Ref: 4674H9MJ]**
- **February 2026** – Updated Expression of Interest to include all addresses **[SOC032]**

Status update April 2026

- On the 10th of February 2026 TEF met with ScotGov
- TEF approached 10 Qualified Fire Safety professional
- TEF have received 3 formal quotes

➔ We are waiting for the Grant Offer Letter from ScotGov

Status update June 2026:

- ScotGov requested a **Delivery Plan** [new step] to be completed and returned by 30/06/26
- This was completed by Diamond & Co and returned by The Element Factors with a 'Start Date' of July 26 and 'End date' of September 26.

Status update July 2026

We are waiting for the **Grant Offer Letter** from ScotGov, their latest reply on the **12th of July 2026** being:

'We are currently still collating the data from all 26/27 Delivery Plans submitted across the Single Open Call.

This will allow us to provide accurate financial planning for the year ahead and prepare and issue Grant Offer Letters where appropriate.

Should we need any further information from you in order to do so, we will let you know.

I will be in touch with an update as soon as possible.'

Western Harbour & Developments

There has been some confusion (with Solicitors and ScotGov).

There are **3** Highrise developments in the Western Harbour area [Western Harbour Breakwater] namely:

***Platinum Point** (Builders Gregor Shore, Western Harbour Place & Western Harbour Way)

Western Harbour (Taylor Wimpey, Western Harbour Terrace & Western Harbour Midway)

***The Element** (FM Homes, Western Harbour Midway & Western Harbour View)

*Platinum Point and *The Element are considered '**orphans**' within the scheme as the developer is no longer trading.

SBA FAQS

The following are some frequently asked questions about Single Building Assessments (SBAs) and the related funding and standards in Scotland:

What is an SBA?
An SBA is a comprehensive fire safety evaluation that examines the risk to life created or exacerbated by a building's external wall cladding system. It includes a Fire Risk Assessment for External Walls (FRAEW) and a full Fire Risk Assessment (FRA).

The full specification documents can be found here:

www.gov.scot/publications/single-building-assessment-specification-sba/documents/

Who conducts an SBA?
SBAs are conducted by competent, qualified fire safety professionals authorised by the Scottish Ministers.

What is the funding for SBA?
The Scottish Government has committed funding to make buildings safer through the Housing (Cladding Remediation) (Scotland) Act 2024. Buildings over 11 metres in height may be eligible for completely funded SBA and subsequent remediation work.

What are the eligibility criteria for SBA funding?
Buildings must have been constructed or developed between 1 st June 1992 and 1 st June 2022. The funding applies to eligible buildings throughout Scotland.

What is the process for SBA?
The SBA process includes both a Fire Risk Assessment for External Walls (FRAEW) and a full Fire Risk Assessment (FRA). A new FRA must be created as part of the SBA process to ensure comprehensive evaluation of all fire safety risks.

W**ho will cover the costs of the SBA?**
In the case of The Element Development, we have been assured that the Scottish Government will cover the cost of the SBA. They have made no commitment cover the cost of the remedial work that may be required.

Who will cover the cost of any remediation?
The Scottish Government will cover some, not all.

How long will it take to complete the SBA ?

One of the contractors who have quoted, Diamond & Co have estimated the SBA process taking and average of 3-4 months to complete. However, this is heavily reliant on access permits & availability of third-party contractors.

TEF would like to suggest that this could take 9-18 months to completion of the final SBA.

When will the SBA be completed?

TEF are waiting for the Grant to be issued by ScotGov, only then can the SBA commence.

How many SBA's have been completed in the ScotGov scheme?

A comprehensive dataset of all Single Building Assessments (SBAs) completed or in progress under the Scottish Government's Single Building Assessment programme can be found here:

www.gov.scot/publications/foi-202600505602/

Will Building Insurance continue under a block policy?

This is undetermined, depends on the outcome of the SBA, all material facts will need to be presented to the current Insurer. At this point they may or may not continue the cover.

What is the Cladding Assurance Register?

The Cladding Assurance Register (CAR) is an official Scottish Government recording the safety status of buildings following a Single Building Assessment (SBA), including any required or completed remedial works.

Once the SBA has been completed- Will I still need to obtain a EWS1 certificate?

Yes [if still required by the lender], following on from the SBA owners can apply for a EWS1 Certificate from the surveyor. They may or may not issue it (depending on the outcome of the survey).

EWS1 Certificates are an additional charge (for the owner).

EWS1 FAQS

What is an EWS1 certificate?

An EWS1 certificate is a standardised form created by RICS, UK Finance, and the Building Societies Association after the Grenfell Tower fire. Its purpose is to give lenders a consistent way to understand the fire risk of a building's external wall system.

Rating Categories

The EWS1 form gives one of two main outcomes:

Option A – Limited or no combustible materials

- **A1:** No combustible materials
- **A2:** Limited combustibility, no fire-performance issues
- **A3:** Some combustible materials but risk managed
  These outcomes usually allow lending.

Option B – Combustible materials present

- **B1:** Combustible materials present but risk acceptable
- **B2:** High risk; remediation required
  A **B2** rating typically restricts mortgage lending

We had an External Wall System 1 (EWS1) and now can't get one, what has changed?

This could be attributed to the methodology for the Single Building Assessments and/or their Professional Indemnity insurance.

Can I get an EWS1 from the Factor?

No

Where can I get more information:

www.theementfactors.co.uk – The Element Development
www.tenoa.co.uk
www.gov.scot/publications/single-building-assessment-specification-sba/
www.highrisescotlandactiongroup.org