

YOUR ONESURVEY HOME REPORT

ADDRESS

8/1
112 Lancefield Quay
Glasgow
G3 8HR

PREPARED FOR

Louise McMahon

INSPECTION CARRIED OUT BY:



SELLING AGENT:

**YATES
HELLIER**

HOME REPORT GENERATED BY:



Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Glasgow North - Allied Surveyors Scotland Ltd	27/10/2026
Mortgage Certificate	Final	Glasgow North - Allied Surveyors Scotland Ltd	27/10/2026
Property Questionnaire	Final	Mrs. Louise McMahon	27/10/2026
EPC	FileUploaded	Glasgow North - Allied Surveyors Scotland Ltd	22/10/2026
Additional Documents	FileUploaded		

Important Notice:

This report has been prepared for the purposes and use of the person named on the report. In order to ensure that you have sight of a current and up to date copy of the Home Report it is **essential** that you log onto www.onesurvey.org (free of charge) to download a copy personalised in your own name. This enables both Onesurvey and the Surveyor to verify that you have indeed had sight of the appropriate copy of the Home Report prior to your purchasing decision. This personalised report can then be presented to your legal and financial advisers to aid in the completion of your transaction. **Failure to obtain a personalised copy may prevent the surveyor having any legal liability to you as they will be unable to determine that you have relied on this report prior to making an offer to purchase.**

Neither the whole, nor any part of this report may be included in any published document, circular or statement, nor published in any way without the consent of Onesurvey Ltd. Only the appointed Chartered Surveyor can utilise the information contained herein for the purposes of providing a transcription report for mortgage/loan purposes.

P A R T 1 .

SINGLE SURVEY

A report on the condition of the property, with categories
being rated from 1 to 3.



Single Survey

Survey report on:

Customer	Mrs. Louise McMahon
Selling address	8/1 112 Lancefield Quay Glasgow G3 8HR
Date of Inspection	22/10/2026
Prepared by	Gary Haggarty, BSc (Hons) MRICS Glasgow North - Allied Surveyors Scotland Ltd

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing, the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property.¹

If the Surveyors have had a previous business relationship within the past two years with the Seller or Sellers Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box.



The Surveyors have a written complaints handling procedure. This is available from the offices of the Surveyors at the address stated.

1.2 THE REPORT

The Surveyors will not provide an amended Report on the Property, except to correct factual inaccuracies.

¹ Which shall be in accordance with the current RICS Valuation Standards (the Red Book) and RICS Codes of Conduct

The Report will identify the nature and source of information relied upon in its preparation.

The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

To date, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

1.3 LIABILITY

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report. 2

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

1.8 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for

expenses reasonably incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an Invoice equivalent to 80% of the agreed fee.

1.9 PRECEDENCE

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format.
- the "Market Value" is *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion*
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property.
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and

² Which shall be in accordance with the current RICS Valuation Standards (the Red Book) and RICS Rules of Conduct.

- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

The Single Survey is a Report by an independent Surveyor, prepared in an objective way regarding the condition and value of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an Energy Report as required by Statute and this is in the format of the accredited Energy Company. In addition, the Surveyor has agreed to supply a generic Mortgage Valuation Report.

2.2 THE INSPECTION

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.*

All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.

The Inspection is carried out with the Seller's permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not

significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

Throughout the report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.

2.3.1 Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

2.3.2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.

2.3.3 Category 1: No immediate action or repair is needed.

WARNING: If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions when the effect can be considerable.

Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

2.5 ACCESSIBILITY

A section is included to help identify the basic information interested parties need to know to decide whether to view a property.

2.6 ENERGY REPORT

A section is included that makes provision for an Energy Report, relative to the property. The Surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. The Surveyor cannot of course accept liability for any advice given by the Energy Company.

2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains the Surveyor's opinion both of the market value of the property and of the re-instatement cost, as defined below.

"Market Value" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an

arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- *There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- *There are no particularly troublesome or unusual legal restrictions;
- *There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

“Re-instatement cost” is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property

1. INFORMATION AND SCOPE OF INSPECTION

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the Surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the Surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the Surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities will not be inspected or reported on.

Description	The subjects comprise a purpose built top floor duplex floor flat, contained within a ten storey over basement block housing eighteen flats in all. There is lift access to all floors.
Accommodation	Eighth floor: Entrance hall, living room, bedroom two, en suite shower room, bedroom three and bathroom. Ninth floor: Upper landing, open plan lounge/kitchen/dining with terrace off, master bedroom with open plan en suite bathroom.
Gross internal floor area (m2)	132m ²
Neighbourhood and location	The property is located within the Lancefield Quay development on the northern banks of the River Clyde. There are normal amenities within a reasonable distance.
Age	23 years or thereby.
Weather	Dry.
Chimney stacks	None.
Roofing including roof space	The roof is of flat construction and understood to be clad in profile metal sheeting or similar. This could not be seen from ground level. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time. Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.

Rainwater fittings	<p>Rainwater discharge is via parapet guttering draining to internal and metal box downpipes.</p> <p>Visually inspected with the aid of binoculars where required.</p>
Main walls	<p>The main walls of the building are of modern concrete framed construction, finished externally in insulated render, facing brick and metal cladding.</p> <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p>
Windows, external doors and joinery	<p>The windows are the original metal framed double glazed units, as are terrace doors. Timber entrance doors.</p> <p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p>
External decorations	<p>External surfaces are painted, where applicable.</p> <p>Visually inspected.</p>
Conservatories / porches	None.
Communal areas	<p>There is a shared entrance, lift and staircase giving access to all floors, via a voice controlled security door entry system. The entrance door and windows are metal framed and double glazed. Floors and the staircase are of solid construction, with walls and ceilings being plastered and painted.</p> <p>Circulation areas visually inspected.</p>
Garages and permanent outbuildings	<p>Single car lock up garage. Externally inspected only.</p> <p>Visually inspected.</p>
Outside areas and boundaries	<p>The building is set within shared landscaped grounds. Off street private parking is available, on an allocated basis. The flat is understood to benefit from one space. This should be confirmed.</p> <p>Visually inspected.</p>
Ceilings	<p>Ceilings throughout the property are of plasterboard materials.</p> <p>Visually inspected from floor level.</p>

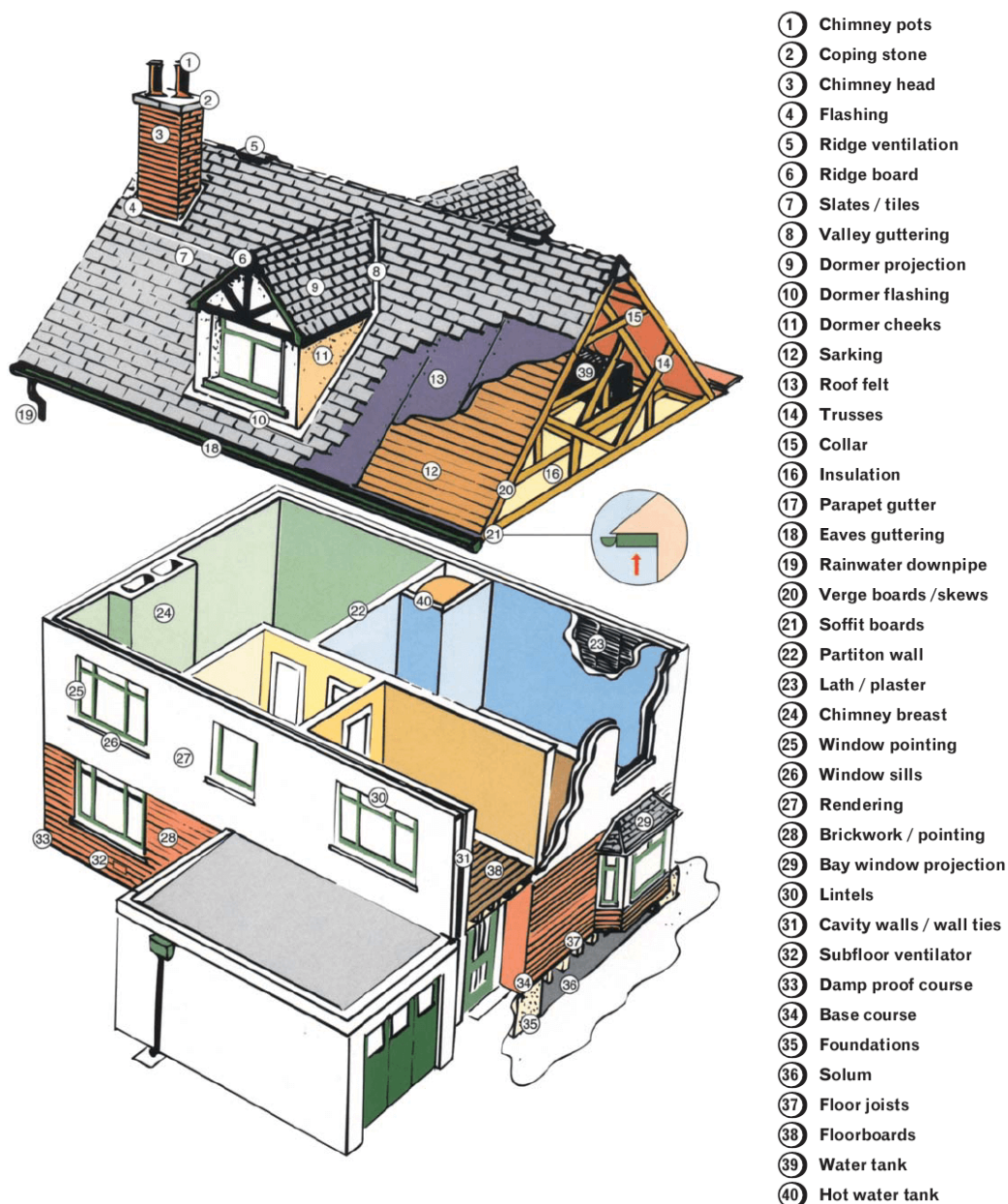
Internal walls	<p>Internal partitions are of timber stud design, plasterboard lined on both faces.</p> <p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p>
Floors including sub floors	<p>Flooring throughout the property is of suspended concrete design, overlaid in a timber floating floor, all of which had fully fitted floor coverings.</p> <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p>
Internal joinery and kitchen fittings	<p>Internal joinery comprises timber skirtings, door facings and door surrounds, and timber internal pass doors. Kitchen fittings comprise a range of wall and base units and work surfaces, incorporating a stainless steel sink and drainer, gas hob, and integrated appliances. There is also a sink unit at eighth floor level in the living room.</p> <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p>
Chimney breasts and fireplaces	None.
Internal decorations	<p>Painted walls, ceilings and woodwork.</p> <p>Visually inspected.</p>
Cellars	None.
Electricity	<p>A mains supply of electricity is connected to the property, the electrical meter and circuit breaker consumer unit located in the hall cupboard and serving 13 Amp square pin sockets throughout. Wiring, where visible, is sheathed in uPVC.</p> <p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p>

Gas	<p>A mains supply of gas is connected, the gas meter located in the hall cupboard.</p> <p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p>
Water, plumbing and bathroom fittings	<p>Cold water is from the mains supply. Visible plumbing comprises copper and uPVC supply pipework.</p> <p>The bathroom contains a three-piece suite consisting of a wall hung low level WC, glass round bowl wash hand basin and bath. The en suite bathroom contains a four-piece suite consisting of a wall hung low level WC, glass round bowl wash hand basin, bath and shower cubicle with mixer shower overhead. The en-suite shower room is of similar manufacture but has a shower cubicle with mixer shower overhead.</p> <p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.</p>
Heating and hot water	<p>The property is centrally heated by means of a gas fired system, comprising a combination boiler located in the hall cupboard. Heating to the rooms is provided by water filled radiators. The system is of a type designed to provide instantaneous hot water upon demand.</p> <p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p>
Drainage	<p>Mains drainage is understood to be connected.</p> <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p>

<p>Fire, smoke and burglar alarms</p>	<p>The property has a heat detector, smoke alarms and an intruder alarm installed.</p> <p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also requires to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon fuelled appliance such as a boiler, open fire or wood burner etc. a carbon monoxide detector is also required.</p> <p>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</p> <p>We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.</p>
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<p>Any additional limits to inspection</p>	<p>The property was inspected within the limits imposed by occupation which included, throughout, closely nailed and fixed fitted carpeting, floor coverings, stored items, furnishings etc. The owner's personal belongings were not removed from cupboards.</p> <p>It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the Surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the Surveyor is able to give an opinion on the general condition and standard of maintenance.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p> <p>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</p>
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Sectional Diagram showing elements of a typical house



Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the above 3 categories:

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Structural movement	
Repair category:	1
Notes:	No obvious significant structural movement noted, on the basis of a single inspection.

Dampness, rot and infestation	
Repair category:	1
Notes:	No obvious significant dampness, timber decay or infestation noted, within the limitations imposed on the inspection.

Chimney stacks	
Repair category:	
Notes:	Not applicable.

Roofing including roof space	
Repair category:	1
Notes:	<p>Cannot be inspected from ground level, therefore unseen areas are assumed to be free of material defect.</p> <p>It should be fully appreciated that a flat roof, even when new does have a limited life and always requires regular and careful ongoing maintenance to ensure it remains in a wind and watertight condition.</p>

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Rainwater fittings	
Repair category:	1
Notes:	<p>No significant disrepair was noted to rainwater goods. It will however be appreciated that the inspection was carried out during dry weather conditions. Sometimes defects in rainwater goods are only apparent during, or after heavy rainfall.</p> <p>The rainwater collection system is partially concealed within the building fabric. Whilst there was no evidence of any problems, it should be appreciated that leaks can go undetected for some time without becoming apparent.</p>

Main walls	
Repair category:	3
Notes:	<p>Render finishes show signs of weathering and deterioration.</p> <p>The building is understood to be clad in combustible materials. Please refer to comments below under section 4 - Matters for Solicitor or Licensed Conveyancer. We do not provide fire safety advice. Where we have requested and EWS1 form, this is in accordance with RICS guidance.</p>

Windows, external doors and joinery	
Repair category:	1
Notes:	<p>No obvious significant defects were noted to windows, doors or external joinery.</p> <p>Double glazing can be problematic and over time the operation of the windows can be affected and opening mechanisms damaged. It is therefore likely that maintenance repairs should be anticipated as part of an ongoing maintenance programme. Our valuation does assume that the installation of the windows does comply with the necessary regulations at the time of installation.</p>

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

External decorations	
Repair category:	1
Notes:	The external paintwork finishes are in reasonable condition but are beginning to deteriorate.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

Communal areas	
Repair category:	1
Notes:	No obvious significant defects were noted to communal areas.

Garages and permanent outbuildings	
Repair category:	1
Notes:	Appears adequate for purpose.

Outside areas and boundaries	
Repair category:	1
Notes:	Outside areas and boundaries appear adequate for purpose. Some of the decking at the balcony is loose.

Ceilings	
Repair category:	1
Notes:	No obvious significant defects were noted to ceiling surfaces.

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Internal walls	
Repair category:	1
Notes:	No obvious significant defects were noted to the internal walls and partitions, within the limitations imposed on the inspection.

Floors including sub-floors	
Repair category:	1
Notes:	No obvious significant defects were noted to flooring, within the limitations imposed by fully fitted floor coverings.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	No obvious significant defects were noted to internal joinery or kitchen fittings.

Chimney breasts and fireplaces	
Repair category:	
Notes:	Not applicable.

Internal decorations	
Repair category:	1
Notes:	No obvious significant defects were noted to the internal decoration.

Cellars	
Repair category:	
Notes:	Not applicable.

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Electricity	
Repair category:	1
Notes:	<p>The electrical installation appeared to be in a condition commensurate with age and type with no visual defects being apparent. However, it should be fully appreciated that only the most recently re-wired or constructed properties will comply with current regulations.</p> <p>It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years or when a property changes hands. This should be regarded as a routine safety and maintenance check.</p>

Gas	
Repair category:	1
Notes:	No obvious significant defects noted. All gas appliances should be tested and thereafter regularly maintained by a Gas Safe registered contractor.

Water, plumbing and bathroom fittings	
Repair category:	2
Notes:	<p>No obvious significant defects noted to accessible plumbing or sanitary fittings.</p> <p>However, the seal around the trays is defective, and may have led to damp penetration to concealed areas beneath. It will be fully appreciated that areas not inspected cannot be guaranteed to be free from defect, and that where dampness is present, there is an attendant risk of decay.</p> <p>Further, silicone is defective in places.</p>

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Heating and hot water

Repair category:

2

Notes:

No obvious significant defects were noted to the heating system or hot water system, although these have not been tested.

The central heating boiler is ageing and likely to be inefficient compared to modern day equivalents.

It is recommended good practice that gas boilers are serviced on an annual basis by an appropriately qualified person. The boiler's service history should be checked by referring to the service records. If there is no record of a recent service, the boiler should be checked by an appropriately qualified person.

Drainage

Repair category:

1

Notes:

No obvious significant defects were noted to the drainage system, within the limitations of the inspection.

Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the comments above for detailed information.

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	
Roofing including roof space	1
Rainwater fittings	1
Main walls	3
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	
Communal areas	1
Garages and permanent outbuildings	1
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	
Internal decorations	1
Cellars	
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	2
Heating and hot water	2
Drainage	1

Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

Three steps or fewer to a main entrance door of the property: In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres: For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coinoperated machines.

1. Which floor(s) is the living accommodation on?	Eighth & Ninth
2. Are there three steps or fewer to a main entrance door of the property?	☒ YES ☐ NO
3. Is there a lift to the main entrance door of the property?	☒ YES ☐ NO
4. Are all door openings greater than 750mm?	☒ YES ☐ NO
5. Is there a toilet on the same level as the living room and kitchen?	☒ YES ☐ NO
6. Is there a toilet on the same level as a bedroom?	☒ YES ☐ NO
7. Are all rooms on the same level with no internal steps or stairs?	☒ YES ☐ NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	☒ YES ☐ NO

4. VALUATION AND CONVEYANCER ISSUES

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated re-instatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

It would be prudent to check with the managing agents and/or co-proprietors as to any contemplated or proposed communal repairs.

Normal local practice is for common repairs to be shared on an equitable basis. This has been assumed to be the position in this case.

The outer walls to the property have cladding and insulated render finishes. It is understood that it has been identified through the provision of an EWS1 form that the finishes to this building require remediation to address the fire risk issues identified. It is understood that a remediation scheme is underway by the original developers. All details should be confirmed with all documentation made available. This is appended to this report.

Specific lending guidance will be followed when providing a transcript to a Lender.

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

Estimated re-instatement cost (£) for insurance purposes

£450,000 (Four Hundred and Fifty Thousand Pounds).

The re-building cost for insurance purposes is for the subject property only and is given solely as a guide. It is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your insurer.

Valuation (£) and market comments

In its present condition the opinion of valuation for the Outright Ownership interest with vacant possession is £385,000 (THREE HUNDRED AND EIGHTY FIVE THOUSAND POUNDS STERLING).

Report author:	Gary Haggarty, BSc (Hons) MRICS
Company name:	Glasgow North - Allied Surveyors Scotland Ltd
Address:	Herbert House 24 Herbert Street Glasgow G20 6NB
Signed:	Electronically Signed: 325507-1fa9f1cc-3919

Date of report:	27/10/2026
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P A R T 2 .

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.



Mortgage Valuation Report

Mortgage Valuation Report							
Property:	8/1 112 Lancefield Quay Glasgow G3 8HR		Client: Mrs. Louise McMahon Tenure: Ownership				
Date of Inspection:	22/10/2026		Reference:	GG/4603/GH/PB			
<i>This report has been prepared as part of the seller's instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising a potential lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2024 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.</i>							
1.0	LOCATION						
The property is located within the Lancefield Quay development on the northern banks of the River Clyde. There are normal amenities within a reasonable distance.							
2.0	DESCRIPTION			2.1 Age:	23 years or thereby.		
The subjects comprise a purpose built top floor duplex floor flat, contained within a ten storey over basement block housing eighteen flats in all. There is lift access to all floors.							
3.0	CONSTRUCTION						
The walls are of concrete frame construction, finished externally in insulated render and metal cladding.							
The roof is flat and clad in profile metal sheeting.							
4.0	ACCOMMODATION						
Eighth floor: Entrance hall, living room, bedroom two, en suite shower room, bedroom three and bathroom.							
Ninth floor: Upper landing, open plan lounge/kitchen/dining with terrace off, master bedroom with open plan en suite bathroom.							
5.0	SERVICES (No tests have been applied to any of the services)						
Water:	Mains	Electricity:	Mains	Gas:	Mains	Drainage:	Mains
Central Heating:		Gas fired boiler to radiators					
6.0	OUTBUILDINGS						
Garage:		None					
Others:		Allocated parking space					

7.0	GENERAL CONDITION - <i>A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.</i>				
When inspected within limits imposed by occupation, the general condition of the property appears consistent with its age and type of construction, however some works of repair, maintenance and upgrading are required.					
8.0	ESSENTIAL REPAIR WORK <i>(as a condition of any mortgage or, to preserve the condition of the property)</i>				
None noted.					
8.1 Retention recommended:					
9.0	ROADS & FOOTPATHS				
Made up and assumed adopted.					
10.0	BUILDINGS INSURANCE (£):	450,000	GROSS EXTERNAL FLOOR AREA	144	Square metres
	<i>This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</i>				
11.0	GENERAL REMARKS				
In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.					
It would be prudent to check with the managing agents and/or co-proprietors as to any contemplated or proposed communal repairs.					
Normal local practice is for common repairs to be shared on an equitable basis. This has been assumed to be the position in this case.					
The outer walls to the property have cladding and insulated render finishes. It is understood that it has been identified through the provision of an EWS1 form that the finishes to this building require remediation to address the fire risk issues identified. It is understood that a remediation scheme is underway by the original developers. All details should be confirmed with all documentation made available. This is appended to this report.					
Specific lending guidance will be followed when providing a transcript to a Lender.					
Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.					
12.0	VALUATION <i>On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</i>				
12.1	Market Value in present condition (£):	£385,000	Three Hundred And Eighty Five Thousand Pounds		

12.2	Market Value on completion of essential works (£):		
12.3	Suitable security for normal mortgage purposes?	Yes	
12.4	Date of Valuation:	22/10/2026	
Signature:		Electronically Signed: 325507-1fa9f1cc-3919	
Surveyor:	Gary Haggarty	BSc (Hons) MRICS	Date: 27/10/2026
Glasgow North - Allied Surveyors Scotland Ltd			
Office:	Herbert House 24 Herbert Street Glasgow G20 6NB	Tel: 0141 337 1133 Fax: email: glasgow.north@alliedsurveyorsscotland.com	

P A R T 3 .

ENERGY REPORT

A report on the energy efficiency of the property.



energy report

energy report on:

Property address	8/1 112 Lancefield Quay Glasgow G3 8HR
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Customer	Mrs. Louise McMahon
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Customer address	8/1 112 Lancefield Quay Glasgow G3 8HR
-------------------------	---

Prepared by	Gary Haggarty, BSc (Hons) MRICS Glasgow North - Allied Surveyors Scotland Ltd
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Energy Performance Certificate (EPC)

Scotland

Dwellings

FLAT 8/1 , 112 LANCEFIELD QUAY, GLASGOW, G3 8HR

Dwelling type: Top-floor flat
Date of assessment: 22 October 2026
Date of certificate: 22 October 2026
Total floor area: 132 m²
Primary Energy Indicator: 94 kWh/m²/year

Reference number: 1790-0828-0122-1029-1063
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

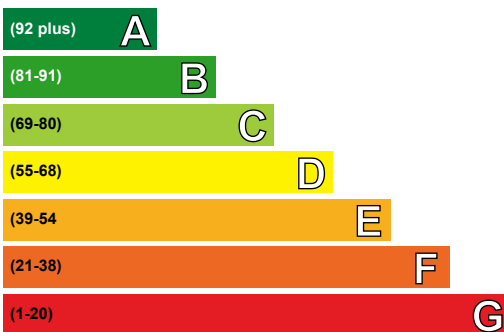
- Compare current ratings of properties to see which are more energy efficient and environmentally friendly

Estimated energy costs for your home for 3 years*

£2,640

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
82	82

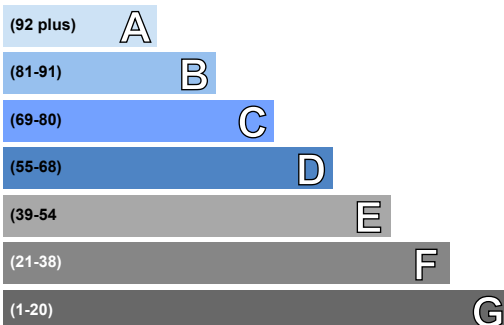
Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band B (82)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
83	83

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (83)**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

There are currently no improvement measures recommended for your home.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit [greenerscotland.org](https://www.greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology, based on age and type of construction.

Element	Description	Energy Efficiency	Environmental
Walls	System built, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Flat, insulated	★★★★☆	★★★★☆
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 17 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.2 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,692 over 3 years	£1,692 over 3 years	Not applicable
Hot water	£750 over 3 years	£750 over 3 years	
Lighting	£198 over 3 years	£198 over 3 years	
Totals	£2,640	£2,640	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

Recommendations for improvement

None

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present: There are none provided for this home

Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit <https://energysavingtrust.org.uk/energy-at-home> for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	5,703.46	N/A	N/A	N/A
Water heating (kWh per year)	3,324.28			

About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Gary Haggarty
Assessor membership number:	EES/016069
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	24 Herbert Street Glasgow G20 6NB
Phone number:	01413309950
Email address:	glasgow.north@alliedsurveyorsscotland.com
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.

P A R T 4 .

PROPERTY QUESTIONNAIRE

The owner of the property is required to complete this document which asks for information on the property such as 'Which council tax band?' etc.



Property Questionnaire

Property Address

8/1

112 Lancefield Quay

Glasgow

G3 8HR

Seller(s)

Craig and Louise McMahon

Completion date of property questionnaire

27/10/2026

Note for sellers

1.	Length of ownership
	How long have you owned the property? 12 years
2.	Council tax
	Which Council Tax band is your property in? (Please circle) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☒ G ☐ H
3.	Parking
	What are the arrangements for parking at your property? (Please tick all that apply) Garage ☒ Allocated parking space ☒ Driveway ☐ Shared parking ☐ On street ☐ Resident permit ☐ Metered parking ☐ Other (please specify):

4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	☐ YES ☒ NO ☐ Don't know
5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	☐ YES ☒ NO
6.	Alterations/additions/extensions	
a	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	☐ YES ☒ NO
	If you have answered yes, please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	☐ YES ☐ NO
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.	
	If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	☐ YES ☒ NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	☐ YES ☐ NO
	(ii) Did this work involve any changes to the window or door openings?	☐ YES ☐ NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.	
7.	Central heating	
a	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).	☒ YES ☐ NO ☐ Partial

	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). <i>gas</i>	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? <i>when built - 23 years ago</i>	
	(ii) Do you have a maintenance contract for the central heating system?	☐ YES ☒ NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	☒ YES ☐ NO
9.	Issues that may have affected your property	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	☐ YES ☒ NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	☐ YES ☐ NO
b	Are you aware of the existence of asbestos in your property?	☐ YES ☒ NO ☐ Don't know
	If you have answered yes, please give details:	
10.	Services	

property questionnaire

a	Please tick which services are connected to your property and give details of the supplier:		
	Services	Connected	Supplier
	Gas or liquid petroleum gas	Y	eon
	Water mains or private water supply	Y	scottish water
	Electricity	Y	eon
	Mains drainage	N	
	Telephone	N	
	Cable TV or satellite	N	
	Broadband	N	
b	Is there a septic tank system at your property?		☐ YES ☒ NO
	If you have answered yes, please answer the two questions below:		
	(i) Do you have appropriate consents for the discharge from your septic tank?	☐ YES ☐ NO ☐ Don't know	
	(ii) Do you have a maintenance contract for your septic tank?	☐ YES ☐ NO	
	If you have answered yes, please give details of the company with which you have a maintenance contract:		
11.	Responsibilities for shared or common areas		
a	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details:		☐ YES ☒ NO ☐ Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details: <i>under factors fees - James Gibb Factors</i>		☒ YES ☐ NO ☐ N/A
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?		☒ YES ☐ NO
d	Do you have the right to walk over any of your neighbours' property- for example to put out your rubbish bin or to maintain your boundaries? If you have answered yes, please give details:		☐ YES ☐ NO

e	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? If you have answered yes, please give details:	[] YES [] NO
f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately owned.) If you have answered yes, please give details:	[] YES [] NO
12. Charges associated with your property		
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges: <i>Rachel Hendry 270 Glasgow Road G73 1UZ James Gibb Approx £220 per month</i>	[x] YES [] NO
b	Is there a common buildings insurance policy?	[x] YES [] NO [] Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	[x] YES [] NO [] Don't know
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund. <i>all included in factors fees</i>	
13. Specialist works		
a	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	[] YES [x] NO
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	
b	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	[] YES [x] NO
	If you have answered yes, please give details:	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	[] YES [] NO
	If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	

14.	Guarantees	
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(ii)	Roofing	☐ NO ☒ YES ☐ Don't know ☐ With title deeds ☐ Lost
(iii)	Central heating	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(iv)	National House Building Council(NHBC)	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(v)	Damp course	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	☐ NO ☐ YES ☒ Don't know ☐ With title deeds ☐ Lost
b	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s): <i>Roof repairs organised by factor</i>	
c	Are there any outstanding claims under any of the guarantees listed above?	☐ YES ☒ NO
	If you have answered yes, please give details:	

15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	☐ YES ☒ NO ☐ Don't know
	If you have answered yes, please give details:	
16.	Notices that affect your property	
In the past three years have you ever received a notice:		
a	advising that the owner of a neighbouring property has made a planning application?	☐ YES ☒ NO
b	that affects your property in some other way?	☐ YES ☒ NO
c	that requires you to do any maintenance, repairs or improvements to your property?	☐ YES ☒ NO
	If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

Declaration by the seller(s)/or other authorised body or person(s) I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

Signature(s):	Louise McMahon
Capacity:	[x]Owner []Legally Appointed Agent for Owner
Date:	27/10/2026

Craig & Louise McMahon
c/o Louise McMahon
6 King George Avenue
Renfrew
PA4 0AP

Office: Glasgow
Account Number: 312372471

28 July 2026

Dear Craig & Louise McMahon

**Residents Information
8/1 112 Lancefield Quay , Glasgow**

Good morning

Please see attached information from Miller Homes in relation to the owners engagement sessions, which are being held on Monday 3 and Thursday 6 August 2026

We would encourage owners to attend one of the sessions, as these will allow the owners to understand the works in more detail and allow owners the opportunity to ask any questions they may have concerning the project

If you have any questions or concerns regarding the above, please do not hesitate to contact me by email at Rachel.Henry@jamesgibb.co.uk or by phone on 0141 406 8702.

Yours sincerely



Rachel Henry
Senior Property Manager

Enc.

Glasgow (Head Office)

Red Tree Magenta, 3rd Floor
270 Glasgow Road, Glasgow G73 1UZ
✉ glasgow@jamesgibb.co.uk

Edinburgh Office

23 Alva Street
Edinburgh EH2 4PS
✉ edinburgh@jamesgibb.co.uk

Aberdeen Office

Suite 1B, 26-28 Merchant Exchange
Exchange Street, Aberdeen AB11 6PH
✉ aberdeen@jamesgibb.co.uk

Dundee Office

Unit J, Prospect Business Centre
Gemini Crescent, Dundee DD2 1TY
✉ dundee@jamesgibb.co.uk

WORKING TOGETHER

LANCEFIELD QUAY

YOU'RE INVITED.

We're looking forward to meeting residents to discuss the upcoming building safety improvement works.

Our team will explain the project, answer your questions and outline how we'll work together throughout the programme.

WE LOOK FORWARD TO SEEING YOU THERE.



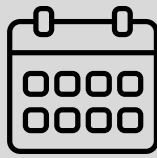
WE WELCOME YOUR QUESTIONS.

If there's anything you'd like us to cover, please email your questions to Lancefieldquayrlo@bellbuildingprojects.co.uk by Thursday 30th July.

AT THE EVENT WE'LL COVER:



The works



What to expect



Support for residents



Q&As



Working together

TWO DAYS TO JOIN US – CHOOSE THE DAY THAT SUITS YOU BEST

DROP IN SESSION #1

Monday 3rd August
5:00pm - 8:00pm

DROP IN SESSION #2

Thursday 6th August
10:00am - 1:00pm

- Come whenever suits you during the session
- Meet the project team
- Ask questions and find out more

BOTH EVENTS WILL TAKE PLACE AT:



Radisson Red Hotel
25 Tunnel Street
Glasgow
G3 8HL

Please confirm your attendance directly to your dedicated Resident Liaison Officer – Noah Devlin Lancefieldquayrlo@bellbuildingprojects.co.uk

THANK YOU.

Thank you for taking the time to meet with us. We are committed to working closely with the residents as we complete these essential works.

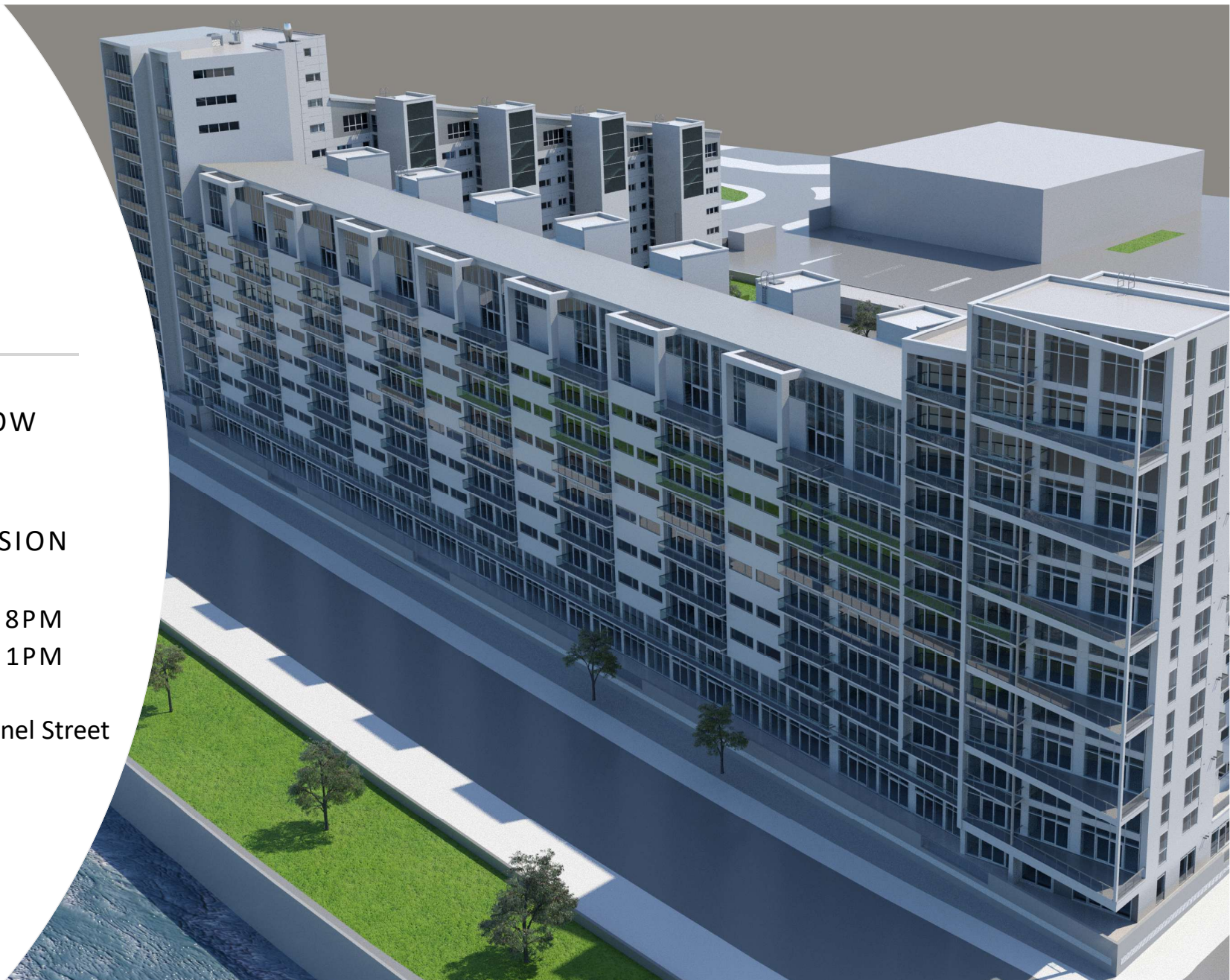


LANCEFIELD QUAY, GLASGOW PRESENTATION

RESIDENTS DROP-IN SESSION

- 3rd August 2026 – 5PM TO 8PM
- 6th August 2026 -10AM TO 1PM

Venue: Radisson Red Hotel, 25 Tunnel Street
Glasgow, G3 8HL





MEET THE TEAM

- Krys Wallace, Miller Homes
- George Dillet – Construction Director, BBP
- Zeshan Afzal – Contracts Manager, BBP
- Noah Devlin – Resident Liaison Officer, BBP



INTRODUCTION

Purpose of the drop-in sessions:

- To meet the Bell Building Projects team
- To discuss the planned remediation works
- To talk about site logistics and how the works will impact the residents
- To answer any questions



- Third-generation family business established in Glasgow in 1982
- Over 40 years' experience in delivering construction and façade remediation projects across the UK
- Offices in Glasgow, Manchester, London and Bristol
- Specialists in cladding remediation, fire safety, and building refurbishment
- Principal Contractor on medium and high-rise remediation schemes nationwide
- Approved framework contractor with Procure Plus, Metropolitan Thames Valley Housing (MTVH), Prosper and SEC
- Accredited under multiple Developers' and Accord Pledges
- CHAS, Constructionline Gold, Cyber Essentials, SMAS, ISO 9001 and SafeContractor accreditations held.

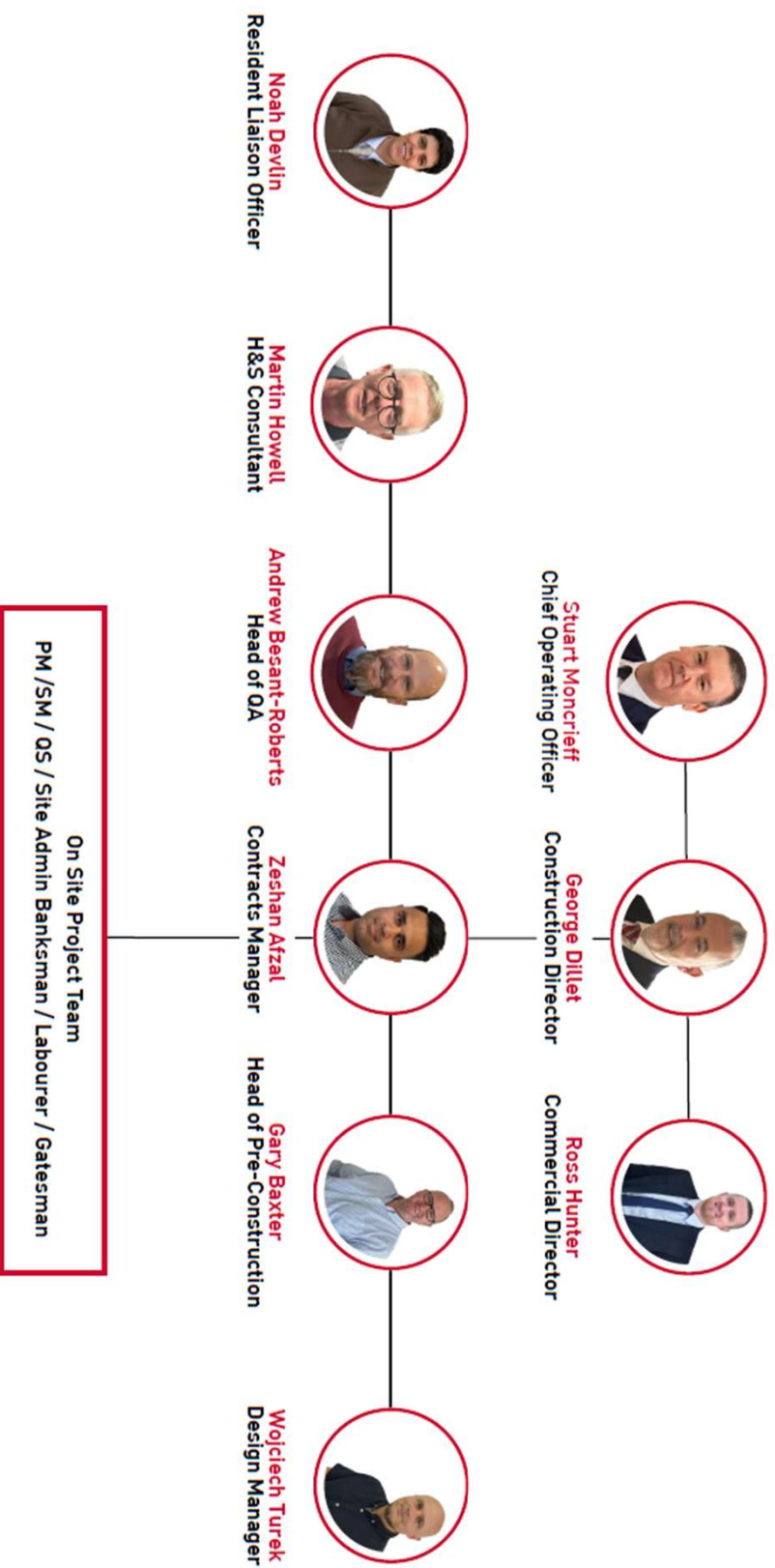
WHO WE ARE

“BBP has been identified as one of the top three most active principal contractors in the cladding remediation section”

The Cladding Safety Scheme, 2026



LFQ PROJECT TEAM



Staff subject to project commencement date confirmation and availability.

SCOPE OF WORKS SUMMARY EXTERNAL FACADE

Replace elements of the **external façade** with suitable non-combustible materials.

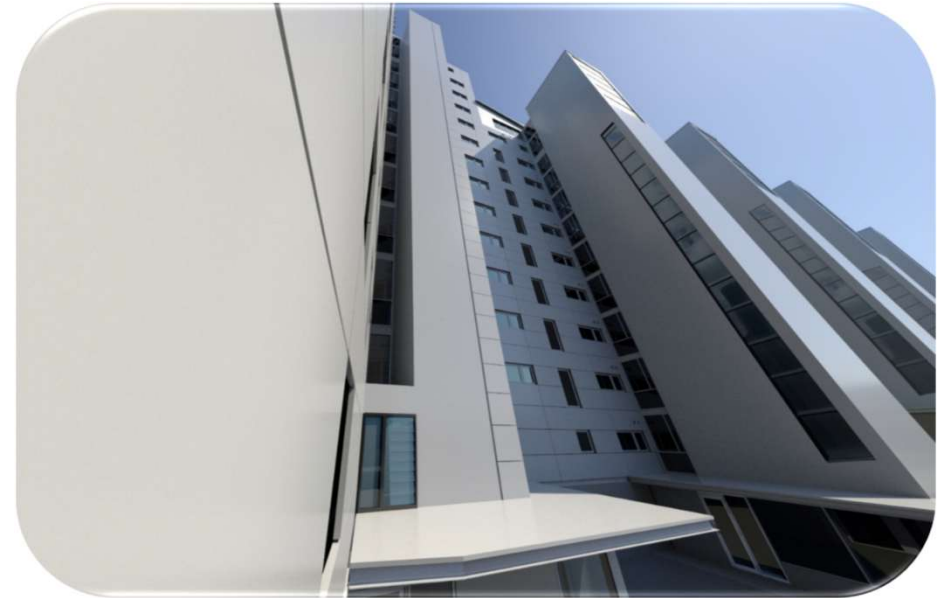
1. Replacement of Metal Cladding
2. Removal and Replacement of Render
3. Decoration to Rendered Stair Core Elevation Facing Carpark.
4. Partial Replacement of Zinc
5. Basement Carpark Soffit Insulation
6. Removal and Replacement of Existing Insulation & Fire Barriers.
7. Metal Cladding Installation around Chimney





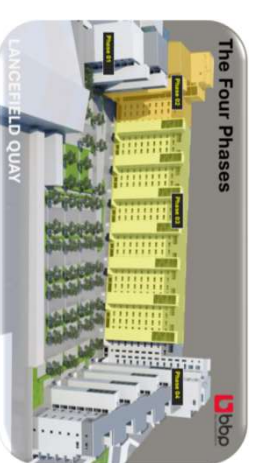
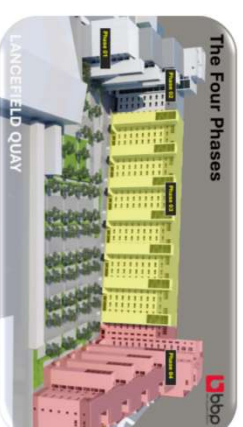
SCOPE OF WORKS SUMMARY INTERNAL WORKS

1. Installation of additional Automatic Opening Vents in stair cores
2. Replacement of communal fire doors.
3. Enhancement to current fire stopping works within risers
4. Minor Screed Repair Works.



PHASING PLAN

- We have planned and programmed our construction works in four phases as illustrated.
- We will be working on 2 phases at a time only.
- For example, we will commence our works in phase 01 and 02 at the start.
- When the works are complete in phase 01, we will start working on phase 03
- When the works are complete in phase 02, we will start working on phase 04.
- **Internal Works:** We will complete the works phase by phase however will progress quicker than the external phasing works.



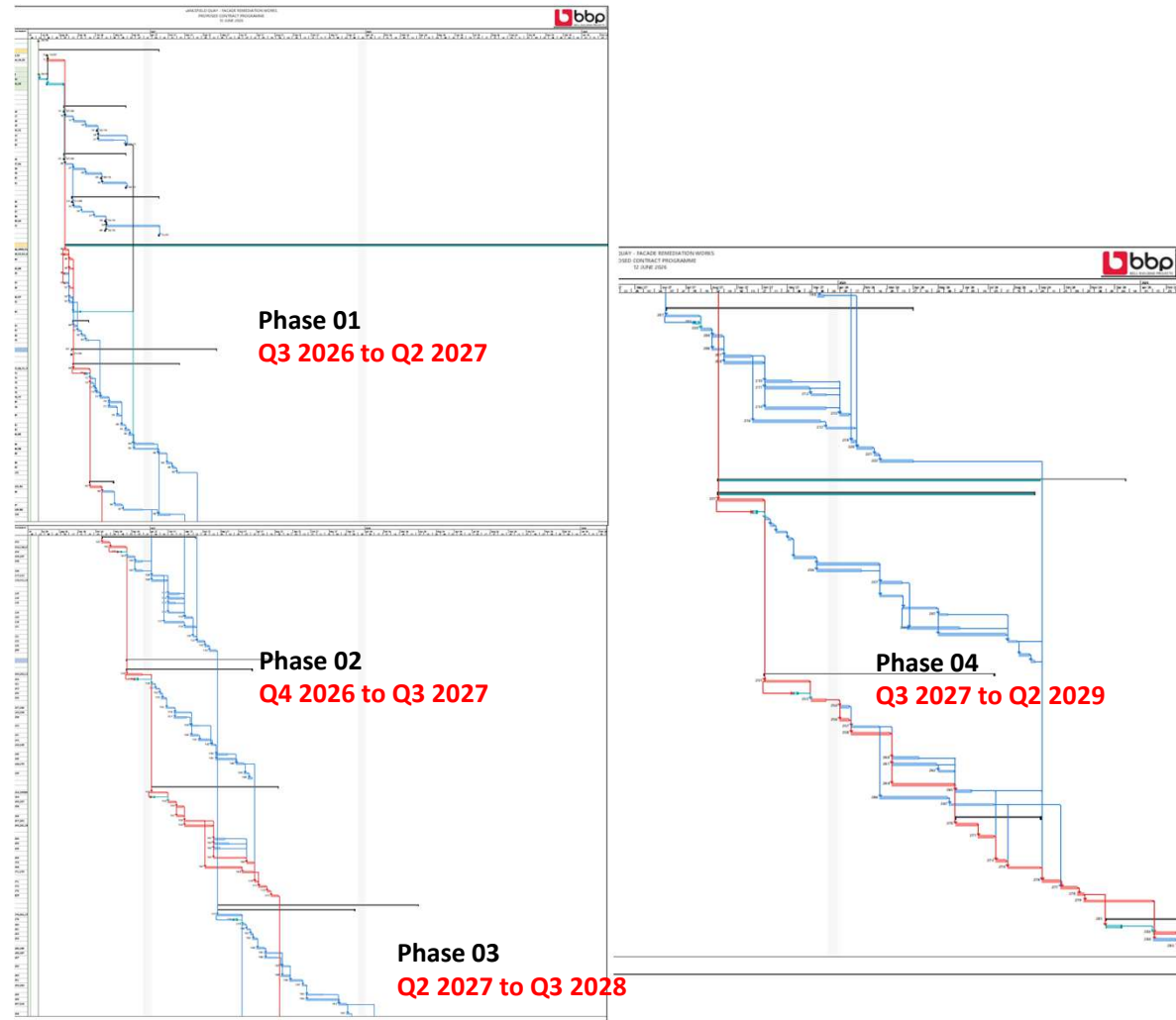


Construction period
133 weeks

Proposed start date
Q3 2026

Proposed completion date
Q1 2029

PROJECT PROGRAMME



Health and Safety is paramount and at the forefront of every task planned during the project.

BBP Construction Methodology is split into two sections: Pre-Construction and Construction.

In both sections the key objective is to always maintain residents access and safety.

Pre-Construction:

- Ensure **surveys** and investigations, including **dilapidation** surveys, are carried out.
- We will liaise with the Lancefield Quay fire alarm service provider - Scutum **to interlink the fire alarm** on our scaffold. This will ensure that an alarm is raised in the event of an incident on our scaffold, or vice versa.
- We will agree the approach to **resident communication**.
- Develop and agree, inspection and testing plan with **Quality Assurance** procedures in place.
- We have commenced the review of the **scaffold design** and potential impact to residents and car parking.

METHODOLOGY

Initial Construction Activities:

- We will establish our site welfare facilities and our internal courtyard storage area as marked.
- Our site accommodation will be red and double stacked to ensure adequate facilities are provided for the work force.
- Smoking will only be permitted out with the development boundary in the designated area, marked with yellow box on the Elliot Street.
- We will commence the scaffold erection.
- We have programmed our works to ensure the new cladding is installed as soon as practical.
- We will ensure that all works are carried out in line with the Inspection and Test Plan (ITP) and follow the Quality Procedures.



BBP site offices and welfare

Site perimeter fencing

LOGISTICS PLANS

On commencement of the works, we will protect the car park bays, install our perimeter Heras fence panels, install stone platform for our storage and site accommodation with control access area.



Directional signage on nearby roads.

All Materials will be stored in designated area.
All deliveries will be "just in time".

All deliveries to site will be managed by qualified traffic marshals.

Delivery vehicles will not be allowed to sit waiting on public pavement areas.

Material hoist and scaffold access towers will be positioned strategically to transport materials on to scaffold.

Walkway and barriers will be installed to protect the residents where required.

Storage area access and egress for materials and removal of waste.

We will have a forklift on site to transfer materials to work area from storage area.

 Delivery Vehicle Off Loading Area

 Controlled Delivery Vehicles Access and Egress

 Controlled Pedestrian Access from Scaffold

TRAFFIC MANAGEMENT PLANS

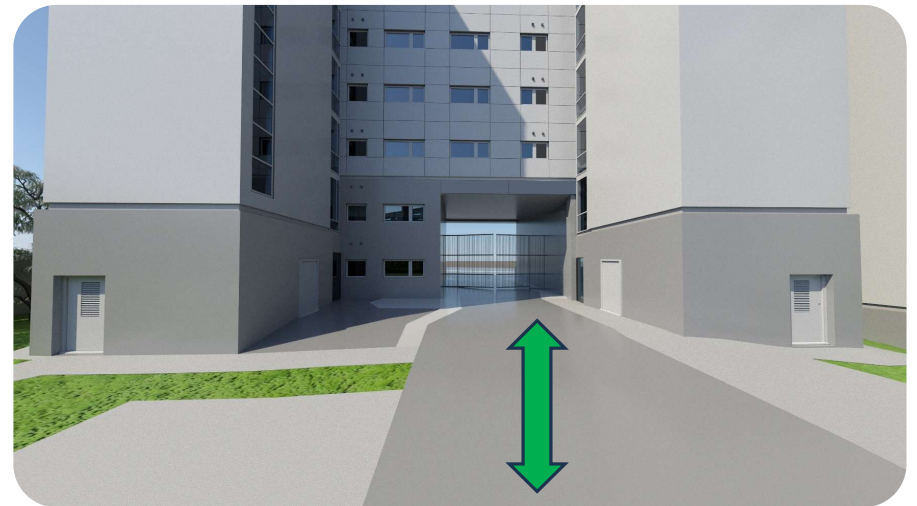
Traffic management is a key strategic plan to minimise disruption to our neighbours and progress works on site by considering the following:

SITE ACCESS AND EGRESS:

- Delivery vehicle access will be via main gates into the courtyard. All deliveries will be managed by a qualified banksman.
- We will have designated pedestrian and vehicle access.
- All residents will retain 24/7 access.
- We will maintain the turning circle for delivery vehicles, highlighted with arrows.

TRAFFIC SIGNAGE & WAYFINDING

- We will install wayfinding signs on streets nearby likely to be used by delivery vehicles.
- Signage will be installed at all vehicle gates.



TRAFFIC MANAGEMENT PLANS

DELIVERY MANAGEMENT

- No deliveries will be permitted to site before 0830 and after 1630.
- All deliveries will be scheduled and staggered 48 hours in advance.
- On arrival, all delivery vehicles will report to site and be directed by traffic marshals to safely manage the interface between pedestrians and vehicles.
- We will ensure that the adjacent roads are kept clear of debris deposited by delivery vehicles.

ABNORMAL LOADS

- All large scaffold deliveries will be scheduled at least 7 days in advance.
- We will issue look ahead notices to factors for onward electronic distribution.





We understand that losing parking spaces to contractors can be inconvenient; therefore, all contractors will park in the blue highlighted area.

We will ensure contractors do not park on the streets in and around the site and this will be reinforced during pre-start meetings with subcontractors.

Anyone found to be breaking these rules will receive a warning and may be removed from site.

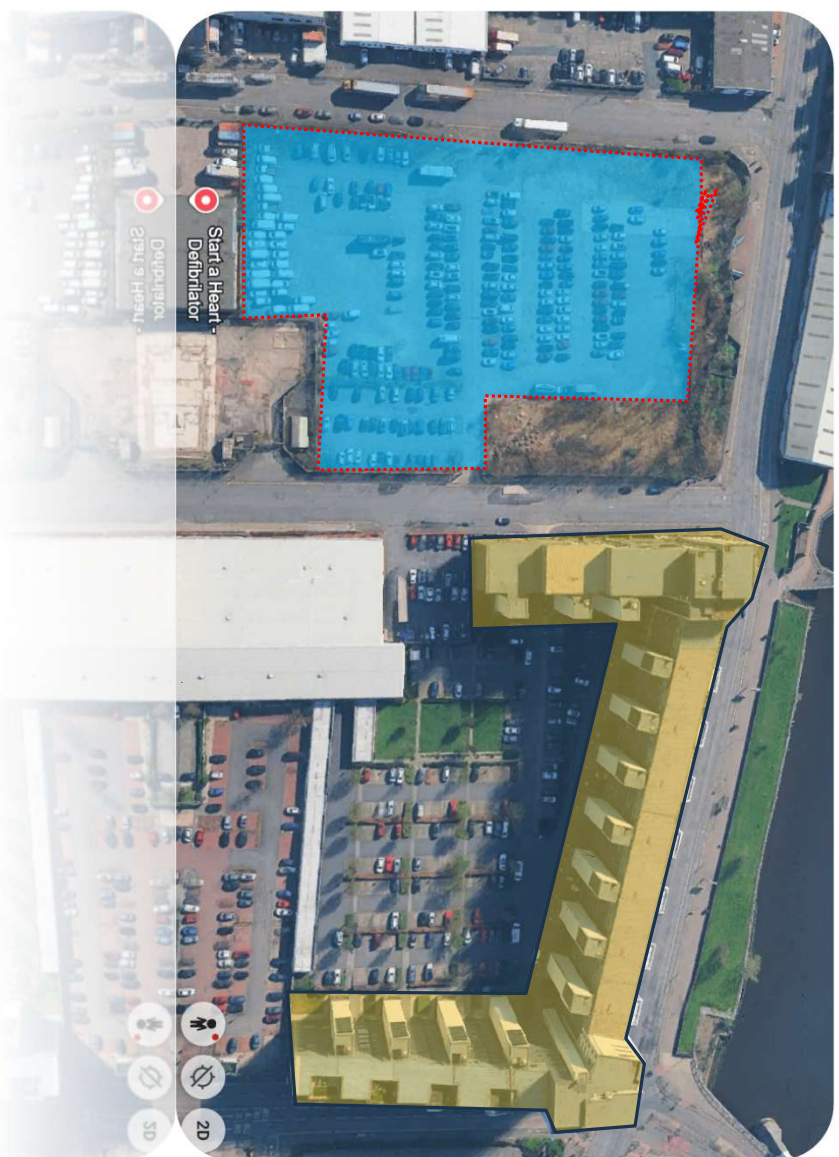


Contractor's parking area – Elliot Street



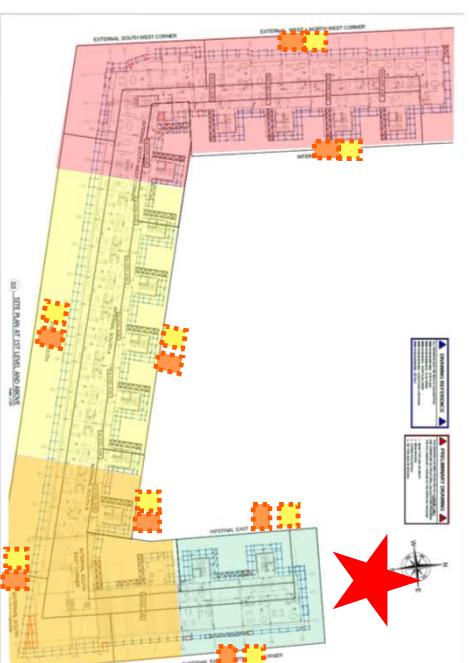
Construction site

CONTRACTOR PARKING PLANS



SCAFFOLDING PLANS

- Scaffold erection will be carried out in four phases.
- Prior to scaffold erection, we will carry out pull-out tests to inform the temporary works design.
- Each phase will include scaffold stairs for access/egress, goods hoist and fire escapes.



Monarflex and Fire rated debris netting for all other areas.



IMPACT ON RESIDENTS

DUTY CONTACT POINT

Our Project Manager (contact details will be circulated), will be the point of contact for any emergencies.

SITE WORKING HOURS

Site working hours will be Monday to Friday, 08:00 to 16:00.

We may occasionally need to work weekends; if so, we will communicate this to residents in advance.

NOISE

The remediation works will generate noise; however, we will continue to monitor this and keep residents informed through our regular newsletters.

BUSINESSES WITHIN THE BUILDING

We will ensure entrance to all businesses are maintained and "Open as usual" signs are displayed on our scaffold.

DELIVERIES

We will ensure access and egress is maintained for all residents' deliveries. i.e. DPD, Amazon. Evri etc.

OTHER CONTRACTORS (PRIVATE REFURBISHMENT)

There will be no contractor car parking available for private resident refurbishment. However off-loading of materials will be allowed.

IMPACT ON RESIDENTS

INTERNAL DILAPIDATION SURVEYS

Prior to starting scaffold installation, we will carry out internal dilapidation survey of each property. Each visit will take approx. 15mins. Our RLO will be in touch to arrange access.

WORKS AROUND GAS FLUE

We will arrange access through RLO prior to and after completion of the external cladding works to ensure boiler / flue conditions are maintained.

EXISTING FIRE ESCAPES

All existing fire escapes will be maintained.

FIRE ALARM INTERFACE

We need to link the site fire alarm system to the buildings fire alarm system. This is required as part of our Fire Risk Assessment (FRA).

The main purpose being that in the event of an alarm on site, the building residents can be alerted or vice versa.

BALCONIES AND TERRACES

Access to balconies and terraces will be restricted during the works for health and safety reasons and to prevent unauthorised access onto our scaffold.

In some instances, we may need to install restrictors to balcony doors.

There will no visual impact on the windows or balcony doors.

CCTV cameras will also be fitted to monitor our scaffold platforms.

MAIN ENTRANCE TO BASEMENT CAR PARKING

The entrance to the basement car park will remain open.

Occupied Basement & External Car Parking

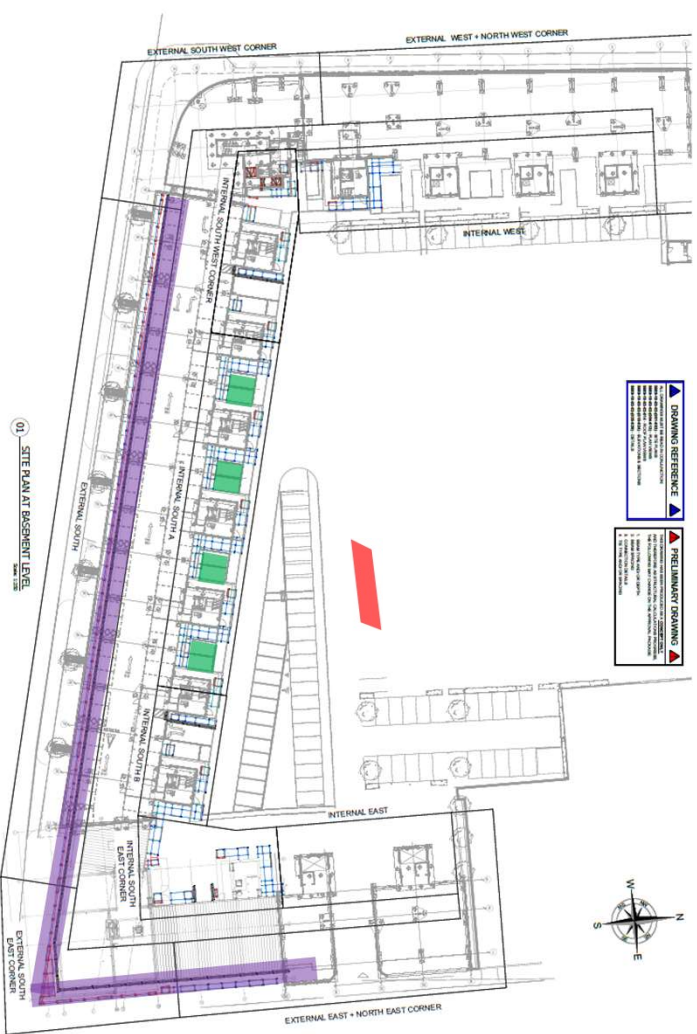
Parking spaces will be occupied by scaffold propping as per the phasing.

Parking spaces will be occupied by scaffold.

Parking spaces will be occupied to allow access to storage area.

Other Areas:

All other parking bays are useable.



For all displaced parking spaces, a parking permit will be issued to park on the road for the duration of the displacement.

WHAT WE REQUIRE FROM YOU

- Allow access for internal dilapidation surveys before scaffold erection. It will be approx. 15mins site visit to photograph the existing conditions of the external walls.
- Please ensure all materials are removed from the balconies and internal common areas to allow us to progress the works. i.e. timber sheds, furniture, artificial grass, bicycles, plant pots etc.
- Allow access to check your boiler and gas flue before and after cladding works.
- Please clear the affected car parking spaces to allow us to install propping for the scaffold.



RESIDENT LIAISON OFFICER COMMUNICATION METHODS

Our Resident Liaison Officer plays a pivotal role in the project, providing the residents with regular opportunities to meet during scheduled site visits and community meetings.

These interactions help foster trust and familiarity, allowing residents to voice any concerns they may have.

The RLO will:

- Provide clear and consistent communication regarding the programme of works, anticipated disruptions and key milestones.
- Issue monthly updates to residents and to the factors.
- Manage on-site queries and complaints, ensuring swift resolution and escalation where necessary.
- BBP will place newsletters in common areas, lifts, and on notice boards for Lancefield Quay residents.



Bell Building Projects have been appointed by Barratt Redrow to complete all necessary remediation works at The Zone.

We want to work with you on achieving this as quickly, efficiently and with as little disruption as we can.

If you have any questions or concerns Paige, your appointed Resident Liaison Officer (RLO) is here to help. Please feel free to call, text, WhatsApp email or arrange to meet her, if you need to discuss anything at pwilliams@bellbuildingprojects.co.uk or 07962841693

Coffee Morning Dates:

Thursday 27th November 2025 10:15am – 11:30am
Monday 15th December 2025 10:15am – 11:30am

The Dings Safe Ouse, BS2 0QR

Please contact Paige if you need to use the alternative parking.

Can you make sure all items have been removed from the balconies (EXCLUDING Crown & Anchor House) for the works to move forward, if you need assistance with this please let Paige know.

Project Update: Quadrant

- High volume of bricklayers in the area, this is doing removals and replacements.
- Barrier installs being carried out externally.
- Cladding is due to be starting the week commencing 20th October 2025 with render following imminently.





CITY GATE – MANCHESTER

Sector: Residential | Package: Façade Remediation – Recladding

SCOPE

Recladding project across three occupied residential towers.

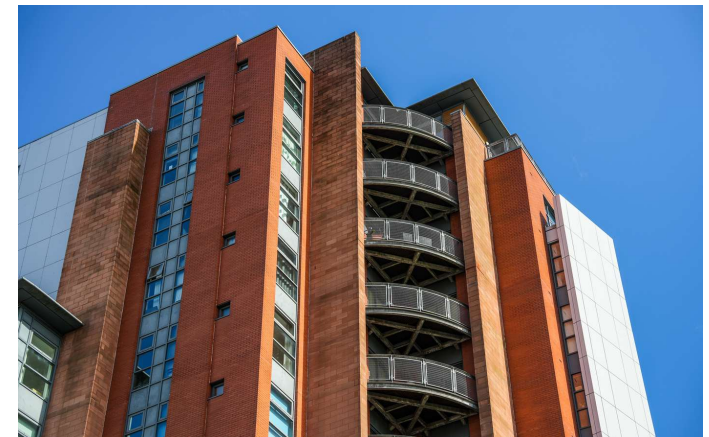
Works Included

- Full façade strip and replacement
- A2 rainscreen system
- Cavity fire barriers
- Weatherproofing and integrity reinstatement

Result

Delivered with phased handovers and controlled sequencing with full resident liaison support.

RELATED PROJECTS



E1 WATERSIDE – CENTRAL LONDON

Sector: Residential | Package: Façade Remediation

SCOPE

Complex removal and reinstatement of façade and roof interfaces.

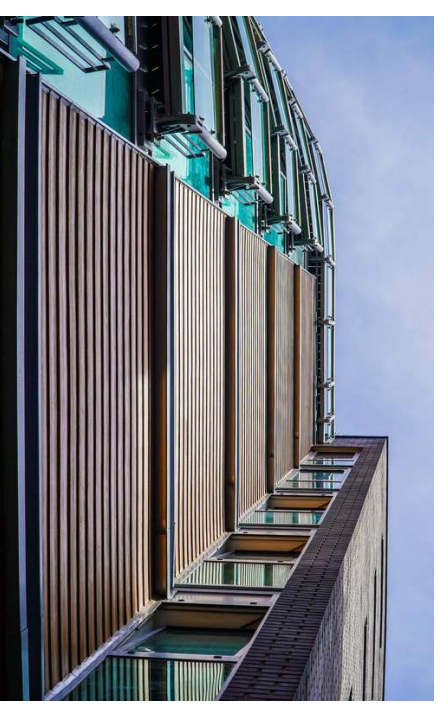
Works Included

- Removal of ACM, Copper and Cedral systems
- A2 Equitone façade installation
- Balcony structure reconfiguration
- Flat roof membrane replacement

Result

Delivered in a constrained London site with full compliance and full resident liaison support.

RELATED PROJECTS



TRADEWINDS – LONDON DOCKLANDS

Sector: Residential | Package: Façade Remediation

SCOPE

Façade remediation and fire compliance upgrade.

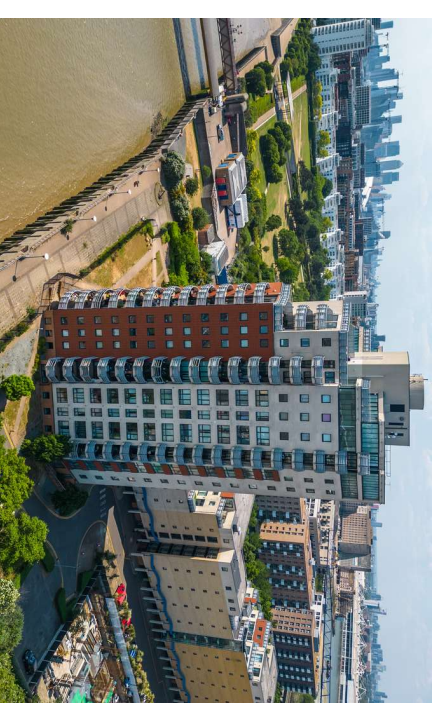
Works Included

- Terracotta façade replacement
- A2 insulation upgrade
- Stamisol vapour control
- Cavity barrier upgrades

Result

Façade reinstated safely with fire performance compliance with full resident liaison support.

RELATED PROJECTS



FRESH APARTMENTS – MANCHESTER

Sector: Residential | Package: Façade Remediation – Recladding

SCOPE

Removal and replacement of non-compliant façade system.

Works Included

- Removal of ACM cladding
- A2 Rockpanel rainscreen installation
- SFS remediation
- Cavity barrier upgrades

Result

Façade compliance achieved in live building environment.

RELATED PROJECTS



Q&A

**If you are unable to attend either of the drop-in sessions,
please email your questions and any concerns to**

Noah Devlin – RL0Lancefieldquayrlo@bellbuildingprojects.co.uk



THANK YOU FOR YOUR TIME

Form EWS1: External Wall Fire Review

Objective - This form is intended for recording in a consistent manner what assessment has been carried out for the external wall construction of residential apartment buildings where the highest floor is 18m or more above ground level or where specific concerns exist ^(Note 1). It should not be used for other purposes. It is to be completed by a competent person with the levels of expertise as described in Notes 2 and 3 below.

This review is for the sole and exclusive use of the client organisation named below. No responsibility is accepted to any third party for the whole or any part of its contents ^(Note 4). For the avoidance of doubt, the term 'third party' includes (but is not limited to): any lender who may see the review during the process through which they come to make a loan secured on any part of the Subject Address; and any prospective purchaser who may see the review during the process through which they come to purchase an interest in any part of the Subject Address.

Client organisation:.....James Gibb Residential Factors.....

Subject Address (One form per block)

Block or building name	Street	Town	Postcodes (all built)
Lancefield Quay - Phase 1-3	112 Lancefield Quay	Glasgow	G3 8HR

I confirm that I have used reasonable skill and care to investigate ^(Note 5) the primary external wall materials (typically insulation, filler materials and cladding) and attachments 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 6) or better and cavity barriers are installed to an appropriate standard in relevant locations (Note 7)~~
- ~~• 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 6) 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 8)~~

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 9) presented by the external wall construction and attachments (tick one of the following)
 - ☐ **B1** - I have concluded that in my view the fire risk ^(Note 8) is sufficiently low that no remedial works are required
 - ☒ **B2** - I have concluded that an adequate standard of safety is not achieved, and I have identified to the client organisation the remedial and interim measures required (documented separately).

Name	Michael A Fox	Qualifications	Various FPA
Organisation	MAF Associates	Professional body	Institute Clerk of Works and Construction Inspectorate
Signature		Date	08/07/2020

NOTES

Note 1 - This form includes two options. Option A is for buildings where the materials used in the external wall would be unlikely to support combustion. Option B is for buildings where Option A does not apply and a more detailed review (and hence higher level of fire expertise) is required. The signatory should use either the Option A approach or the Option B approach and delete/cross out the unused option. Within each option there are sub-options, the user should tick the box of the relevant sub-option.

Note 2 –For Option A, the signatory would need the expertise to identify the relevant materials within the external wall and attachments and whether fire resisting cavity barriers and fire stopping have been installed correctly. However, this would not necessarily include the need for expertise in fire engineering. The signatory should be a member of a relevant professional body within the construction industry.

Note 3 - For Option B the signatory would need expertise in the assessment of the fire risk presented by external wall materials and should be a member of a relevant professional body that deals with fire safety in the built environment. This could be a Chartered Engineer with the Institution of Fire Engineers or equivalent.

Note 4 – Should there be a desire for a third party to rely on this form, they should contact the signatory's organisation.

Note 5 - The investigation must include evidence of the fire performance of the actual materials installed. For both Options A and B this would often include either a physical inspection by the signatory to this form, or inspection of photographic or similar information gathered by a 3rd party (subject to the signatory having sufficient confidence in that 3rd party). It would also include the standards of construction of key fire safety installations such as cavity barriers. Given the nature of external walls this would typically involve investigations in a limited number of locations (actual number to be determined by the signatory). Review of design drawings may assist but on their own would not be sufficient. If the wall construction includes multiple wall types, the investigation should include each type.

Note 6 – The term 'limited combustibility' is as defined in BS 9991:2015.

Note 7 – Cavity barrier fire performance and locations to be based on relevant fire safety design guidance documentation such as BS 9991 or relevant statutory guidance

Note 8 - In this situation the signatory should notify the client organisation that an appropriate risk assessment of the fire risk of the attachments might be required.

Note 9 - The assessment of fire risk as described above includes that insofar as is necessary to ensure a reasonable standard of health and safety of those in and around the building, all external wall constructions and any external attachments (e.g. balconies) of the building:

- Resist spread of fire and smoke so far as is reasonably necessary to inhibit the spread of fire within the building, and
- Are constructed so that the unseen spread of fire and smoke within concealed spaces is inhibited, and
- Adequately resist the spread of fire over the walls, having regard to the height, use and position of the building.

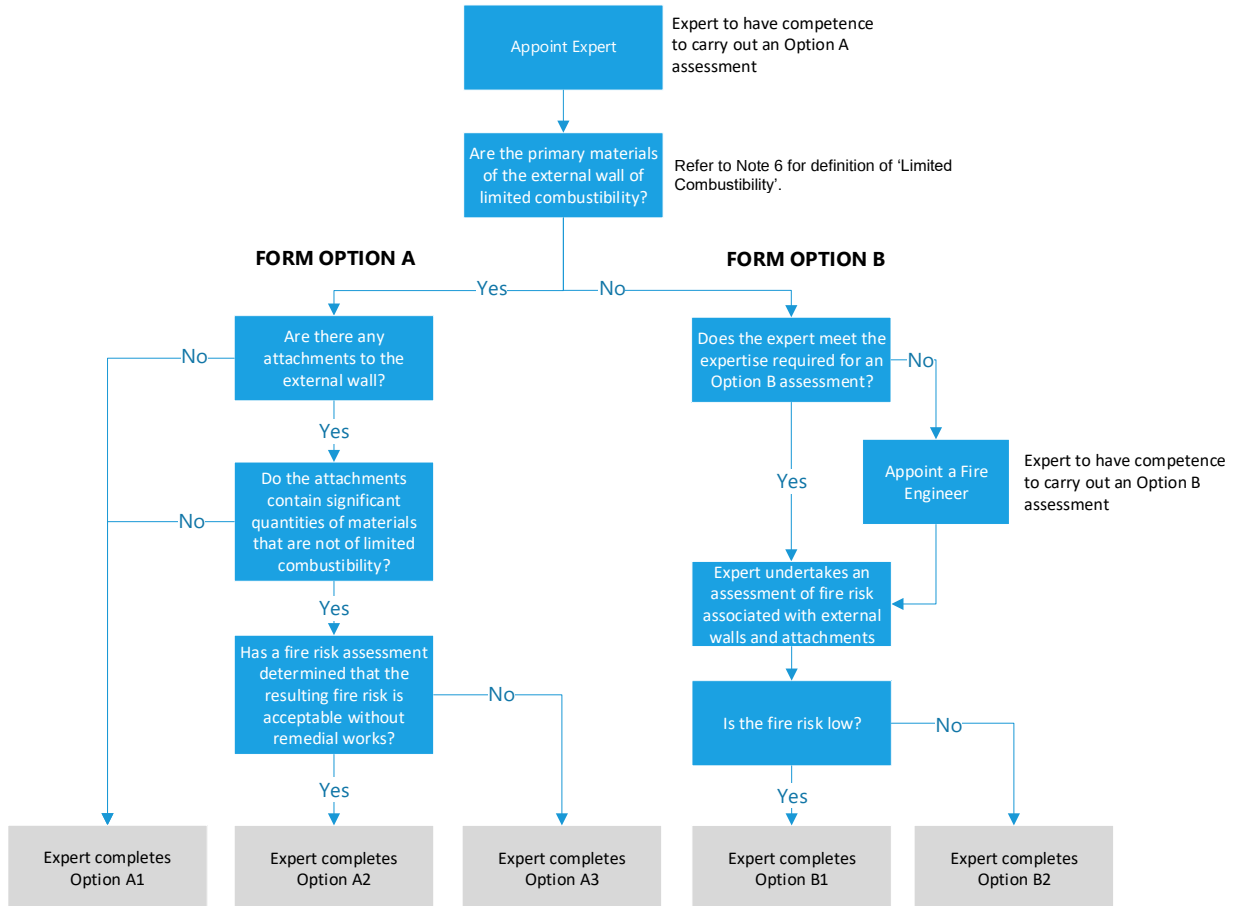
The assessment takes account of regulations and published design guidance as were current at the time of construction as well as those which are current at the time of this assessment. It cannot be guaranteed that it would address guidance and regulations which may be introduced in the future.

Note 10 - The signatory may wish to provide their client organisation with a separate report on their investigation to support their statements in this form. That separate report would not normally

need to be supplied to the valuer along with this form (unless there are specific issues which may require it).

Note 11 – This form will need to be reassessed if any significant changes occur to the external wall or attachments of the building and is valid for up to 5 years from the date at which it is signed.

Flow Chart



Lancefield Quay

Single Building Assessment (SBA)

0062917-BHE-XX-XX-RP-Y-0003

0062917

6 October 2025

Revision P02

Revision	Description	Issued by	Date	Checked
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author	Craig McCann
date	27/11/25
approved	Glen Forrest
signature	Electronic Issue

date20/11/2025

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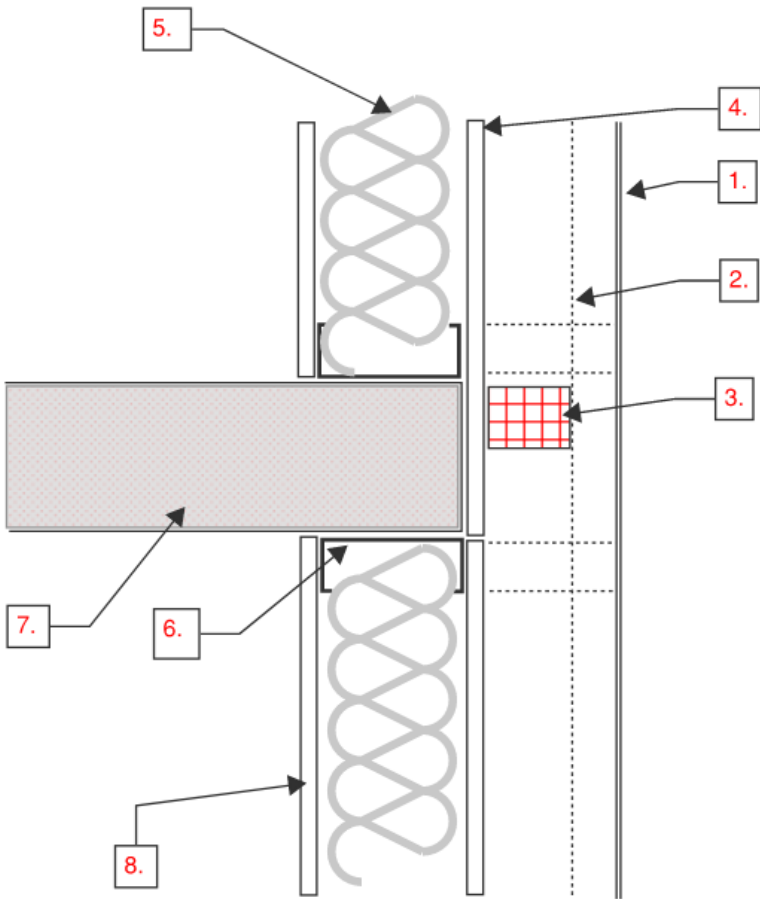
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Glossary

Table 1—1 Glossary of Terms

Term	Definition
Cavity barrier	Any construction provided to seal a cavity against the penetration of fire and smoke and their by-products, or to restrict their movement within the cavity.
Cement particle (CP) board	The cement particle board (also known as a sheathing board) refers to the cementitious particle board fixed to the cavity face of the SFS inner wall construction and which faces into the cavity
Closed state cavity barrier	A cavity barrier which fully fills the depth of the cavity into which it is installed.
Open state cavity barrier	A cavity barrier which on its front most face is fitted with an intumescent strip which expands when subject to the heat generated as a byproduct of fire. Typically, the gap between the intumescent material and the rear face of cladding panels is 25mm.
Compartment	A part of a building (which may contain one or more rooms, spaces and/ or storey and includes, where relevant, the space above the top storey of the compartment) constructed so as to prevent the spread of fire to or from another part of the same building; and compartmented and compartmentation should be construed accordingly.
Compartment wall	A wall with the fire resistance required to ensure compartmentation.
Compartment floor	A floor with the fire resistance required to ensure compartmentation.
Fire stop	A seal provided to close an imperfection of fit or design tolerance between elements, components or construction so as to restrict the passage of fire and smoke through that imperfection. Fire-stopping and fire-stopped should be construed accordingly.
High rise domestic buildings	A domestic building with any storey at a height of more than 18 metres above the ground.
Non combustible	A material which does not ignite or burn when subject to fire or heat.
Steel framed system (SFS)	Light gauge steel frame system erected behind the cladding system which creates the structure for the inner leaf to the external wall system.
Sheathing board	The sheathing board (also known as a CP board on occasions) refers to the (CP = cementitious particle) board fixed to the cavity face of the SFS inner wall construction and which faces into the cavity behind the rains screen cladding.
External wall insulation (EWI)	Layer of insulation material attached to the outside of a building (e.g. to the shear wall or to the external sheathing board).
A1	Materials classified as such in accordance with BS EN 13501-1:2018, European Classification A1 or alternatively, a material listed within the EU Commission Decision 96/603/EC (OJ L 267 19.10.1966 p23) as amended by 2000/605/EC (OJ L 258 12.10.2000 p36) and 2003/424/EC (OJ L 144 12.6.2003 p9), which lists out a set of products that do not require testing.
A2	Materials classified as such in accordance with BS EN 13501-1:2018. In the context of an external wall and compliance with Building (Scotland) Regulations 2004 this means a product with a classification of European Classification A2-s1,d0
ACM	Aluminium Composite Material
SBA	Single Building Assessment



Typical External Wall

- 1- Cladding
- 2- Cladding support system (rail)
- 3- Horizontal cavity barrier (open state intumescent)
- 4- CP board
- 5- Insulation within stud zone
- 6- SFS
- 7- Floor construction (concrete slab)
- 8- Inner linings (typically plasterboard)

1 Executive Summary

Lancefield Quay is a residential development housing 312 flats, located in the Finnieston area of Glasgow. The development is bounded by Lancefield Quay to the South, Elliott Street to the East and Finnieston Street to the West.

The development consists of a U shape of 6 to 14 storey apartment buildings with 16 No. stair cores (designated from “A” to “P”).

The Architects for the original development were Cooper Cromar.

BHE have been advised that the development was constructed in two stages: Phase 1-3 (cores A to N) were completed in 2003 and Phase 4 (cores O and P) in 2006.

The building structure is steel frame with reinforced concrete core walls and floor slabs. The exception to this is the roof which is formed of zinc standing seam roofing system on timber joists.

Our understanding from the records available are that building warrants were submitted as follows:

Table 1—1 Development Chronology

Phase of Development	Building Warrant Reference	Guidance Applicable
Phases 1-3	Warrant Ref. 01/02673/BW, dated 15 th October 2001	5 th Amendment of the Technical Standards [1]
Phase 4	Warrant ref: 04/01229/BW, dated 28 th July 2004	6 th Amendment of the Technical Standards [2]

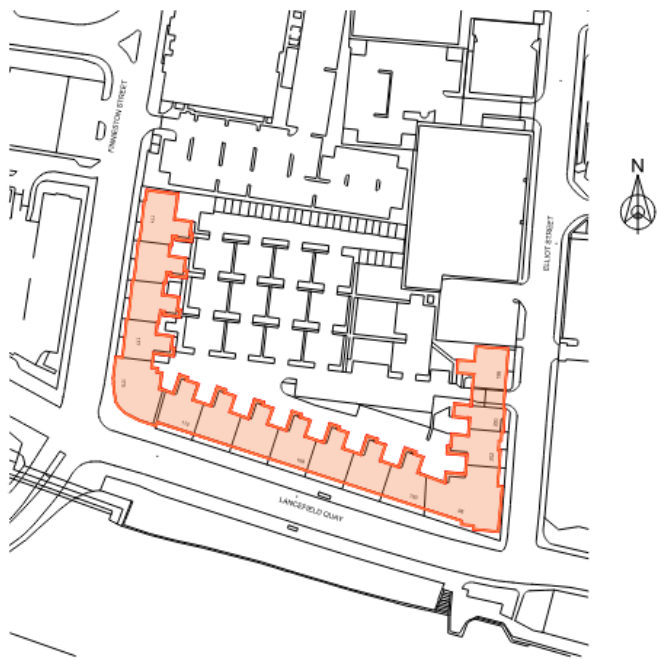


Figure 1—1 Location Plan



Figure 1—2 Overview of site – Image from BBP Opening Up Investigations September 2025



Figure 1—3 Development Views – Lancefield Quay and Courtyard Cores

Buro Happold have been appointed by Miller Homes to carry out a Single Building Assessment (SBA) for the development at Lancefield Quay. The production of the SBA will include a fire risk appraisal of external walls (FRAEW) of the building following PAS9980:2022 methodology.

In order to assess the existing external wall systems, Buro Happold visited the site on the following dates to view areas of opening up that had been completed by Bell Building Projects (BBP).

Table 1—2 Site Attendance

Assessor	Date attended
Craig McCann	June /July 2025
Angus Smith	June /July 2025

Following the conclusion of the opening up works undertaken by BBP, Buro Happold reviewed the findings in order to assess the overall wall composition, in terms of materials used, overall build up and presence / specification of cavity barriers and fire stops.

The various external wall build ups at Lancefield Quay can be summarized as below:

Table 1—3 Wall systems identified

External Wall System	Description of build up
WT01	Render on honeycomb
WT02	Render on EPS
WT03	ACM Cladding
WT04	Aluminium Rainscreen Cladding
WT05	Curtain Walling System
WT06	Zinc Cladding System

In Section 6 of this report, the above external wall types have been assessed in accordance with PAS 9980 methodology. Section 10 sets out our conclusions and recommendations following completion of that assessment and our review.

There are further wall types present on site, however due to their inherent non-combustible nature, it has not been deemed necessary to investigate these wall types / systems further.

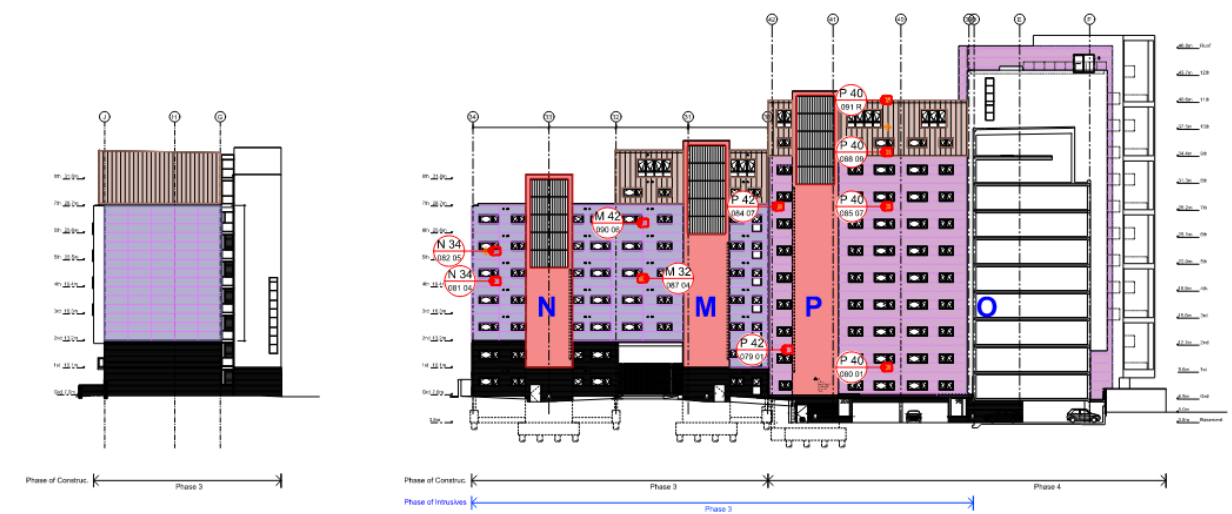
Namely:

- Brickwork Base courses
- Regolit glazing to stair cores



Figure 1—4 Brickwork basecourse and Regolit glazing

XXXX-BHE-XX-XX-XX-X-XXXX
Single Building Assessment (SBA)
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This architectural section drawing illustrates a building facade with a grid system. The grid consists of vertical lines labeled with circled numbers (1 through 10) and horizontal lines labeled with circled letters (A through T). The building's profile is defined by a sloped roofline on the left and a stepped profile on the right. The facade is composed of a grid of rectangular panels, some of which are shaded in yellow. Numerous red circular callouts with alphanumeric codes are placed throughout the drawing, indicating specific features or components. These codes include: E 06 (110.06), E 06 (112.06), E 09 (113.09), E 06 (114.06), E 06 (115.06), E 06 (116.06), E 06 (117.06), E 06 (118.06), E 06 (119.06), E 06 (120.06), E 06 (121.06), E 06 (122.06), E 06 (123.06), E 06 (124.06), E 06 (125.06), E 06 (126.06), E 06 (127.06), E 06 (128.06), E 06 (129.06), E 06 (130.06), E 06 (131.06), E 06 (132.06), E 06 (133.06), E 06 (134.06), E 06 (135.06), E 06 (136.06), E 06 (137.06), E 06 (138.06), E 06 (139.06), E 06 (140.06), E 06 (141.06), E 06 (142.06), E 06 (143.06), E 06 (144.06), E 06 (145.06), E 06 (146.06), E 06 (147.06), E 06 (148.06), E 06 (149.06), E 06 (150.06), E 06 (151.06), E 06 (152.06), E 06 (153.06), E 06 (154.06), E 06 (155.06), E 06 (156.06), E 06 (157.06), E 06 (158.06), E 06 (159.06), E 06 (160.06), E 06 (161.06), E 06 (162.06), E 06 (163.06), E 06 (164.06), E 06 (165.06), E 06 (166.06), E 06 (167.06), E 06 (168.06), E 06 (169.06), E 06 (170.06), E 06 (171.06), E 06 (172.06), E 06 (173.06), E 06 (174.06), E 06 (175.06), E 06 (176.06), E 06 (177.06), E 06 (178.06), E 06 (179.06), E 06 (180.06), E 06 (181.06), E 06 (182.06), E 06 (183.06), E 06 (184.06), E 06 (185.06), E 06 (186.06), E 06 (187.06), E 06 (188.06), E 06 (189.06), E 06 (190.06), E 06 (191.06), E 06 (192.06), E 06 (193.06), E 06 (194.06), E 06 (195.06), E 06 (196.06), E 06 (197.06), E 06 (198.06), E 06 (199.06), E 06 (200.06), E 06 (201.06), E 06 (202.06), E 06 (203.06), E 06 (204.06), E 06 (205.06), E 06 (206.06), E 06 (207.06), E 06 (208.06), E 06 (209.06), E 06 (210.06), E 06 (211.06), E 06 (212.06), E 06 (213.06), E 06 (214.06), E 06 (215.06), E 06 (216.06), E 06 (217.06), E 06 (218.06), E 06 (219.06), E 06 (220.06), E 06 (221.06), E 06 (222.06), E 06 (223.06), E 06 (224.06), E 06 (225.06), E 06 (226.06), E 06 (227.06), E 06 (228.06), E 06 (229.06), E 06 (230.06), E 06 (231.06), E 06 (232.06), E 06 (233.06), E 06 (234.06), E 06 (235.06), E 06 (236.06), E 06 (237.06), E 06 (238.06), E 06 (239.06), E 06 (240.06), E 06 (241.06), E 06 (242.06), E 06 (243.06), E 06 (244.06), E 06 (245.06), E 06 (246.06), E 06 (247.06), E 06 (248.06), E 06 (249.06), E 06 (250.06), E 06 (251.06), E 06 (252.06), E 06 (253.06), E 06 (254.06), E 06 (255.06), E 06 (256.06), E 06 (257.06), E 06 (258.06), E 06 (259.06), E 06 (260.06), E 06 (261.06), E 06 (262.06), E 06 (263.06), E 06 (264.06), E 06 (265.06), E 06 (266.06), E 06 (267.06), E 06 (268.06), E 06 (269.06), E 06 (270.06), E 06 (271.06), E 06 (272.06), E 06 (273.06), E 06 (274.06), E 06 (275.06), E 06 (276.06), E 06 (277.06), E 06 (278.06), E 06 (279.06), E 06 (280.06), E 06 (281.06), E 06 (282.06), E 06 (283.06), E 06 (284.06), E 06 (285.06), E 06 (286.06), E 06 (287.06), E 06 (288.06), E 06 (289.06), E 06 (290.06), E 06 (291.06), E 06 (292.06), E 06 (293.06), E 06 (294.06), E 06 (295.06), E 06 (296.06), E 06 (297.06), E 06 (298.06), E 06 (299.06), E 06 (300.06), E 06 (301.06), E 06 (302.06), E 06 (303.06), E 06 (304.06), E 06 (305.06), E 06 (306.06), E 06 (307.06), E 06 (308.06), E 06 (309.06), E 06 (310.06), E 06 (311.06), E 06 (312.06), E 06 (313.06), E 06 (314.06), E 06 (315.06), E 06 (316.06), E 06 (317.06), E 06 (318.06), E 06 (319.06), E 06 (320.06), E 06 (321.06), E 06 (322.06), E 06 (323.06), E 06 (324.06), E 06 (325.06), E 06 (326.06), E 06 (327.06), E 06 (328.06), E 06 (329.06), E 06 (330.06), E 06 (331.06), E 06 (332.06), E 06 (333.06), E 06 (334.06), E 06 (335.06), E 06 (336.06), E 06 (337.06), E 06 (338.06), E 06 (339.06), E 06 (340.06), E 06 (341.06), E 06 (342.06), E 06 (343.06), E 06 (344.06), E 06 (345.06), E 06 (346.06), E 06 (347.06), E 06 (348.06), E 06 (349.06), E 06 (350.06), E 06 (351.06), E 06 (352.06), E 06 (353.06), E 06 (354.06), E 06 (355.06), E 06 (356.06), E 06 (357.06), E 06 (358.06), E 06 (359.06), E 06 (360.06), E 06 (361.06), E 06 (362.06), E 06 (363.06), E 06 (364.06), E 06 (365.06), E 06 (366.06), E 06 (367.06), E 06 (368.06), E 06 (369.06), E 06 (370.06), E 06 (371.06), E 06 (372.06), E 06 (373.06), E 06 (374.06), E 06 (375.06), E 06 (376.06), E 06 (377.06), E 06 (378.06), E 06 (379.06), E 06 (380.06), E 06 (381.06), E 06 (382.06), E 06 (383.06), E 06 (384.06), E 06 (385.06), E 06 (386.06), E 06 (387.06), E 06 (388.06), E 06 (389.06), E 06 (390.06), E 06 (391.06), E 06 (392.06), E 06 (393.06), E 06 (394.06), E 06 (395.06), E 06 (396.06), E 06 (397.06), E 06 (398.06), E 06 (399.06), E 06 (400.06), E 06 (401.06), E 06 (402.06), E 06 (403.06), E 06 (404.06), E 06 (405.06), E 06 (406.06), E 06 (407.06), E 06 (408.06), E 06 (409.06), E 06 (410.06), E 06 (411.06), E 06 (412.06), E 06 (413.06), E 06 (414.06), E 06 (415.06), E 06 (416.06), E 06 (417.06), E 06 (418.06), E 06 (419.06), E 06 (420.06), E 06 (421.06), E 06 (422.06), E 06 (423.06), E 06 (424.06), E 06 (425.06), E 06 (426.06), E 06 (427.06), E 06 (428.06), E 06 (429.06), E 06 (430.06), E 06 (431.06), E 06 (432.06), E 06 (433.06), E 06 (434.06), E 06 (435.06), E 06 (436.06), E 06 (437.06), E 06 (438.06), E 06 (439.06), E 06 (440.06), E 0

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2 Introduction

Buro Happold Engineers (BHE) have been appointed by Miller Homes to undertake a Single Building Assessment (SBA) at Lancefield Quay, Glasgow.

2.1 Purpose of Report

The purpose of this report is to evaluate the existing external wall cladding systems and build ups, following an opening up exercise carried out by Bell Building Projects (BBP) in order to inform the level of remediation required.

2.2 Information Reviewed

In producing this report, Buro Happold have reviewed a number of other reports and drawings produced by others, summaries in the table below:

Table 2—1 Information received / reviewed

Drawing author/document	Document/Drawing title	Drawing number	Revision	Issued
Bell Building Projects	B2683 LANCEFIELD QUAY, Glasgow QF 110 – Survey Elevations Scope of Works	-	D	September 2025

2.3 Limitations

This Single Building Assessment is based, in part, on information provided by others to Buro Happold. Buro Happold accept no liability for the accuracy or completeness of the information provided by others.

2.3.1 Fire Strategy

2.3.2 Fire Risk Assessment

A fire risk assessment has been carried out as part of this SBA. Note: This Fire Risk Assessment has been carried out accordance with PAS9980:2022 Guidance, in line with PAS 79. As such this represents a sample investigation

Note: No access was gained to flats as part of this Fire Risk Assessment. The FRA was limited to access to common lobby areas and stair cores at this stage.

2.4 Competency

Table 2—2 FRAEW Assessors

Role	Assessor	Approver
Name	Craig McCann	Glen Forrest
Professional Qualifications	ARB Chartered Architect	Chartered Fire Engineer (IFE)

2.4.1 FRAEW Competency Statement

The assessors who have carried out this FRAEW have extensive experience in the construction industry, and specific working knowledge of the building typology and risk assessment of developments such as Lancefield Quay.

They possess the required experience and skillset in order to appraise the existing external wall systems. Our lead assessor Glen Forrest is also actively involved in expert witness work which present issues similar in nature to those presented at Lancefield Quay.

Glen Forrest is a Chartered Fire Engineer with in excess of 20 years of experience. Craig McCann is a chartered Architect with in excess of 15 years experience.

3 Key Fire Safety Points

3.1 Summary of Key Fire Safety Points

The key fire safety points of the development can be summarized as follows:

Table 3—1 Key Fire Safety Points

Risk Factor	Note
Building Description	Residential flatted development constructed in 2002-2005 consisting of 312 flats accessed via 16 stair cores
Building Height	The topmost storey height varies across the development with some blocks 10 storeys high and others 13 storeys. The height of all blocks are over 18m above access level, with blocks 98 and 179 approximately 42m above access level.
Occupancy	Residential flatted development.
Evacuation Strategy	Simultaneous evacuation strategy. Communal alarm system installed (in accordance with National Fire Chiefs Council Guidance (NFCC) – designed as a Category L5 system, following BS 5839-1) as part of urgent interim mitigation measures. Block of origin and those adjacent to evacuate simultaneously upon activation.
Means of Escape	Protected stair core serving each block, accessed via corridor
Ventilation / Smoke Control	Automatic vent located at head of each stair core. Automatic vent located each level of common corridor with local manual override each level. Control switch located within Ground Floor Lobby
Automatic Detection and Fire Alarm System	Communal alarm system installed 2024 as part of mitigation measures in order to allow waking watch to be stood down.
Firefighting Facilities	Fire fighting stair, firefighting lift, dry riser located each block. Refer to evacuation strategy Section above
Suppression	n/a
Fire Service Water Supply	Hydrant located outside entrance to Block 100 Lancefield Quay. Further hydrants located on Elliot Street and Lancefield Quay

4 Building Characteristics

4.1 Overview of external wall systems

Buro Happold attended site to view opening up locations carried out by Bell Building Projects (BBP), and subsequently reviewed BBP document: ***B2683 LANCEFIELD QUAY, Glasgow QF 110 – Survey Elevations Scope of Works September 2025*** which captures the survey locations investigated.

Following this review, the wall types across the development can be broadly summarized as follows:

Table 4—1 External wall systems

External Wall System	Description of build up
WT01	Render on honeycomb
WT02	Render on EPS
WT03	ACM Cladding
WT04	Aluminium Rainscreen Cladding
WT05	Curtain Walling System
WT06	Zinc Cladding System

Please refer to elevation drawings within **Appendix B** noting the general locations of each wall system referred to above.

5 External Wall Types

5.1 Wall Type 01 – Render on Honeycomb

From the intrusive investigations carried out by BBP in July & August 2025 the wall system build up can be summarized as follows:

Table 5—1 WT01 – Render on Honeycomb

External Wall Element	Notes
Acrylic render – external finish	Acrylic render and adhesive on plastic mesh – nominal thickness / finish
Honeycomb carrier system	15mm thick aluminium honeycomb carrier board with resin within
EPS Packers	35mm thick extruded polystyrene packers
SFS	140x41x1.2mm thick steel framing system
Insulation	120mm of mineral wool insulation
Internal	Plasterboard - assumed
Example Survey Location Ref	110

The build up noted in Table 5-1 is per BBP Detail Drawing 18 shown below, as referenced within BBP Intrusive Investigations Report September 2025.

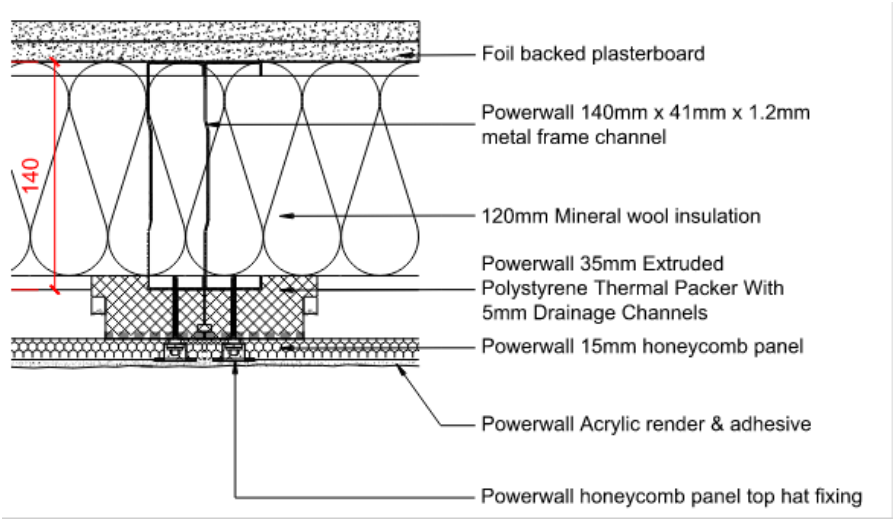


Figure 5—1 Detail Drawing 18 – BBP Intrusive Investigations September 2025

5.1.1 Photographic Evidence

Figure 5—2 Evidence photo 1. Acrylic honeycomb render system. Polystyrene horizontal and vertical packers to face of SFS. Phenolic insulation installed to slab face

Figure 5—3 Evidence photo 2. Acrylic honeycomb render system. Polystyrene horizontal and vertical packers to face of SFS. Phenolic insulation installed to slab face

5.1.2 Cavity Barriers

The targeted investigation areas have confirmed the presence of Phenolic insulation (combustible) installed horizontally at slab level with no vertical compartmentation noted via the investigations carried out.

The investigations also confirmed the presence of 35mm deep polystyrene packer (alos combustible, understood to have been acting as a thermal break) on the face of the SFS channel. This packer creates a stand-off zone (cavity) between the front face of the SFS and the inner face of the honeycomb cladding – as shown on Figure 5-4 below.



Figure 5—4 **Evidence photo 3. Phenolic insulation present at slab edge.**



Figure 5—5 **Evidence photo 4. Polystyrene packer installed to face of SFS**

5.2 Wall Type 02 – Render on EPS insulation

From the intrusive investigations carried out by BBP in July & August 2025 the wall system build up can be summarized as follows:

Table 5—2 Render on EPS insulation

External Wall Element	Notes
Render system	Acrylic render finish on adhesive and plastic mesh
Insulation	Expanded polystyrene
Carrier system	PVC carrier system for EPS
Packers	Plastic stand off installed for carrier system
Cement particle Board	Installed to the outside face of the SFS
SFS	Aluminium steel folded section
Insulation	Mineral wool insulation installed within stud zone
Internal	Plasterboard (assumed)
Example Survey Location Ref	47

The build up noted in Table 5-2 is per BBP Detail Drawing 12 shown below, as referenced within BBP Intrusive Investigations Report September 2025.

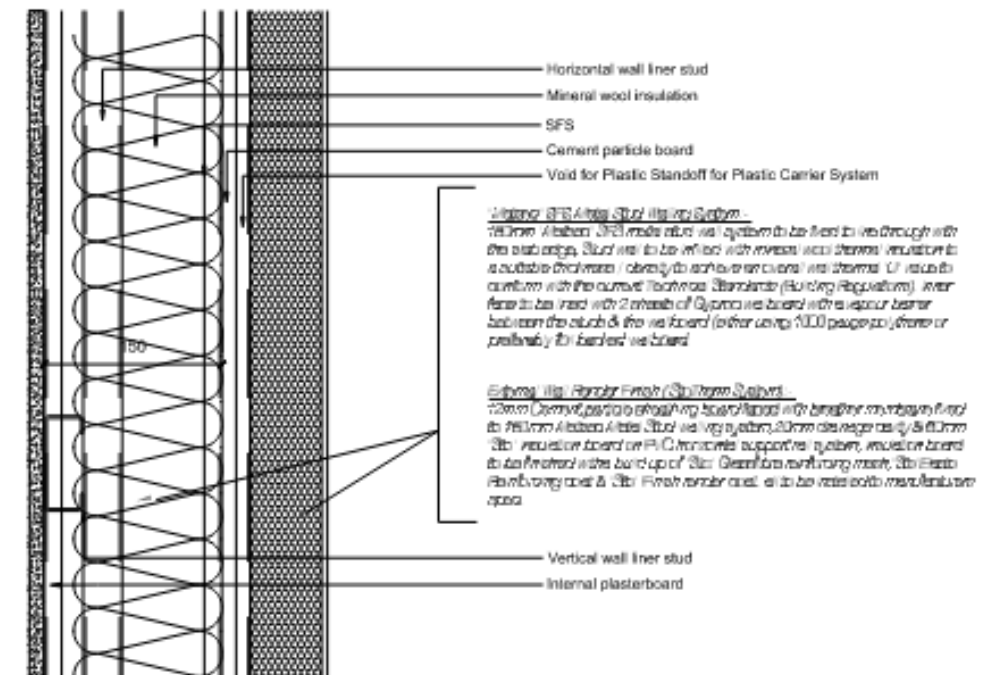
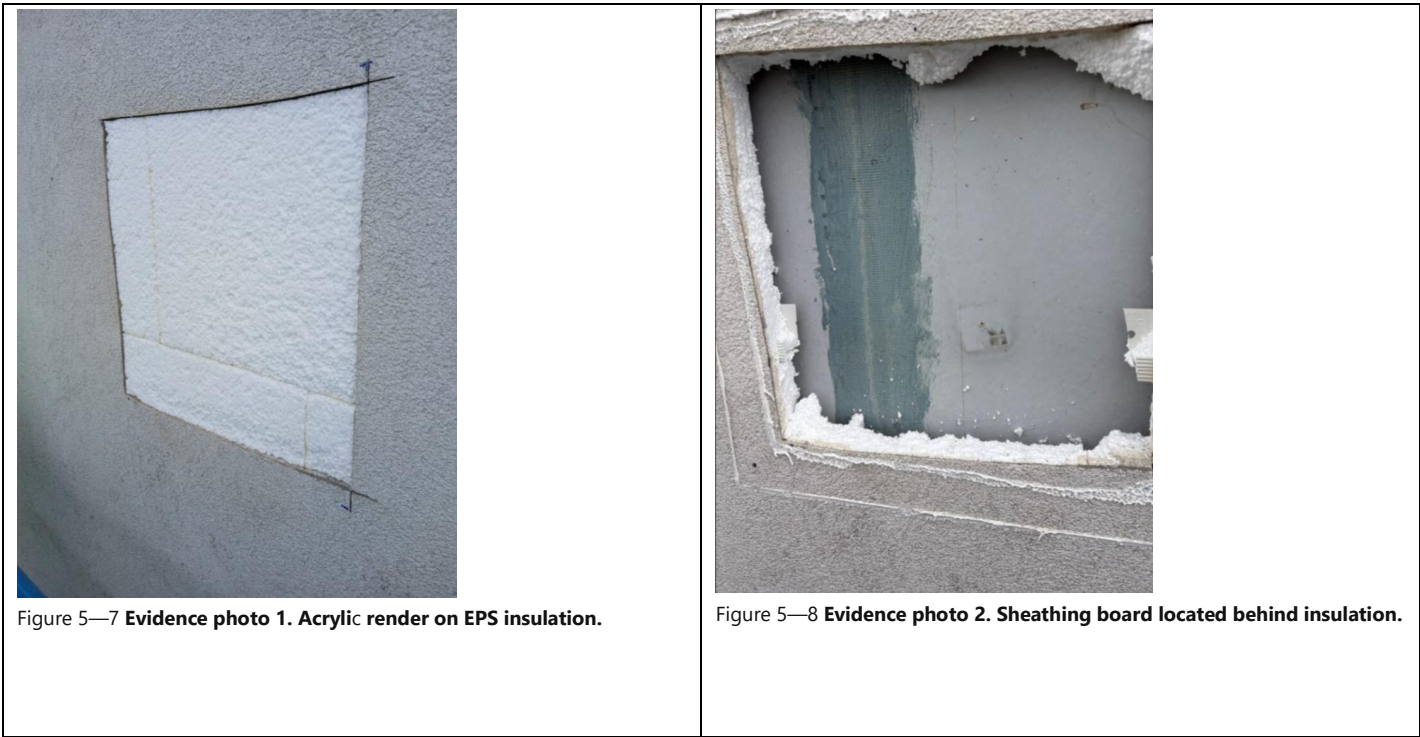


Figure 5—6 Detail Drawing 12 – BBP Investigations September 2025

Note: Through the investigations carried out, a variant of this wall type was also confirmed, where the substrate is concrete (stair cores) as opposed to SFS and cement particle board.

5.2.1 Photographic Evidence



5.2.2 Cavity Barriers

Note mineral wool type horizontal cavity barriers have been observed in some locations.



5.3 Wall Type 03 – ACM Cladding

From the intrusive investigations carried out by BBP in July & August 2025 the wall system build up can be summarized as follows:

External Wall Element	Notes
ACM	Aluminium Composite Material cladding on rail system
Cavity	65mm cavity to the rear of the ACM panel
Insulation	Phenolic insulation fixed to CP board
Vapour barrier	Tyvec Supro Plus
Sheathing board	Cement particle board fixed to SFS
SFS	145mm deep Structural metal framing system
Insulation	Mineral wool type insulation
Internal	Plasterboard (assumed)
Example Survey Location ref	134

The build up noted in Table 5-3 above is per BBP Detail Drawing 3 shown in Figure 5-12, as referenced within BBP Intrusive Investigations Report September 2025.

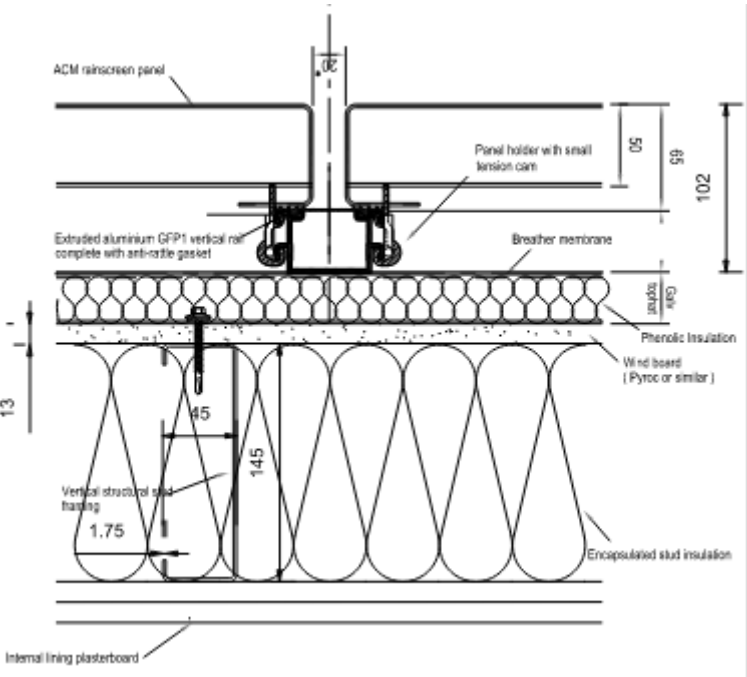
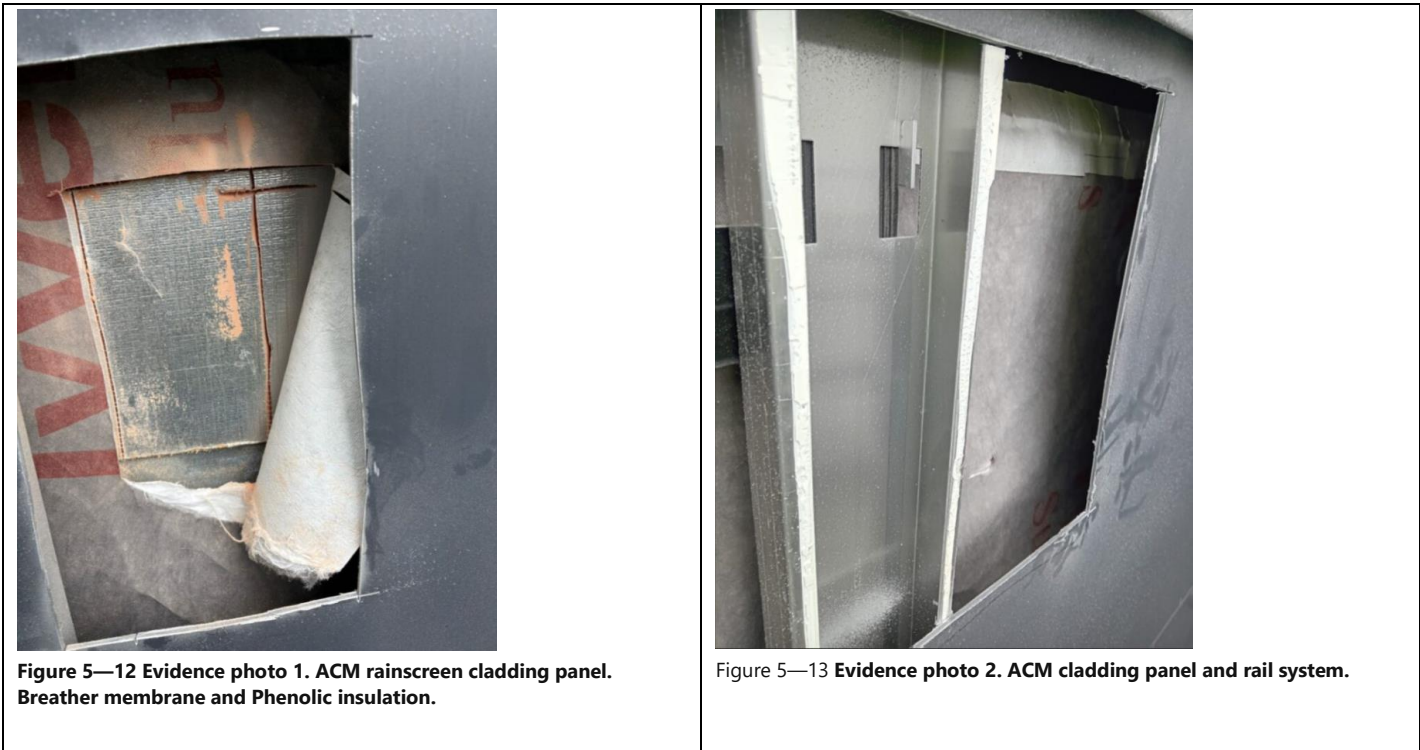


Figure 5—11 Detail Drawing 3 - BBP Investigations September 2025

5.3.1 Photographic Evidence



5.3.2 Cavity Barriers

Note: the survey locations completed by BBP did not confirm the presence of horizontal or vertical cavity barriers behind the areas of ACM cladding.

5.4 Wall Type 04 – Aluminum Rainscreen Cladding

From the intrusive investigations carried out by BBP in July & August 2025 the wall system build up can be summarized as follows:

Table 5—4 Aluminium Rainscreen Cladding

External Wall Element	Notes
Aluminium cladding	Aluminium honeycomb cladding panel (understood to be Powerwall)
Foil Tape & Cement Particle Board	Cement Particle Board
Insulation	Polystyrene thermal packer
SFS	Structural metal framing system
Insulation	Mineral wool insulation
Internal	Plasterboard (assumed)
Example Survey Location Ref	127

The build up noted above is per BBP Detail Drawing 34 shown Figure 5-, as referenced within BBP Intrusive Investigations Report September 2025.

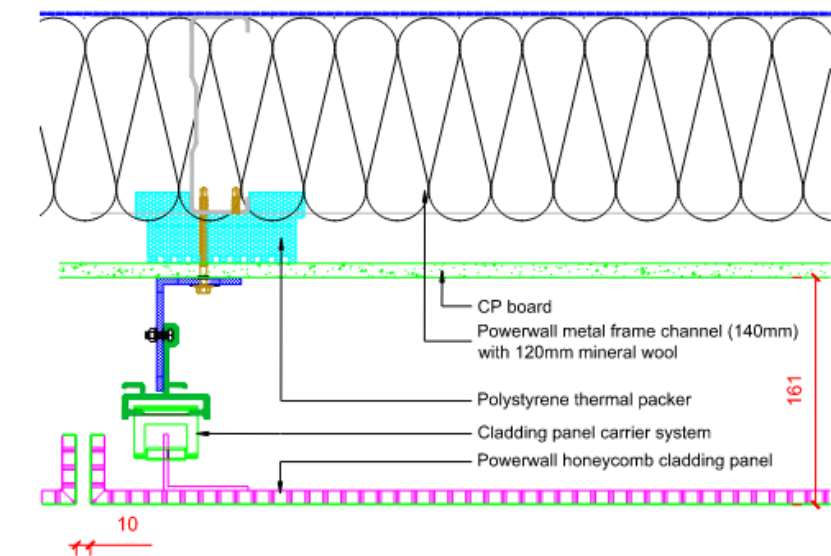
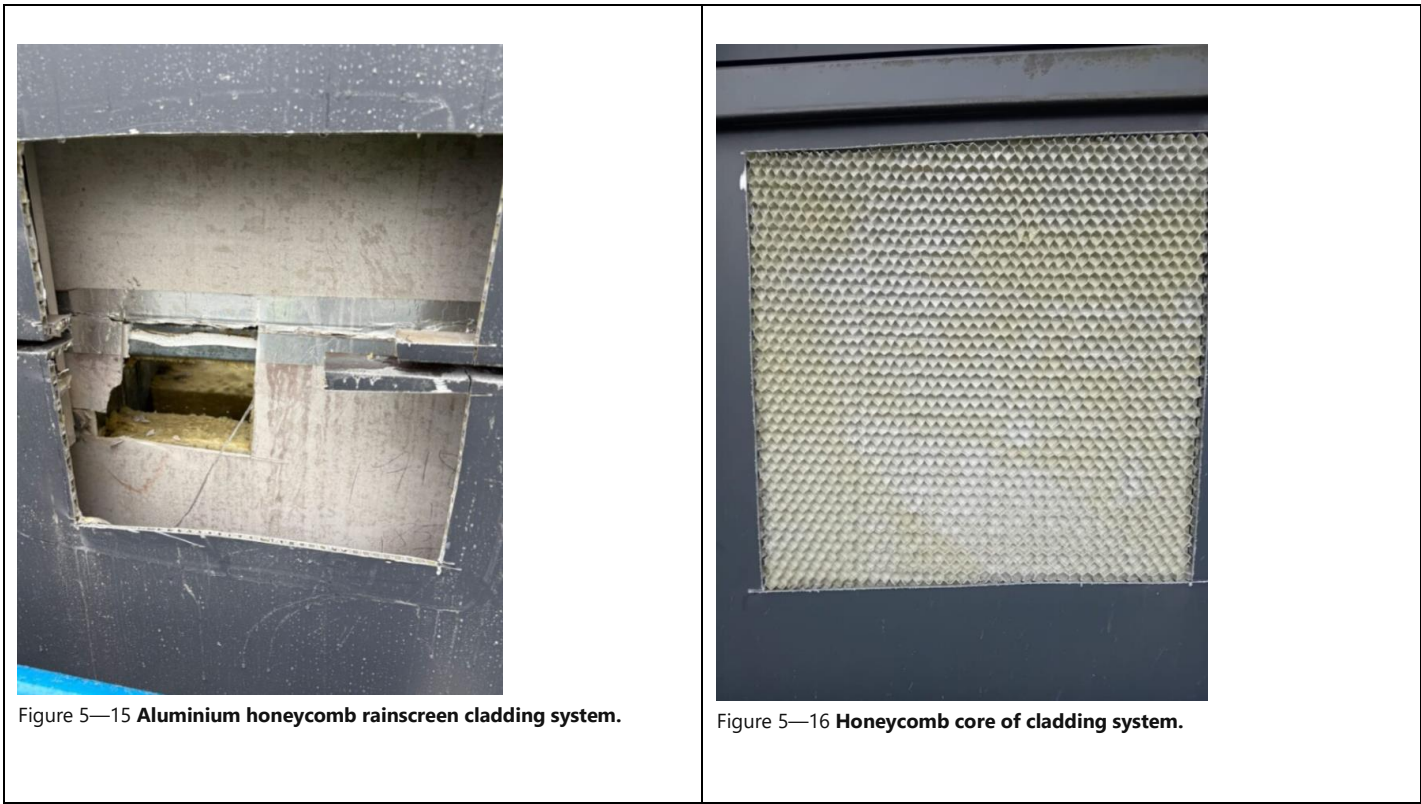


Figure 5—14 Detail Drawing 34 – BBP Investigations September 2025

5.4.1 Photographic Evidence



5.4.2 Cavity Barriers

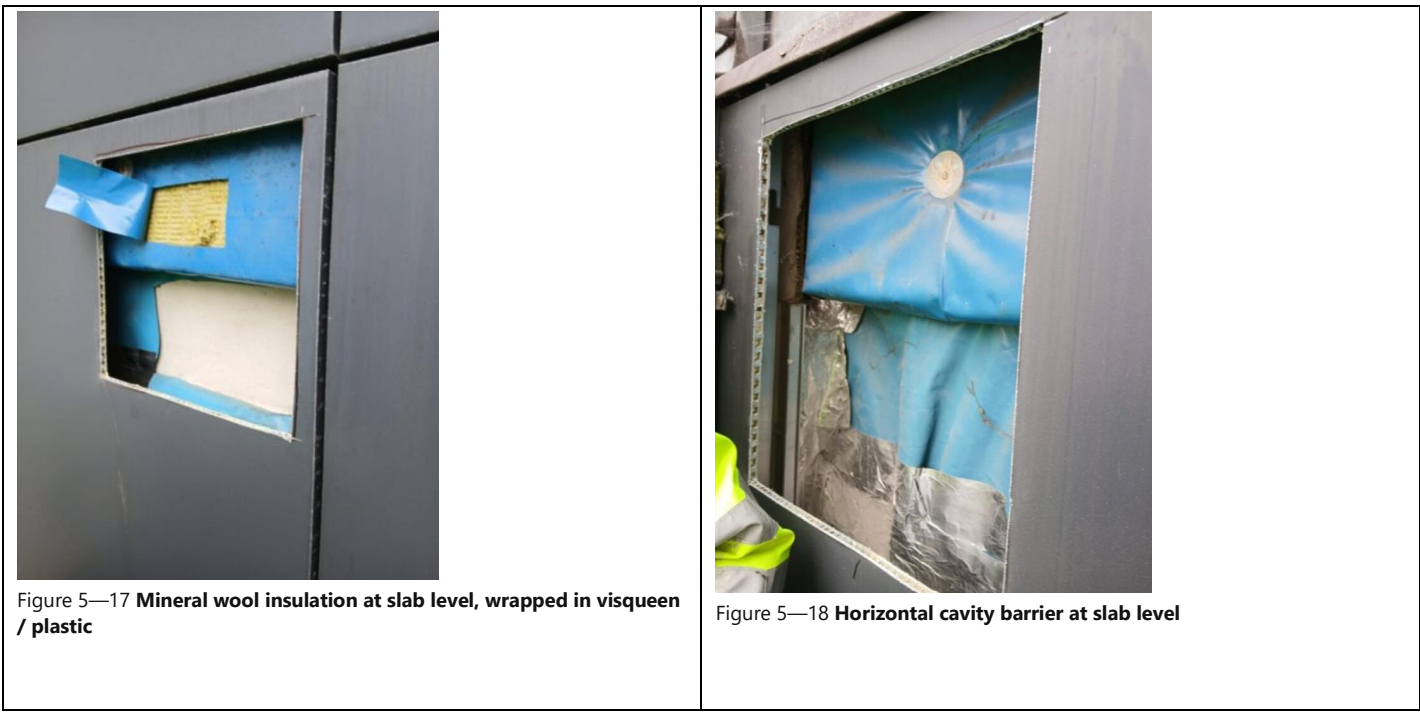
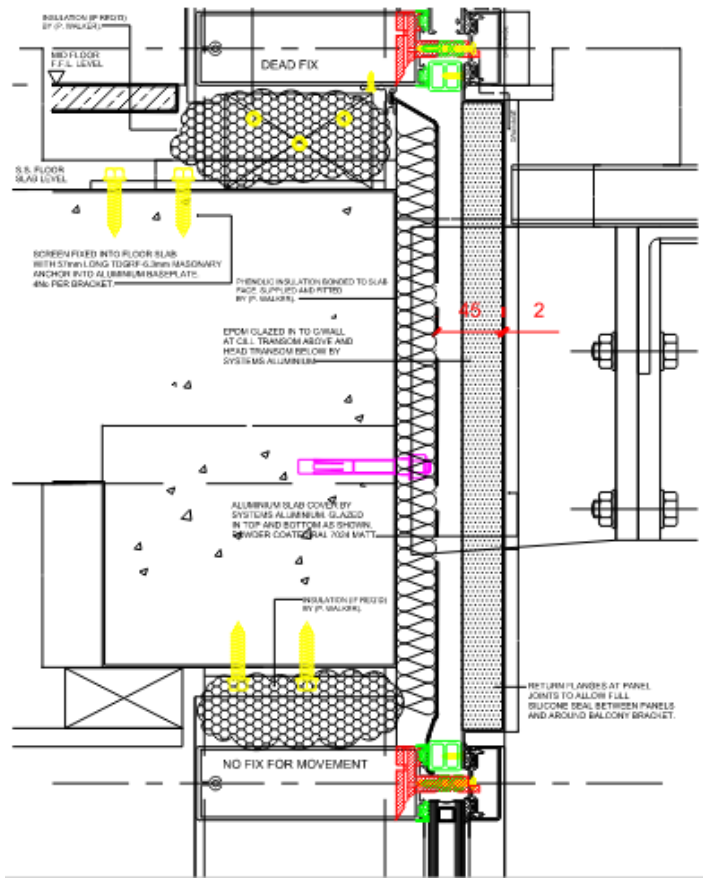


Figure 5—19 Detail Drawing 32 – BBP Investigations September 2025

5.5 Wall Type 05 – Aluminium Curtain Walling

From the intrusive investigations carried out by BBP in July & August 2025 the wall system build up can be summarized as follows:

Table 5—5 Aluminium Curtain Walling

External Wall Element	Notes
Aluminium curtain wall system	Predominantly aluminium and glass
Waterproofing layer	EDPM installed across the face of insulation
insulation	Phenolic insulation noted at slab level, to the rear of spandrel panel
Example Survey Location Ref	28

The build up noted in Table 5-5 is per BBP Detail Drawing 32 shown in Figure 5-19, as referenced within BBP Intrusive Investigations Report September 2025.

5.5.1 Photographic Evidence



5.6 Wall Type 06 – Zinc Cladding

From the intrusive investigations carried out by BBP in July & August 2025 the wall system build up can be summarized as follows:

Table 5—6 Zinc Cladding

External Wall Element	Notes
zinc	Traditional standing seam zinc sheet
Plywood substrate	12mm plywood
Thermal packer	Polystyrene thermal packer
CP Board	6mm cement particle board
Thermal Packer	Polystyrene thermal packer
SFS	Metal stud framing system
Insulation	Mineral wool insulation
Internal	Plasterboard (assumed)
Example Survey Location Ref	Detail 35 / Location 135

Note: The foregoing (Table 5-6) wall type is relevant to Phases 1-3 of the development. The build up noted above is per BBP Detail Drawing 36 shown in Figure 5-22), as referenced within BBP Intrusive Investigations Report September 2025.

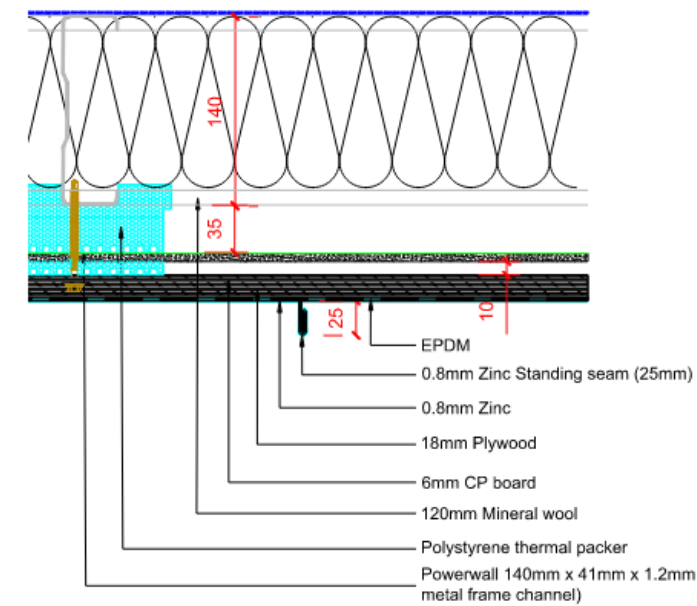
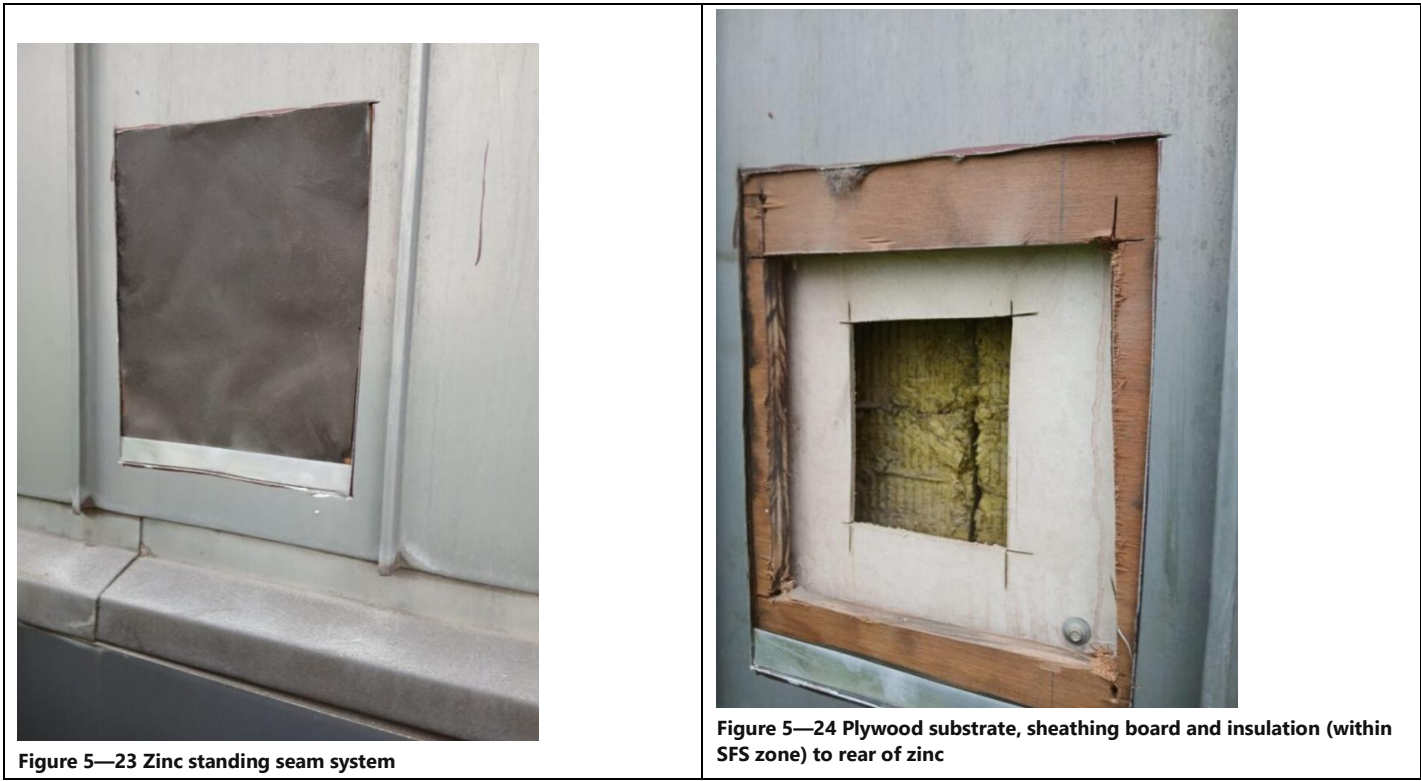


Figure 5—22 Detail Drawing 36 – BBP Investigations September 2025

5.6.1 Photographic Evidence



5.6.2 Cavity Barriers

No vertical or horizontal cavity barriers were confirmed as being present within the zinc cladding systems in the areas investigated by BBP.

6 Risk Assessment

6.1 PAS9980:2022 Methodology

In line with current SBA Guidance Documents, the fire risk assessment of the external walls is to be carried out in accordance with the FRAEW methodology as outlined within PAS9980:2022

The risk assessment methodology within PAS9980:2022 notes a 5-step process:

Table 6—1 PAS9980:2022 5-step process

Step	Action
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 each group of risk factors to determine their potential contribution to the overall risk
Step 5	Review the risk factor analysis against the benchmark success criteria to determine an outcome

As noted within the previous sections of this report, the detailed risk assessment is considered to be required based on the following:

Table 6—2 Wall system findings

External Wall System	Description of build up	Comments / Findings
WT01	Render on honeycomb	Combustible insulation, polystyrene packers present within wall build up
WT02	Render on EPS	Combustible insulation present within wall build up
WT03	ACM Cladding	ACM is a combustible product / system – now banned in Scotland
WT04	Aluminium Rainscreen Cladding	Lack of effective cavity barriers. Combustible insulation present within wall system.
WT05	Curtain Walling System	Combustible insulation present behind spandrel panels
WT06	Zinc Cladding System	Combustible plywood substrate. Combustible polystyrene packers present within wall build up. Missing compartmentation between flats

Step 3 of the methodology assesses the overall risk within three different factors:

- Fire performance risk factors;
- Façade configuration risk factors;
- Fire strategy for the building

The risk factors within each category can then be categorized as to whether they have a positive, neutral or negative impact on the risk assessment as noted below:

Table 6—3 Basic Risk Assessment

Risk Factor	Positive	Neutral	Negative
Fire Performance	Such as to limit significantly the scope for rapid fire spread	Because the influence is neither definitely positive of negative, or they are characteristic of factors that result in fire spread that is within normal expectations, and, as a result, they can be deemed neutral in this respect.	Such as notably to exacerbate or promote the scope for fire spread
Façade Configuration	Such as to limit significantly the scope for secondary fires to result from fire spread	Because the influence is neither definitely positive nor definitely negative, or they are characteristic of factors that result in scope for secondary fires to occur that is within normal expectations, and, as a result, they can be deemed neutral in this respect.	Such as notably to exacerbate or promote the scope for secondary fires
Fire Strategy	Such as to increase significantly the ability of occupants to remain safely in the building or, if necessary, to escape if fire spreads, via the external wall construction, to other parts of the building	Because the influence is neither definitely positive nor definitely negative, or they are characteristic of factors that impact on the safety of people in the building when there is external fire spread that is within normal expectations, and, as a result, they can be deemed neutral in this respect	Such as notably to exacerbate or promote the potential for harm to occupants because occupants might not be able to remain in the building safely, or escape in time if fire spreads, via the external wall construction, to other parts of the building

6.2 Fire Performance Risk Factors – WT01

The Fire Performance Risk Factors for WT01 are detailed in Table 6-4 below. The risk rating has been considered in line with the subjective weighting of the risk factors noted in Table 6-3.

Table 6—4 Fire Performance Risk Factors – WT01

Risk Factor	Comments	Risk Impact
Wall system	We are unaware of any large scale BS 8414-1 test for the system therefore are unable to confirm system classification. Therefore each layer within the wall system has been considered individually	n/a
External surfaces (reaction to fire)	The external surface WT01 is acrylic render on a fibreglass mesh. No testing or BBA certificate is currently available for this system.	Negative
Facings / cladding panels	WT01 system contains an aluminium honeycomb core with fibreglass mesh both sides. The fibreglass mesh is coated in a combustible resin.	Negative
Panel construction	See below	n/a
Cavities	The honeycomb / render panels are fixed to the SFS via a polystyrene packer – circa 20mm thk. This creates a cavity	Negative
Insulation	See note above in connection with cavities	n/a
Substrate	The honeycomb board itself acts as the substrate in this system build up, given the composition of the honeycomb panel – fibreglass and resin, this is seen as a negative influence	Negative
Sheathing Board	No sheathing board is applied to the outer face of the SFS	n/a
Insulation core panels	n/a	n/a
ETICS	n/a. WT01 is not an External Thermal Insulated Wall system	n/a
Infill panels	n/a. WT01 does not contain any infill panels	n/a

6.2.1 Façade Configuration Risk Factors – WT01

The Façade Configuration Risk Factors for WT01 are detailed in the table below. The risk rating has been considered in line with the subjective weighting of the risk factors noted in Table 6-3.

Table 6—5 Façade Configuration Risk Factors – WT01

Risk Factor	Comments	Risk Impact
Building Height	The building varies in height depending on phase of the development, however, all blocks have a topmost storey height in excess of 18m above ground level. In line with Table N.1 of PAS9980:2022 this is considered as negative influence on the risk rating	Negative
Height of cladding above ground	WT01 is located from first floor upwards and is therefore located more than 2m above ground level. In line with Table N.1 of PAS9980:2022 this is considered as a neutral influence on the risk rating	Neutral
Extent of cladding	WT01 covers a large area of the internal courtyard elevations – north, east and west. In line with Table N.1 of PAS9980:2022 this is considered to have a negative influence on the risk rating	Negative
Cavities	Continuous vertically running cavity without cavity barriers or fire stops (note: cavity barriers as existing deemed ineffective)	Negative
Infill / Spandrel panels	There are no infill or spandrel panels within this wall system	n/a
Setbacks	There are no set backs within this wall system	n/a
Overhangs & Projections	There are no overhangs or projections within this wall system	n/a
Proximity to openings to accommodation	WT01 is located horizontally adjacent and vertically above window openings	Negative
Presence of vents in facade	A number of vents including boiler flues are present penetrating he facade	Negative
Proximity to escape route openings & other openings	WT01 is not generally located on elevations adjacent to windows / AoV on escape routes	Positive
attachments	There are no attachments associated with this cladding system	n/a

6.3 Fire performance Risk Factors – WT02

The Fire Performance Risk Factors for WT02 are detailed in Table 6-5 below. The risk rating has been considered in line with the subjective weighting of the risk factors noted in Table 6-3.

Table 6—6 Fire Performance Risk Factors – WT02

Risk Factor	Comments	Risk Impact
Wall system	We are unaware of any large scale BS 8414-1 test for the system therefore are unable to confirm system classification. Therefore each layer within the wall system has been considered individually	n/a
External surfaces (reaction to fire)	The external surface WT02 is 2-3mm acrylic render on Expanded Polystyrene Insulation (EPS). No testing or BBA certificate is currently available for this system. However, given the composition, it would be reasonable to consider the rendered EPS as combustible (Class D or worse).	Negative
Facings / cladding panels	No cladding system to this Wall Type	n/a
Panel construction	The panel is constructed in a manner whereby the EPS insulation is mounted on a rail system, this rail system creates a cavity	Negative
Cavities	Refer to point above. The EPS Insulation approx. 60mm thk is mounted on a plastic carrier rail system which is fixed back to the substrate via a plastic packer (approx. 20mm thk). This creates a cavity	Negative
Insulation	EPS insulation within the system, likely to achieve Class D or worse in regard to BS EN 13501-1 classification	Negative
Substrate	Substrate varies per location – sheathing board / concrete	Positive
Sheathing Board	As above	n/a
Insulation core panels	WT02 does not contain insulated core panels	n/a
ETICS	WT02 is considered an ETICS system. The render is around 2-3mm thk and applied to the EPS insulation, therefore considered a negative influence in line with PAS 9980:2002	Negative
Infill panels	WT02 does not contain any infill panels	n/a

6.3.1 Façade Configuration Risk Factors – WT02

The Façade Configuration Risk Factors for WT02 are detailed in the table below. The risk rating has been considered in line with the subjective weighting of the risk factors noted in Table 6-3.

Table 6—7 Façade Configuration Risk Factors – WT02

Risk Factor	Comments	Risk Impact
Building Height	The building varies in height depending on phase of the development, however, all blocks have a topmost storey height in excess of 18m above ground level. In line with Table N.1 of PAS9980:2022 this is considered as negative influence on the risk rating	Negative
Height of cladding above ground	WT02 is located from first floor upwards and is therefore located more than 2m above ground level. In line with Table N.1 of PAS9980:2022 this is considered as a neutral influence on the risk rating	Neutral
Extent of cladding	WT02 covers a large area of the internal courtyard elevations – north, east and west. In line with Table N.1 of PAS9980:2022 this is considered to have a negative influence on the risk rating	Negative
Cavities	Continuous vertically running cavity without cavity barriers or fire stops (note: cavity barriers as existing deemed ineffective)	Negative
Infill / Spandrel panels	There are no infill or spandrel panels within this wall system	n/a
Setbacks	There are no set backs within this wall system	n/a
Overhangs & Projections	There are no overhangs or projections within this wall system	n/a
Proximity to openings to accommodation	WT02 is located horizontally adjacent and vertically above window openings	Negative
Presence of vents in facade	A number of vents including boiler flues are present penetrating he facade	Negative
Proximity to escape route openings & other openings	WT01 is located on elevations adjacent to windows / AoV on escape routes	Negative
attachments	There are no attachments associated with this cladding system	n/a

6.4 Fire performance Risk Factors – WT03

The Fire Performance Risk Factors for WT03 are detailed in Table 6-7 below. The risk rating has been considered in line with the subjective weighting of the risk factors noted in Table 6-3.

Given the current status of ACM panels, it is not deemed necessary to carry out the basic wall assessment on WT03.

Table 6—8 Fire Performance Risk Factors – WT03

Risk Factor	Comments	Risk Impact
Wall system	WT03 comprises of Aluminium Composite Material – this is a combustible and banned product / system, and should be removed from the building accordingly	Negative

Note: ACM paneling to be removed, new A1/A2 wall system to be installed with code compliant cavity barriers as required.

6.5 Fire Performance Risk Factors – WT04

The Fire Performance Risk Factors for WT04 are detailed in Table 6-9 below. The risk rating has been considered in line with the subjective weighting of the risk factors noted in Table 6-3.

Table 6—9 Fire Performance Risk Factors – WT04

Risk Factor	Comments	Risk Impact
Wall system	Aluminium cladding system. We are unaware of any large scale BS 8414-1 test for the system therefore are unable to confirm system classification. Therefore each layer within the wall system has been considered individually	n/a
External surfaces (reaction to fire)	The external surface of the cladding is aluminium which is considered to achieve a reaction to fire classification of A1	Positive
Facings / cladding panels	WT04 cladding system consists of an aluminium sheet both sides, with an aluminium honeycomb core, the honeycomb core is understood to contain resin as a bonding agent	Negative
Panel construction	The panel edges are ‘open’ as opposed to ‘closed’ which may result in the edge of the honeycomb and resin being exposed	Negative
Cavitites	A cavity (free) exists behind the rainscreen panel – approx. 50mm deep. Existing cavity barriers are deemed to be ineffective as they leave a an approximately 15mm gap in some places to the rear of the cladding inner face	Negative
Insulation	No insulation is present within the cavity	n/a
Substrate	CP board	Positive
Sheathing Board	As above	
Insulation core panels	n/a	n/a
ETICS	n/a	n/a
Infill panels	n/a	n/a

6.5.1 Façade Configuration Risk Factors – WT04

The Façade Configuration Risk Factors for WT04 are detailed in the table below. The risk rating has been considered in line with the subjective weighting of the risk factors noted in Table 6-3.

Table 6—10 Façade Configuration Risk Factors – WT04

Risk Factor	Comments	Risk Impact
Building Height	The building varies in height depending on phase of the development, however, all blocks have a topmost storey height in excess of 18m above ground level. In line with Table N.1 of PAS9980:2022 this is considered as negative influence on the risk rating	Negative
Height of cladding above ground	WT04 is located from first floor upwards and is therefore located more than 2m above ground level. In line with Table N.1 of PAS9980:2022 this is considered as a neutral influence on the risk rating	Neutral
Extent of cladding	WT04 covers a large area of the internal courtyard elevations – north, east and west. In line with Table N.1 of PAS9980:2022 this is considered to have a negative influence on the risk rating	Negative
Cavities	Continuous vertically running cavity without cavity barriers or fire stops (note: cavity barriers as existing deemed ineffective)	Negative
Infill / Spandrel panels	There are no infill or spandrel panels within this wall system	n/a
Setbacks	There are no set backs within this wall system	n/a
Overhangs & Projections	There are no overhangs or projections within this wall system	n/a
Proximity to openings to accommodation	WT01 is located horizontally adjacent and vertically above window openings	Negative
Presence of vents in facade	A number of vents including boiler flues are present penetrating he facade	Negative
Proximity to escape route openings & other openings	WT01 is located on elevations adjacent to windows / AoV on escape routes	Negative

Risk Factor	Comments	Risk Impact
attachments	There are no attachments associated with this cladding system	n/a

6.6 Fire Performance Risk Factors – WT05

The Fire Performance Risk Factors for WT05 are detailed in Table 6-11 below. The risk rating has been considered in line with the subjective weighting of the risk factors noted in Table 6-3.

Table 6—11 Fire Performance Risk Factors – WT05

Risk Factor	Comments	Risk Impact
Wall system	Aluminium curtain wall system. We are unaware of any large scale BS 8414-1 test for the system therefore are unable to confirm system classification. Therefore each layer within the wall system has been considered individually	n/a
External surfaces (reaction to fire)	Due to the nature of the system these will be glass and aluminium, considered to be a positive influence in line with PAS9980:2022 guidance	Positive
Facings / cladding panels	n/a to this system type	n/a
Panel construction	Aluminium and glass composition	Positive
Cavities	The system itself has no cavity, however phenolic insulation has been confirmed to rear of the spandrel panels through the investigations carried out by BBP.	Negative
Insulation	Per cavities section above, phenolic insulation present to rear of spandrel panels	Negative
Substrate	n/a	n/a
Sheathing Board	n/a	n/a
Insulation core panels	Per cavities section above, phenolic insulation present to rear of spandrel panels	n/a
ETICS	n/a	n/a
Infill panels	n/a	n/a
Internal finishes	n/a	n/a

Note: Combustible Phenolic insulation to be removed and replaced with A1/A2. Spandrel panel to be replaced with A1/A2 as required in order to complete the insulation replacement.

6.6.1 Façade Configuration Risk Factors – WT05

The Façade Configuration Risk Factors for WT05 are detailed in the table below. The risk rating has been considered in line with the subjective weighting of the risk factors noted in Table 6-3.

Table 6—12 Façade Configuration Risk Factors – WT05

Risk Factor	Comments	Risk Impact
Building Height	The building varies in height depending on phase of the development, however, all blocks have a topmost storey height in excess of 18m above ground level. In line with Table N.1 of PAS9980:2022 this is considered as negative influence on the risk rating	Negative
Height of cladding above ground	WT05 is located across the development on the south, east and west elevations. Where located on the lower floors, the system is located within secured private balcony areas at ground level and on the upper floors is located more than 2m above ground level. In line with Table N.1 of PAS9980:2022 this is considered as a neutral influence on the risk rating	Neutral
Extent of cladding	WT05 is installed across the development, all levels on the south, east and west elevations.	Negative
Cavities	The system itself has no cavity, however phenolic insulation has been confirmed to rear of the spandrel panels through the investigations carried out by BBP.	Negative
Infill / Spandrel panels	Refer above in connection with phenolic insulation	Negative
Setbacks	There are areas of set back where the system at high level is stood back from the general façade line	Positive
Overhangs & Projections	n/a	n/a
Proximity to openings to accommodation	WT06 is located horizontally adjacent and vertically above window openings	Negative
Presence of vents in facade	A number of vents including boiler flues are present penetrating the facade	Negative

Risk Factor	Comments	Risk Impact
Proximity to escape route openings & other openings	WT05 is located on elevations which do not sit adjacent to escape routes	Positive
attachments	There are no attachments associated with this cladding system	n/a

6.7 Fire Performance Risk Factors – WT06

The Fire Performance Risk Factors for WT06 are detailed in Table 6-13 below. The risk rating has been considered in line with the subjective weighting of the risk factors noted in Table 6-3.

Table 6—13 Fire Performance Risk Factors – WT06

Risk Factor	Comments	Risk Impact
Wall system	WT06 wall system. We are unaware of any large scale BS 8414-1 test for the system therefore are unable to confirm system classification. Therefore each layer within the wall system has been considered individually	n/a
External surfaces (reaction to fire)	The outer face of the wall system is zinc sheeting. This would be seen as being A1 / A2 and therefore a positive influence in line with PAS9980:2022 methodology	Positive
Facings / cladding panels	n/a	n/a
Panel construction	The zinc sheeting is mounted on polystyrene packers and plywood (timber)	Negative
Cavities	The above construction would be seen to have a negative impact given the presence of polystyrene packers and plywood. The polystyrene packers create a cavity. No vertical compartmentation / cavity barriers were noted during the investigations. No cavity closers around windows were noted in the investigations.	Negative
Insulation	Mineral wool type insulation installed within SFS zone	Positive
Substrate	Plywood	Negative
Sheathing Board	6mm sheathing board present between the SFS and plywood	Neutral
Insulation core panels	n/a	n/a

Risk Factor	Comments	Risk Impact
ETICS	n/a	n/a
Infill panels	n/a	n/a

Note: Vertical compartmentation to be installed. Existing zinc standing seam to be opened up / unzipped with FR120 vertical cavity barrier installed between flats. New replacement cladding system (installed locally) to satisfy current A1/A2 regulatory requirements

6.7.1 Façade Configuration Risk Factors – WT06

The Façade Configuration Risk Factors for WT06 are detailed in the table below. The risk rating has been considered in line with the subjective weighting of the risk factors noted in Table 6-3.

Table 6—14 Façade Configuration Risk Factors – WT06

Risk Factor	Comments	Risk Impact
Building Height	The building varies in height depending on phase of the development, however, all blocks have a topmost storey height in excess of 18m above ground level. In line with Table N.1 of PAS9980:2022 this is considered as negative influence on the risk rating	Negative
Height of cladding above ground	WT06 is located from on the upper floors and is therefore located more than 5m above ground level. In line with Table N.1 of PAS9980:2022 this is considered as a positive influence on the risk rating	Positive
Extent of cladding	WT06 is located between stair cores and limited to high level on the building. Where installed there are no storeys above, or limited to duplex arrangements (ie. in same occupancy)	Positive
Cavities	Cavity located within system due to presence of polystyrene packers. No vertical compartmentation (cavity barriers) noted between flats	Negative
Infill / Spandrel panels	n/a	n/a
Setbacks	There are no set backs within this wall system	n/a
Overhangs & Projections	n/a	n/a

Risk Factor	Comments	Risk Impact
Proximity to openings to accommodation	WT06 is located horizontally adjacent and vertically above window openings	Negative
Presence of vents in facade	A number of vents including boiler flues are present penetrating he facade	Negative
Proximity to escape route openings & other openings	WT06 is located on elevations adjacent to windows / AoV on escape routes	Negative
attachments	There are no attachments associated with this cladding system	n/a

6.8 Fire Strategy Risk Factors

Note: Please refer to Appendix A in connection with Fire Risk Assessment highlighting deficiencies in internal compartmentation

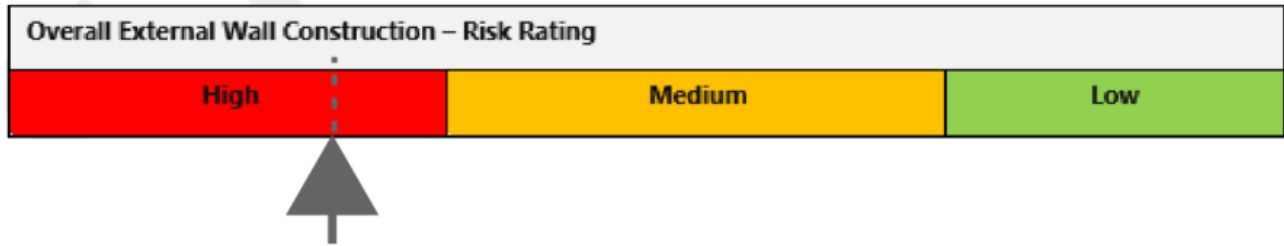
6.8.1 Risk Factors Summary

Table 6—15 Fire Strategy Risk Factors

Description	Comment	Risk factor
Occupancy	Residential Property – General needs housing. In line with item F1 of Table F.1 of PAS 9980:2022, this is considered to be a neutral influence on the rating	Neutral
Evacuation Strategy	Simultaneous evacuation strategy. Communal alarm system installed (in accordance with National Fire Chiefs Council Guidance (NFCC) – designed as a Category L5 system, following BS 5839-1) as part of urgent interim mitigation measures. Block of origin and those adjacent to evacuate simultaneously upon activation. In line with item F2 of Table F.1 of PAS 9980:2022, this is considered to be a positive influence on the rating	Positive
Means of escape	Single staircase with lobby approach. In line with item F3 of Table F.1 of PAS 9980:2022, this is considered to be a neutral influence on the rating	Neutral
Compartmentation	Fire Risk Assessment carried out by Buro Happold as part of this SBA. Refer to Appendix A for findings. A number of issues were noted in relation to Fire doors and firestopping within each block. In line with item F4 of Table F.1 of PAS 9980:2022, this is considered to be a Negative influence on the rating	Negative

Description	Comment	Risk factor
Smoke control	The render system applied to the stair cores contains combustible EPS insulation. Each stair core is provided with an automatic vent at the head, with the control switch located within the ground floor lobby. Each access corridor is provided with an automatic vent (control switch located at ground floor lobby) with manual override. However, given the presence of combustible insulation. In line with item F5 of Table F.1 of PAS 9980:2022, this is considered to be a negative influence on the rating	Negative
Automatic Fire detection and Alarm System	Refer to evacuation strategy section above, communal alarm system recently installed in connection with Urgent Interim Mitigation works. In line with item F6 of Table F.1 of PAS 9980:2022, this is considered to be a positive influence on the rating	Positive
Suppression	No suppression is provided within this development. In line with item F7 of Table F.1 of PAS 9980:2022, this is considered to be a Negative influence on the rating	Negative
Fire Fighting Access	The building appears to have adequate fire service vehicular access. In line with item F1 of Table F.8 of PAS 9980:2022, this is considered to be a neutral influence on the rating	Neutral
Fire Fighting Facilities	Each block of the development is fitted with a dry rising main. In line with item F9 of T able F.1 of PAS 9980:2022, this is considered to be a neutral influence on the rating	Neutral

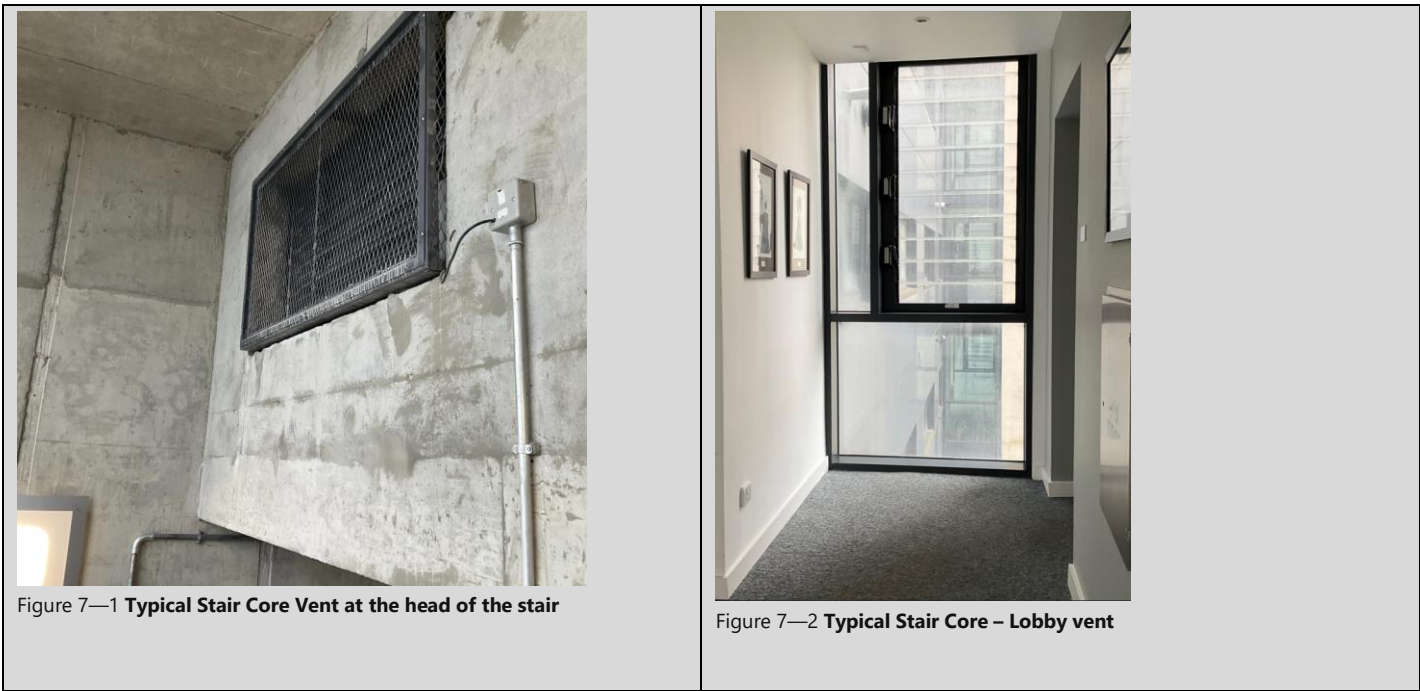
6.8.2 Overall Risk Rating



7 Stair Core Geometry

There are 16no. stair cores at Lancefield Quay across the 4no. Phases providing access to the upper levels of the development. Each stair core has an electrically operated vent located at the head of the stair, operated via a fireman’s switch located within the Ground Floor Lobby.

Each lobby corridor accessing the stair core is also served with a vent which can be operated via a switch (located at Ground Floor Lobby) and a local manual override (handle each level).



Cladding systems **WT02** and **WT04** are located adjacent to the lobby vent on each stair core. As noted above, both of these systems have combustible elements present within their build up. Refer to Photographs below showing the existing context and proximity of both cladding systems to the lobby vent



Figure 7—3 Cladding systems adjacent to stair cores

Given the proximity of the combustible cladding (**WT02 & WT04**) to the stair core vent at present, there is a possibility that the access corridor to the stair core becomes smoke logged during a fire.

Per recommendations within Section 10, both **WT02** and **WT04** are recommended to be replaced.

Given the proximity of the flat bedroom windows to the stair core AoV installed each level, there is a possibility that a fire may break out of a flat window and compromise the escape route – via the glazed fixed pane / AoV per the current arrangement.

In order to mitigate potential smoke logging of the escape corridor in this situation, it is recommended that a second AoV is installed to the stair lobby (each floor) where there is currently a fixed pane. This would provide a secondary vent in order to clear any smoke should the first vent become compromised due to proximity to the flat windows.

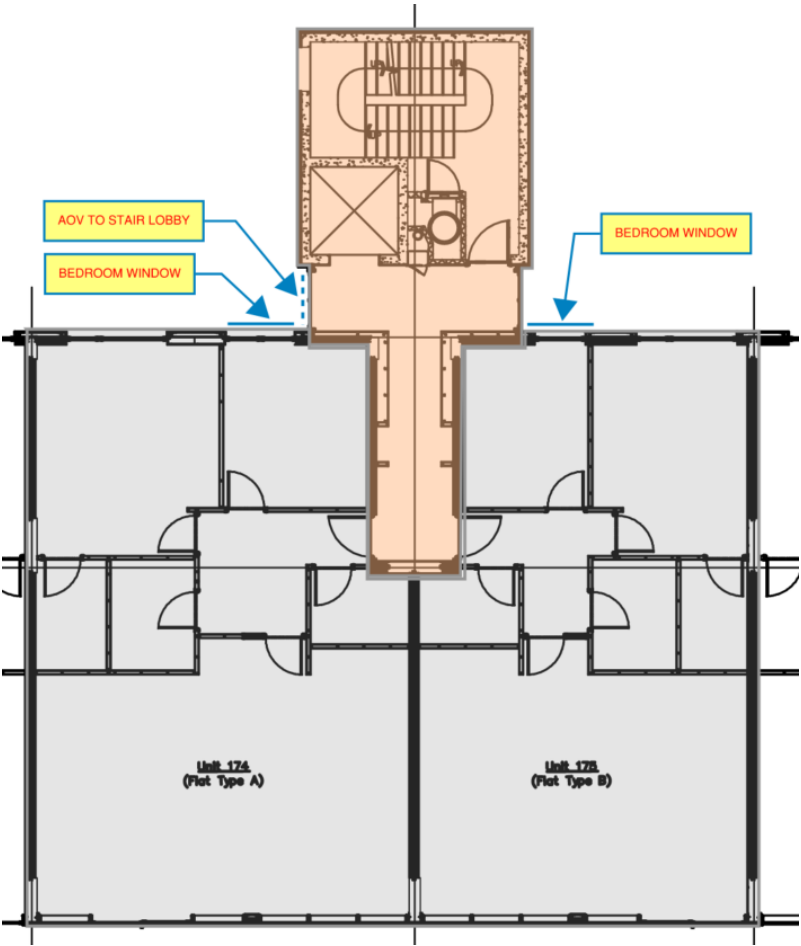


Figure 7—4 Stair Geometry

Note: Confirmation has been requested through the Fire Risk Assessment carried out in connection with the testing and maintenance regime of the automatic opening vents installed on site.

Investigations completed on site have also confirmed that there is no vertical cavity barrier is installed at the junction of the vertical ribbon windows and WT04 – it is recommended that this is addressed as part of remediation works

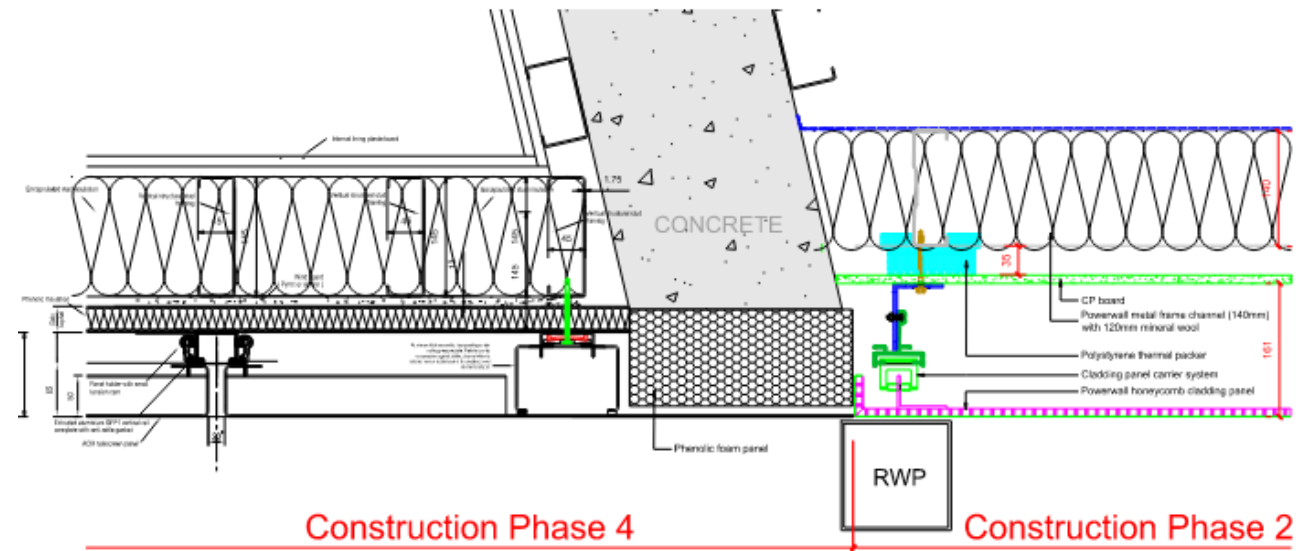


Figure 7—5 Typical Stair Core

8 Gap between Phases

The development was constructed in 4no. Phases, with Phase 04 being constructed slightly later than Phases 1-3, the build process was such that Phase 1-3 was essentially complete when Phase 04 was built.

This timeline has resulted in a 'gap' in construction between Phases 2 & 4 as shown in the Figures below:



DETAIL 33 - CGL RS-50-65 & Powerwall honeycomb cladding systems

Figure 8—1 BBP Detail Drawing 33 BBP Investigations September 2025



The transition between Phases 02 and 04 is currently covered by 2no. Wall types, **WT03** ACM cladding and **WT04** Aluminum Rainscreen.

It is recommended that during the remediation works where both of these wall types are to be removed and replaced, that this gap (cavity) between the construction phases is suitably sealed / closed off

9 Internal Fire Risk Assessment

As part of our appointment to carry out a SBA, Buro Happold attended site across a number of days to undertake an internal Fire Risk Assessment across the development.

Please refer to Appendix A for a more detailed breakdown of the findings of this fire risk assessment which was carried out in the following in line with PAS 79 Guidance, focusing on common corridor areas, stairwells, riser cupboards, stores and the undercroft parking at:

- 98 Lancefield Quay
- 100 Lancefield Quay
- 102 Lancefield Quay
- 104 Lancefield Quay
- 106 Lancefield Quay
- 108 Lancefield Quay
- 110 Lancefield Quay
- 112 Lancefield Quay
- 171 Finnieston Street
- 173 Finnieston Street
- 175 Finnieston Street
- 177 Finnieston Street
- 179 Finnieston Street
- 198 Elliot Street
- 200 Elliot Street
- 202 Elliot Street
- India Quay Restaurant

A number of common issues were noted during our investigations, including the following:

- Poor housekeeping was observed to common areas with combustibles stored within escape stairs, common areas and escape routes.
- Firestopping to required within risers (located on escape corridor route), electrical cupboards on ground floor and undercroft parking area, bin stores, undercroft car park.
- Damage to bin chute doors were observed with the chute plated door also observed to be damaged in some locations.
- A number of issues were observed with fire doors, including, excessive gaps, leaking hinges, missing or damaged seals, damaged to the door leaf, incorrect hinge grade installed to the stair core entrance door on number of blocks.
- Issues were noted with dry riser enclosures within the Bin Store areas at ground floor.
- The AoV to the escape lobby was propped open and damaged in some locations.
- Combustibles were observed to be stored within the undercroft car park.
- Housekeeping issues noted within the Bin Stores and riser cupboards of each block.
- Combustibles were stored on escape routes from the India Quay restaurant.
- The ventilation duct / duct flue from India Quay was noted to lack compartmentation as it exits the restaurant.
- Issues were noted relating to compartmentation and means of escape to the rear of the restaurant.

Please refer to **Appendix A** for individual Fire Risk Assessments of each block and the India Quay Restaurant.



Figure 9—1 Combustibles stored within stairwells



Figure 9—2 Combustibles stored within stairwells



Figure 9—3 Seals missing from fire doors



Figure 9—4 Firestopping required

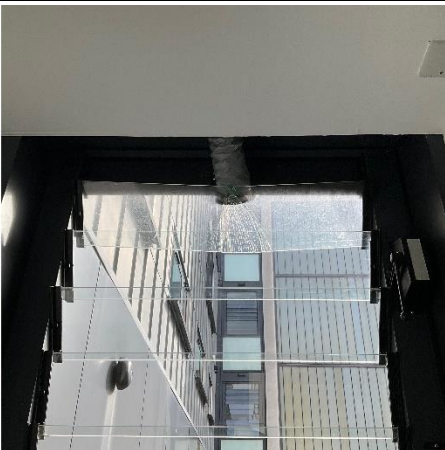


Figure 9—5 Automatic vents to stair lobby jammed open

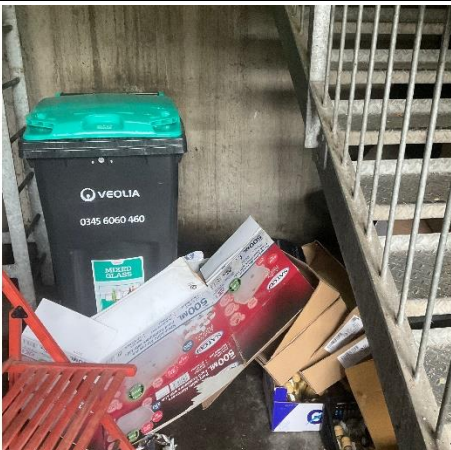


Figure 9—6 India Quay Restaurant: Combustibles on escape route

10 Conclusions and Recommendations

Having reviewed the as-built external wall systems through the FRAEW and carried out the internal FRA at Lancefield Quay in line with PAS9980:2002 methodology, it is our recommendation that remedial action is carried out at the development to reduce the overall risk profile currently presented and attain a tolerable rating.

Following our review, our conclusion is that the risk presented by the existing cladding systems, coupled with the missing or defective compartmentation behind the cladding is not tolerable

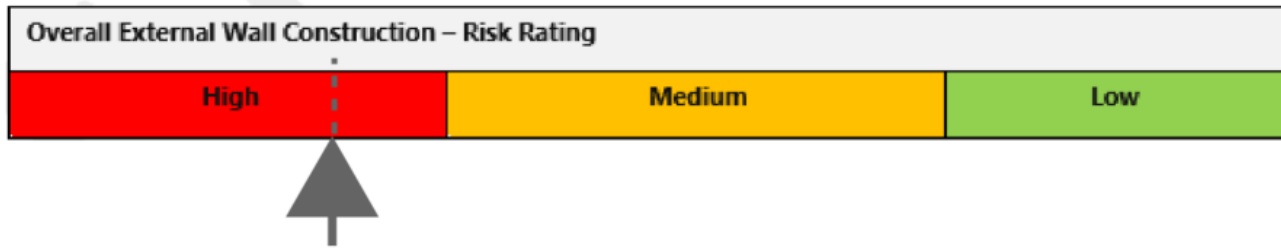


Figure 10—1 Overall Risk Rating

The following remediation measures are recommended to be undertaken:

10.1.1 Recommendations for WT01 Acrylic Render on Honeycomb

Given the lack of compartmentation / cavity barriers installed at slab level and flat to flat and around windows, and considering that the build up incorporates polystyrene packers and phenolic insulation, we would recommend that this cladding system is removed and replaced with a A1/A2 system which meets current technical guidance.

As part of the overall system replacement we recommend that full compartmentation / cavity barriers at slab level, flat to flat and around windows are installed. Phenolic insulation to be removed at slab edge and polystyrene packers to be removed from face of metal stud.

10.1.2 Recommendations for WT02 Render on EPS Insulation

Given the overall build up which comprises combustible EPS insulation which is located on a plastic rail and shim system, and the lack of compartmentation that has been identified through the opening up process carried out by BBP, at slab level, flat to flat and around windows, we would recommend that this system is removed and replaced generally.

A fully compliant A1/A2 cladding system should be installed complete with horizontal and vertical cavity barriers and cavity closers to be installed around all windows.

Note. It is also recommended that the existing EPS rendered system is removed from the stair core flank elevations, in order to de-risk by removing a combustible system which is currently located adjacent to the stair core smoke control AoV to the lobby.

However, given the concrete nature of the stair core which should be sterile, and the non combustible glazing and brick base course, this system could potentially be retained on the elevations which face directly in to the courtyard car park.

10.1.3 Recommendations for WT03 ACM cladding

Given the cladding in wall type 03 is ACM which is a banned product, it is recommended that this product is removed.

It is understood that there may be existing compartmentation / vertical and horizontal cavity barriers located behind this system that may be possible to be retained – further investigation is required in order to confirm once the cladding panel has been removed.

Where phenolic insulation has been installed to the rear of WT03 ACM cladding panel this should also be removed. A fully compliant A1/A2 cladding system should be installed complete with horizontal and vertical cavity barriers and cavity closers to be installed around all windows.

10.1.4 Recommendations for WT04 Aluminium Rainscreen

Given the lack of effective compartmentation (horizontal and vertical cavity barriers located behind the existing system) it is recommended that this system is removed and new cavity barriers are installed, horizontally at slab edge, vertically flat to flat and around windows.

The existing panel comprises aluminium skins (approx. 2-3mm thk) front and back with a honeycomb aluminium core. The core is understood to contain resin as a binding agent. The composition of the panels is such that they are open at the edges and this honeycomb core (with combustible resin) is potentially exposed to the cavity. There are also a number of existing flue openings and areas where this cladding system has been opened up through historic investigations, which potentially expose the open edge of the system to the cavity.

Given that there is not testing certificate available for the panel, it is difficult to say with certainty the reaction to fire classification achieved, however this would not achieve A1/A2 if tested and it is likely to achieve a Class B / C reaction to fire classification based on similar systems.

Considering the adjacent location to stair cores, the existing single means of escape from flats, and the location of the cladding panel relative to AoV located within the stair core lobby, there exists a possibility of the escape route becoming smoke logged should a fire occur on the cladding wall or via the flat window adjacent. The unknown reaction to fire classification of the panel also presents the risk of a fire spreading unbounded from flat of origin to the floors above.

Our recommendation in the context of the above is that an A1 / A2 panel is installed in conjunction with all required cavity barriers to meet current technical guidance.

10.1.5 Recommendations for WT05 Curtain Walling

It is recommended that the phenolic insulation noted at slab edge is removed and replaced with a non combustible product. Where spandrel panels are removed in order to carry this out, they should be replaced with products to meet current technical guidance (A1/A2)

10.1.6 Recommendations for WT06 Zinc cladding areas

As noted within section 6.7 there is no flat to flat vertical cavity barrier currently installed within the zinc system. Given the location of the existing zinc cladding, being within the top storeys of the development and within duplex flat arrangements, it is recommended that a vertical cavity barrier is inserted on the flat to flat line. A horizontal cavity barrier should be installed as part of the remedial works to **WT04** at the head of the rain screen cladding system.

11 Bibliography

[1] Technical Standards Scotland, 5th Amednment, December 1999.

[2] Technical Standards Scotland, 6th Amendment, September 2001.

Appendix A - FRA

A.1 Appendix 2

A.1.1 Appendix 3

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