

FIRE RISK ASSESSMENT

**The Old Works
Leigh Street, High Wycombe HP11 2WP**



The Old Works Management Ltd
Universal Square,
Building 2, 3rd Floor,
Devonshire Street North,
Manchester.
M12 6JH

Live Safe Ltd
64 The Park,
Ealing,
London.
W5 5NP

Fire Risk Assessment

The Old Works, Leigh Street, High Wycombe.
HP11 2WP



Report Produced For: The Old Works Management Ltd, Universal Square,
Building 2, 3rd Floor, Devonshire Street North,
Manchester. M12 6JH

Report Produced By: Andrew West

Date of Survey: 02/09/2025

Report Date: 13/10/2025

	Name	Signature	Date
Assessed by	A.W.		02/09/2025
Prepared by	A.W.		13/10/2025
Checked & Reviewed by	A.W.		13/10/2025
Issue Status	FINAL		
Purpose of Issue	FINAL Issue		
Document Reference	TOW/FRA/131025a		
Amendments			

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Executive Summary

Priority	No. of Actions	SLA
Low	8	Within 3 Months of Date of Survey
Medium	4	Within 1 Months of Date of Survey
High	1	Within 2 Weeks of Date of Survey
NOTE	0	Note Only

Assessed Risk	Moderate
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Recommended Review	On or Before 13 October 2026
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Action Plan

FRA Action Plan		Date of FRA Survey 02/09/2025		
The Old Works, Leigh Street, High Wycombe, HP11 2WP		Date of FRA Report 13/10/2025		
To remedy the deficiencies identified in in the risk assessment, the following recommendations should be implemented in order to reduce the fire risk to, or maintain it at, the following level.				
Trivial ☒ Tolerable ☐				
Deficiency / Rectification	Priority	Date to be Rectified	Date Rectified	Action by Whom?
Valid maintenance certificates are required for the AOV system, the dry risers, the emergency lighting, the residential & LL electrics, the communal fire alarms, the lifts, the lightning conductor, EV charging points, car park ventilation, the fire curtain in Bishops House car park lobby and the car park lobby ventilation should be provided.	High	27/10/2025		Management Co.
A PAT testing register should be provided and confirmation of the appliances that need to be tested regularly.	Medium	13/11/2025		Management Co.
Maintenance requirements for the panel heaters is required. Valid maintenance certificates as required.	Low	13/01/2026		Management Co.
A register of the dampers in the building is required.	Medium	13/11/2025		Management Co.
Arson incidents within the last 10 years to be advised.	Medium	13/11/2025		Management Co.
Details of the unwanted fire calls within the last 12 months is required.	Low	13/01/2026		Management Co.
A resident profile is required that identifies residents with disabilities or severe vulnerabilities.	Medium	13/11/2025		Management Co.
An escape strategy for disabled residents is required.	Low	13/01/2026		Management Co.
The connection between the FAP and the FRS to be clarified.	Low	13/01/2026		Management Co.
The external wall construction build up to be clarified.	Medium	13/11/2025		Management Co.
Confirmation required of how 0.4m ² of permanent ventilation is provided in the lobby between the car park and the protected staircase.	Medium	13/11/2025		Management Co.
The cause and effect of the active firefighting systems to be provided.	Medium	13/11/2025		Management Co.
The defective communal & flat front doors need to be repaired.	Medium	13/11/2025		Management Co.



Certificate number 12650
ISO 9001
OHSAS 18001

TOW/FRA/051025a
Oct 2025

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1. GENERAL INFORMATION

1.1 Scope of the report

This document has been prepared to report on the assessment of risks to life from fire in the common parts of the premises and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The assessment carried out to inform this report conforms to the description of a Type 1 fire risk assessment, as described in the Local Government Association guide: "Fire safety in purpose-built blocks of flats" in that a non-intrusive visual survey of the common areas of the premises were surveyed. No construction was opened-up during this survey and areas which were secured and therefore not accessible were not assessed. Any such areas are identified in the relevant section of this report.

The report does not address the risk to property or business continuity from fire.

This report constitutes neither a warranty of compliance nor an assurance against risk and represents the best judgement of the consultant who based its preparation in part, on the information provided by others.

1.2 Limitations

This document comprises a Type 1 FRA of Queens House. It is focused on the communal areas only and is non-intrusive.

1.3 Guidance documents relevant to the premises

Local Government Association: *Fire safety in purpose-built blocks of flats*. This guidance document is specifically written to help landlords, managing agents, enforcing officers and those undertaking fire risk assessments to understand the legislative requirements relating to blocks of flats and to apply them in a consistent and reasonable manner.

Reference was also made to the procedures outlined in MHCLG guidance document: Fire Risk Assessment, Sleeping Guide.

Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020, 2022, 2025, 2026 and 2029 amendments

Approved Document B (fire safety) volume 2: Buildings other than Dwellings, 2019 edition incorporating 2020, 2022, 2025, 2026 and 2029 amendments

1.4 Legislation

This fire risk assessment has been compiled using the BS 9792:2025 methodology alongside relevant current guidance and best practices. It is designed to help reduce the risks to a tolerable level.

Other relevant legislation is as detailed below:

The Regulatory Reform (Fire Safety) Order 2005

The Fire Safety Act 2021

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The Fire Safety (England) Regulations 2022

Building Safety Act 2022.

1.5 About the Assessor

Name:	Andrew West
Qualifications:	BEng (Hons), PGCert, MSc, C.Eng., MICE
Experience	35 years experience in the Construction Industry in all aspects of the design and construction of both low rise and high-rise multi- storey residential buildings together with associated infrastructure. Initially trained and worked as a civil engineer in a Blue-Chip consulting practice. Involved / responsible for the design and construction management of numerous office buildings, the Pepsi Max Big One rollercoaster in Blackpool, numerous power stations all over the works (inc. the design life extension of Hinkley Point A nuclear power station), numerous contamination remediation schemes & expert witness investigations. Design & Management of numerous multi-discipline technical teams, for private developers, delivering both low rise and high- rise multi-occupation buildings. Head of Development & Delivery for two large Housing Associations (each > 50,000 homes). Group Head of Technical responsible for Building Safety for Home Group's portfolio of buildings, including FRA, external wall, internal compartmentation, fire door inspections and building safety cases.

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2. THE PREMISES

2.1 Building Details

Name of the Business	The Old Works Management Ltd
Full address	The Old Works, Leigh St, High Wycombe. HP11 2WP
Responsible Person	Matthew Cross 07950 867 826 Matthew.cross@mcr-homes.co.uk
Number of floors	See Below
Description	The development comprises of five key blocks / areas, these are: - Birch House – a five storey (G + 4, height 14.1m), residential block comprising a mixture of single level and duplex flats. - Williams Lodge – a seven storey (car park, G + 5, height 16.7m) block comprising single level flats at first through fifth floor level, with ancillary accommodation and a commercial unit at ground floor level. - De Havilland – a seven storey (car park + 6, heights 17.8m) residential block with single level flats across first through sixth floor level, and access to the car park at the lowest level. - Bishops Building – a six storey (car park + 5, height 15.0m) residential block with single level flats across first through fifth floor level, and access to the car park at the lowest level. - Car park – comprising circa 160 car parking spaces across a single level and with all residential Blocks being provided with direct internal access. The car park sits underneath the entirety of the podium structure, at ground floor level.
Tenure of Flats	Mixture of leaseholder and private rental arrangements. Numerous apartments are rented directly from the building landlord.
Gross floor area (m ²):	15,000m ² excluding the car park.
Construction Type	A combination of refurbished traditional construction

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Does the premises have single or multiple occupancy?	Multiple
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3. THE OCCUPANTS

3.1 Occupant Numbers

Approximate maximum number of occupants in the building	684 (allowing for 2x residents and 1x visitors per flat)
Approximate number of employees at any one time	1No.
Maximum number of members of public at any one time	None (other than residents or visitors)
Do external contractors regularly work on the premises?	No

3.2 Use of the Premises

Residential accommodation a covered ground floor car park, a commercial space and a site office. The commercial space is currently not being used.

3.3 Associated Times / Hours of Occupation

The accommodation may be occupied on a 24-hour 7 day a week basis.

3.4 Occupants Especially as Risk

Are there any sleeping occupants on the premises?	Yes	
Is the premises used by anyone with a disability?	Unknown	There are lifts in all buildings and a disabled lift from the ground floor to the podium deck. Disabled residents could therefore use the apartments. The resident profile is unknown.
Do young person's use the building (younger than 18 years old)	Yes	Families are present.

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Are there any vulnerable persons especially at risk from fire	Unknown	The resident profile is unavailable.
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3.5 Fire Loss Experience

Unwanted fire calls in the past 12 months	Unknown.
Fires related incidents in the past 10 years	Unknown.

3.6 Summary of Occupancy Issues

The number of unwanted fire calls within the last 12 months is unknown.

The number of fire related fire incidents is unknown.

The resident profile is unknown.

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4. FIRE HAZARDS & THEIR ELIMINATION OR CONTROL

4.1 Electrical Sources of Ignition

		Comment
Are reasonable measures taken to prevent fires of electrical origin?	No	All electric service room and risers are tidy and clear of flammable material. There were some electrical rooms in the basement that could not be accessed
Are the fixed installations periodically inspected and tested?	No	The following valid maintenance certificates have not been provided: • Residential & Communal area electrics • Emergency Lighting • Fire alarm • Basement Ventilation, • Basement lobby ventilation • Lifts • EV Charging points • Lightning protection
Are portable appliances tested (PAT) within acceptable frequencies	No	No PAT testing certificates / register has been provided. It is noted that some of the apartments are rented out by MCR homes. It is unclear if any electrical appliances are supplied as part of this rental arrangement. If any are then PAT testing should be undertaken There are portable appliances in the office area.
Is there a suitable policy regarding the use of personal electrical appliances?	Yes	The residents are provided this when they move in.
Are electrical leads and extension cables well managed and carefully positioned?	Yes	Extension cables were present in the office. They were tidy and not overloaded.
General comments:		

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4.2 Smoking

		Comment
Is smoking permitted on the premises	No	No smoking signs were not provided.
Does smoking occur in areas that are not designated as smoking areas?	No	No signs of smoking outside designated smoking areas.
Within designated smoking areas are smokers' materials disposed of safely?	N/A	There are no designated smoking areas.
General comments:		

4.3 Arson

		Comment
Does basic security against arson by outsiders appear reasonable?	Yes	Access into the common areas of the building and the car park is via a fob. Access to the flats is by key. Access to the office and commercial area is by key. All the riser and cupboard/ rooms that contain electrical plant were located.
General comments:		
Monitored cctv is present across the site which will identify any antisocial behavior.		

4.4 Fixed & Portable Heating Provisions

	Comment
What fixed heating installations are used to heat the premises?	Electric Panel heaters to flats. No heating in the communal areas.

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Are fixed heating installations subject to regular maintenance?	Unknown.	It is unknown who is responsible for the maintenance of the panel heaters and how often the maintenance takes place. Leaseholders are provided with a handover manual that details the requirement for maintenance for the panel heaters. It is the leaseholder's responsibility to ensure maintenance.
Are additional portable heating appliances in use?	No	
Is their use suitably controlled to minimise the risk of a fire to an acceptable standard?	N/A	
General comments:		

4.5 Cooking

		Comment
What type of cooking facilities are provided at the premises?		No communal cooking facilities. Kitchens are present in individual apartments, with electric cookers.
Are reasonable measures taken to prevent fires as a result of cooking?	Yes	Smoke and heat alarms are provided in the kitchen areas of the residential flats.
Are suitable extinguishing appliances available in the cooking facilities?	No.	
General comments:		

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4.6 Lightning

		Comment
Do the premises have a lightning protection system?	Yes	A valid maintenance certificate has not been provided.
General comments:		

4.7 Housekeeping

		Comment
Is the standard of housekeeping adequate?	Yes	All accessible areas were clear of flammable material. The housekeeping was good.
General comments:		

4.8 Furniture & Furnishings

		Comment
Do furniture and furnishings meet FFFSR standards?	Yes	No furniture is present in any of the communal areas.
General comments:		

4.9 Summary of Fire Ignition Hazards

Maintenance responsibilities of the panel heating system is unknown.

The following valid maintenance certificates have not been provided:

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- Residential & Communal area electrics
- Emergency Lighting
- Fire alarm
- Basement Ventilation,
- Basement lobby ventilation
- Lifts
- EV Charging points
- Lightning protection

No PAT register / certificates were provided.

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5. Determining the Likelihood of Fire

Summary of Fire Ignition Hazards

Maintenance responsibilities of the panel heating system is unknown.

The following valid maintenance certificates have not been provided:

- Residential & Communal area electrics
- Emergency Lighting
- Fire alarm
- Basement Ventilation,
- Basement lobby ventilation
- Lifts
- EV Charging points
- Lightning protection

No PAT register / certificates were provided.

Subjective Assessment of the Likelihood of fire

	Likelihood	Definition of Term
	Low	Usually, low likelihood of fire because of negligible potential sources of ignition
✓	Medium	Normal fire hazards for this type of occupancy with fire hazards generally subjected to suitable controls
	High	Significant potential for serious injury or fatality of one or more occupants.

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6. FIRE PROTECTION MEASURES

6.1 Means of Escape from Fire

		Comment
Is the premises provided with reasonable means of escape in case of fire?	Yes	
Are there enough exit routes for the number of people in the building?	Yes	The width of the stairs is acceptable. The travel distances in the car park are acceptable.
Are all exits easily and immediately openable where necessary?	Yes	
Are escape routes unobstructed?	Yes	
Are all travel distances within acceptable levels?	Yes	
Are there suitable fire provision for all inner rooms?	N/A	There are no inner rooms.
Are arrangements for means of escape for disabled people reasonable?	No	Disabled and vulnerable residents couple be present on the upper floors of the buildings. There are only passenger lifts which would be disabled in the event of. fire.
Are external escape staircases and gangways subject to a suitable maintenance schedule?	Unknown	There is an external staircase that leads from Leigh Road to the podium deck. This is maintained by the on-site team.
General comments:		

6.2 Measures to Limit Fire Spread & Development - Internal

		Comment
Is the compartmentation of a reasonable standard?	No	Compartmentation appears competent. This is based on

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		inspection into visible areas. An intrusive investigation was not undertaken to the non-visible areas.
Do walls provide suitable protection to escape routes?	Yes	There are no flammable materials present on the internal walls.
Are fire doors in good condition, providing good compartmentation?	No	All the flat front doors, communal & internal fire doors have been inspected by Live Safe Ltd. A summary of the status is presented in the appendix. Most of the fire doors failed to achieve the required standard. Worksheets have been provided detailing the work required to bring them up to a suitable standard. Certificates are available for the doors that passed. Copies of the worksheets and certificates is held by the client. There are several doors in the car park that are clearly not fire doors. These need to be checked to establish if they should be.
Are fire shutters in good condition, providing good compartmentation?	Unknown	There is a fire shutter at the bottom of the staircase that leads to the car park in Bishops Building
Do ducts that pass- through fire separating walls have dampers fitted?	Unknown	A register of dampers was not provided.
General comments:		

6.3 Measures to Limit Fire Spread & Development - External

		Comment
Are reasonable measures in place to prevent rapid fire spread across the external surfaces of the building?	Yes	Although the buildings are under 18m in high, and therefore not classified as HRB, they are clearly constructed with cladded external walls. Cladding could still be an issue. Property surveyors will routinely ask for an EWS1 certificate. A suitable certificate has not been

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		provided.
Has the outer face of the building been provided with an insulating cladding system?	Unknown	Williams Lodge has aluminum cladding to the upper two floors. All the buildings appear to have spandrel panel adjacent to selected windows. The construction of this is unknown.
Is the external cladding system in a good state of repair, capable of resisting a fire from an external source?	Yes	
Are there features of the building construction which might assist a fire to spread vertically?	No	
Are balconies present and are they constructed in such a way as to minimise the spread of fire from balcony to balcony?	Yes	Balconies are constructed from non-combustible material.
General comments:		

6.4 Emergency Escape Lighting

		Comment
Has a reasonable standard of emergency escape lighting been provided?	Yes	
Cause & Effect known	No	A cause and effect has not been provided. It is usually that these have a battery backup that activates in the event of power failure.
Testing and maintenance	No	A valid maintenance certificate has not been provided.
General comments:		

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6.5 Fire Safety Signs & Notices

		Comment
Is there a reasonable standard of fire safety signs and notices?	Yes	
General comments:		

6.6 Means of Giving Warning in Case of Fire

		Comment
What alarm system has been installed on the premises.		An L5 communal fire alarm is present in all the communal areas, electric riser, ancillary rooms and car park.
Is the means of giving warning, in case of fire, appropriate for the occupancy and fire risk?	Yes	
Cause & Effect known	No	A cause and effect has not been provided.
Are sound levels, of the alarm system, adequate throughout the premises?	Unknown	
Testing and maintenance	No	A test certificate for the alarms has not been provided.
General comments:		

6.7 Manual Fire Extinguishing Appliances

		Comment
Is there reasonable provision of portable fire extinguishers?	N/A	No fire extinguishers.

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Are all fire extinguishing appliances readily accessible?	N/A	
Testing and maintenance	N/A	
General comments:		

6.8 Automatic Fire Extinguishing

		Comment
Is there automatic fire extinguishing on the premises?	No	Sprinklers are provided to the residential flats.
Cause & Effect known	N/A	A cause and effect had not been provided.
Testing and maintenance	N/A	A valid maintenance certificate was not provided. Back-up power supplies need to be confirmed.
General comments:		

6.9 Smoke Control

		Comment
Is there a smoke control system installed on the premises?	Yes	An AOV is provided at the head of the staircase and the smoke shafts in the communal corridors all connected to smoke detectors. The lobbies at the bottom of the staircase that leads into the car park for Bishops, De Havilland & Birch are provided with mechanical ventilation. This should be 0.4m² of permanent ventilation for both De Haviland and Bishops. The installed systems do not appear to provide this.

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		There are ventilation fans in the car parks.
Cause & Effect known	N/A	The cause & effect has not been provided.
Testing and Maintenance	No	Valid maintenance certificates have not been provided.
General comments:		

6.10 Summary of Fire Protection Issues

A register of dampers has not been provided.

Valid maintenance certificates have not been provided for the following:

- Sprinklers
- AOV (to include the shutters to the smoke shafts)
- Communal fire alarms
- Emergency Lighting
- The fire shutter in the car park lobby in Bishops building.
- Any dampers that are present.
- Car Park ventilation

An escape strategy for disabled residents is not in place.

A cause & effect for the active firefighting systems has not been provided.

The ventilation at the bottom of the staircase into the car park does not appear to be appropriate.

The communal and flat front doors are generally not compliant. There are doors to ancillary rooms in the car park that are not fire doors.

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7. MANAGEMENT OF FIRE SAFETY

7.1 FIRE STRATEGY DOCUMENTATION / PROVISIONS

		Comment
What is the evacuation strategy for the building?	Stay Put	
Who is responsible for the management of fire safety on the premises?	The Old Works Management Ltd, Building 2, 3 rd Floor, Devonshire Street North, Manchester. M12 6JH	
Are there suitable arrangements for summoning the fire and rescue service?	Yes	Confirmation has not been provided that the FAP's are connected to a remote monitoring service.
What arrangements have been made for ensuring that the premises has been evacuated?	Manual checks.	
Is there a suitable fire assembly point?	N/A	Stay Put
Are there adequate procedures for evacuation of any disabled people who are likely to be present?	No	
Are there routine in- house inspections of fire precautions?	Yes	This is undertaken by MCR Living.
Is a suitable defect reporting system in place	Yes	This is undertaken by MCR Living.
General comments:		

7.2 Summary of Fire Safety Management Issues

Confirmation has not been provided that the FAP's are connected to a remote monitoring facility.

No facilities for the evacuation of disabled residents.

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8. FIRE SERVICE ACCESS & INFORMATION

8.1 Information for the Fire Service

		Comment
Is an information pack available for handover to the fire service?	N/R	A PIB is present in each building and two hard copy ERP's are inside each of them.
Is information available on the luminous discharge (neon) signs?	N/A	No luminous signs.
Is information available on the photovoltaic generating system?	N/A	No PV.
General comments:		

8.2 Access & Water Supply

		Comment
Is vehicular access for the fire service acceptable?	Yes	Clear access is provided to all access points.
Are local water supplies sufficient for firefighting?	No	Hydrants are present within 90m of all flats.
General comments:		

8.3 Maintenance of Facilities, Equipment & Devices Provided for Firefighting

		Comment
Rising Mains	Yes	

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Fire-fighting lifts	No	
Testing and maintenance	No	A valid maintenance certificate for the dry risers has not been provided.
General comments:		

8.4 Summary Fire Service Access & Information Issues

A valid maintenance certificate has not been provided for the dry risers.

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9. Determining the Consequences of Fire

Summary of Occupancy Issues

The number of unwanted fire calls within the last 12 months is unknown.

The number of fire related fire incidents is unknown.

The resident profile is unknown.

Summary of Fire Protection Issues

A register of dampers has not been provided.

Valid maintenance certificates have not been provided for the following:

- Sprinklers
- AOV (to include the shutters to the smoke shafts)
- Communal fire alarms
- Emergency Lighting
- The fire shutter in the car park lobby in Bishops building.
- Any dampers that are present.

An escape strategy for disabled residents is not in place.

A cause & effect for the active firefighting systems has not been provided.

The ventilation at the bottom of the staircase into the car park does not appear to be appropriate.

The communal and flat front doors are generally not compliant.

Confirmation has not been provided that the FAP's are connected to a remote monitoring facility.

A valid maintenance certificate has not been provided for the dry risers.

Assessment of the Consequences of fire

	Potential Consequences to Life Safety	Definition of Term
	Slight Harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than on occupant sleeping in the room in which the fire may occur).

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✓	Moderate Harm	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is highly unlikely to involve multiple fatalities.
	Extreme Harm	Significant potential for serious injury or death of one or more occupants.

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10. RISK ASSESSMENT

The following simple fire risk level estimator is based on a commonly used health and safety risk level estimator:

Likelihood of Fire	Potential Consequences		
	Slight harm	Moderate harm	Severe harm
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one that has been advocated for general health and safety risks:

Risk Level	Action and Timescale
Trivial	No action is required and no detailed records need to be kept.
Tolerable	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

Assessment of Fire Risk

Accordingly, it is considered that the risk to life from fire at these premises is:

MODERATE

It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate

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risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.

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11. ACTION PLAN

Recommended timescales

Priority	SLA
Low	Within 3 Months of Date of Survey
Medium	Within 1 Months of Date of Survey
High	Within 2 Weeks of Date of Survey
Very High	Immediately
NOTE	Note Only

FRA Action Plan	Date of FRA Survey 02/09/2025			
The Old Works, Leigh Street, High Wycombe, HP11 2WP	Date of FRA Report 13/10/2025			
To remedy the deficiencies identified in the risk assessment, the following recommendations should be implemented in order to reduce the fire risk to, or maintain it at, the following level.				
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Deficiency / Rectification	Priority	Date to be Rectified	Date Rectified	Action by Whom?
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A PAT testing register should be provided and confirmation of the appliances that need to be tested regularly.	Medium	13/11/2025		Management Co.
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A register of the dampers in the building is required.	Medium	13/11/2025		Management Co.
Arson incidents within the last 10 years to be advised.	Medium	13/11/2025		Management Co.
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An escape strategy for disabled residents is required.	Low	13/01/2026		Management Co.
The connection between the FAP and the FRS to be clarified.	Low	13/01/2026		Management Co.
The external wall construction build up to be clarified.	Medium	13/11/2025		Management Co.
Confirmation required of how 0.4m ² of permanent ventilation is provided in the lobby between the car park and the protected staircase.	Medium	13/11/2025		Management Co.
The cause and effect of the active firefighting systems to be provided.	Medium	13/11/2025		Management Co.
The defective communal & flat front doors need to be repaired.	Medium	13/11/2025		Management Co.

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Appendix A Photographs

Fire Risk Assessment

The Old Works, Leigh Street, High Wycombe.
HP11 2WP



Fire Risk Assessment

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Fire Risk Assessment

The Old Works, Leigh Street, High Wycombe.
HP11 2WP



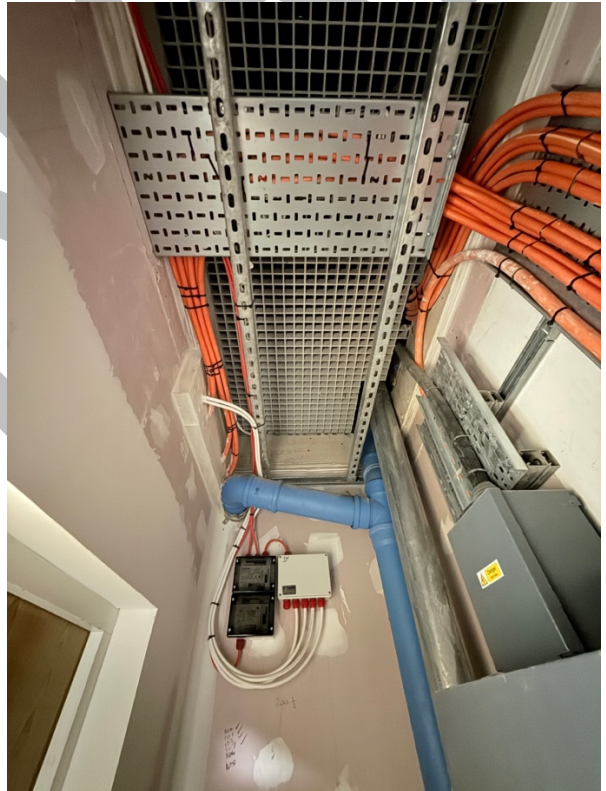
Fire Risk Assessment

The Old Works, Leigh Street, High Wycombe.
HP11 2WP



Fire Risk Assessment

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HP11 2WP



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Appendix B Maintenance Certificates



Certificate number 12650
ISO 9001
OHSAS 18001

TOW/FRA/051025a
Oct 2025

Fire Risk Assessment

The Old Works, Leigh Street, High Wycombe.
HP11 2WP

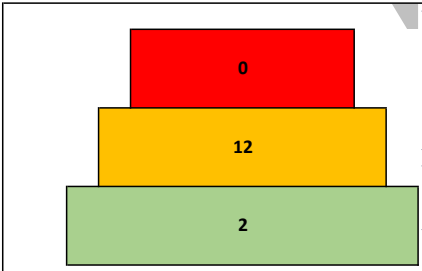

FIRE DOOR Building COMPLIANCE CERTIFICATE & RISK CLASSIFICATION

High Wycombe Block 1 Williams Lodge

Communal Doors ONLY	Date of Inspection: 27/10/2025
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Total Doors	Surveyed	% Complete	No Access	Not Surveyed
21	14	67%	7	0

Surveyed Door Grade Profile



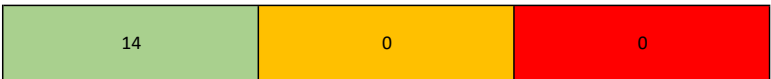
Fail

Pass

Door Grades	
	C
	B
	A

No. of Work Sch
12
No. of Certs
2

Defects Profile Total No. of Defects = 14



14
Low

0
Medium

0
High

Average No. Defects / Door

1.00

IMPACT	58%
Likelihood	47%

Risk of Fire Spread Due to FD's	Medium	27.2%
Door Type:		Communal Doors
No.		21

This is issued following a single inspection carried out by a qualified fire door inspector. It does not warrant the condition of the fire door after the inspection dates, should any repairs or replacement be undertaken, or the door loses integrity due to wear and tear, or removal of door closures or other tampering.

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Certificate number 12650
ISO 9001
OHSAS 18001

TOW/FRA/051025a
Oct 2025

Fire Risk Assessment

The Old Works, Leigh Street, High Wycombe.
HP11 2WP



FIRE DOOR Building COMPLIANCE CERTIFICATE & RISK CLASSIFICATION

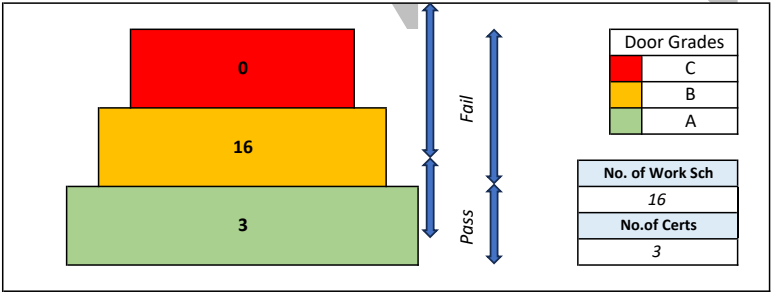
High Wycombe Block 1 Williams Lodge

Flat Front Doors ONLY

Date of Inspection: 14/08/2024

Total Doors	Surveyed	% Complete	No Access	Not Surveyed
25	19	76%	6	0

Surveyed Door Grade Profile



Door Grades	
■	C
■	B
■	A

No. of Work Sch	
	16
No. of Certs	
	3

Defects Profile

18

0

0

Defect Priorities■ High■ Medium■ Low

Average No. Defects / Door

0.95

IMPACT	58%
Likelihood	49%

Risk of Fire Spread Due to FD's		Medium	28.1%
Door Type:	Flat Front Doors		
No.	25		

This is issued following a single inspection carried out by a qualified fire door inspector. It does not warrant the condition of the fire door after the inspection dates, should any repairs or replacement be undertaken, or the door loses integrity due to wear and tear, or removal of door closures or other tampering.

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Fire Risk Assessment

The Old Works, Leigh Street, High Wycombe.
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FIRE DOOR Building COMPLIANCE CERTIFICATE & RISK CLASSIFICATION

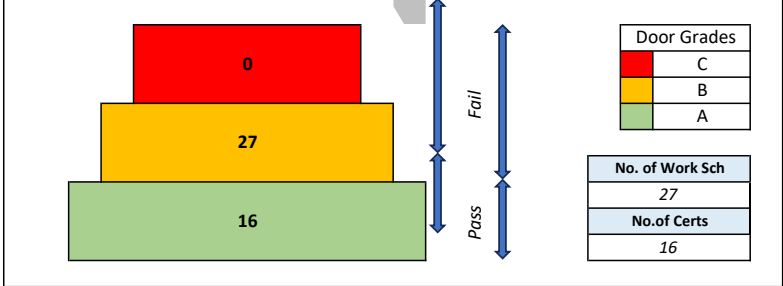
High Wycombe Block 2 DEHAVILLAND

Communal Doors ONLY

Date of Inspection: 27/10/2025

Total Doors	Surveyed	% Complete	No Access	Not Surveyed
43	43	100%	0	0

Surveyed Door Grade Profile

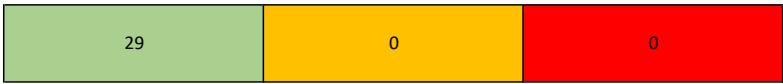


Door Grades	
Red	C
Yellow	B
Green	A

No. of Work Sch
27
No. of Certs
16

Defects Profile

Total No. of Defects = 29



Defect Priorities High Medium Low

Average No. Defects / Door

0.67

IMPACT	58%
Likelihood	45%

Risk of Fire Spread Due to FD's		Medium	26.1%
Door Type:		Communal Doors	
No.		43	

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Fire Risk Assessment

The Old Works, Leigh Street, High Wycombe.
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FIRE DOOR Building COMPLIANCE CERTIFICATE & RISK CLASSIFICATION

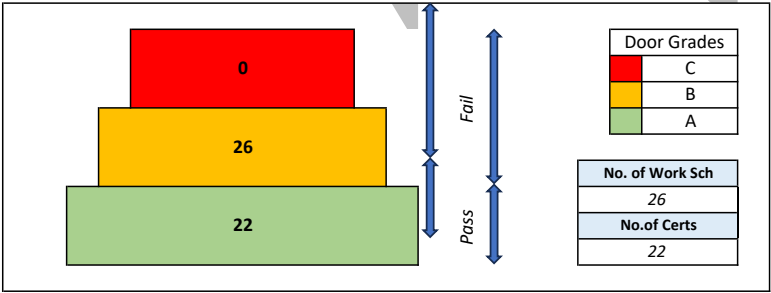
High Wycombe Block 2 DEHAVILLAND

Flat Front Doors ONLY

Date of Inspection: 11/06/2024

Total Doors	Surveyed	% Complete	No Access	Not Surveyed
80	48	60%	32	0

Surveyed Door Grade Profile

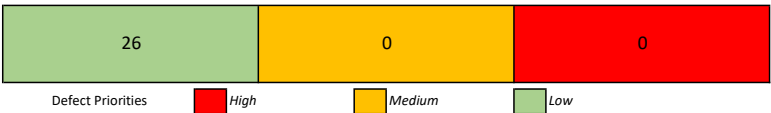


Door Grades	
Red	C
Yellow	B
Green	A

No. of Work Sch	
26	
No. of Certs	
22	

Defects Profile

Total No. of Defects = 26



Defect Priorities Red High Yellow Medium Green Low

Average No. Defects / Door

0.54

IMPACT	58%
Likelihood	38%

Risk of Fire Spread Due to FD's		Medium	22.0%
Door Type:	Flat Front Doors		
No.	80		

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Certificate number 12650
ISO 9001
OHSAS 18001

TOW/FRA/051025a
Oct 2025

Fire Risk Assessment

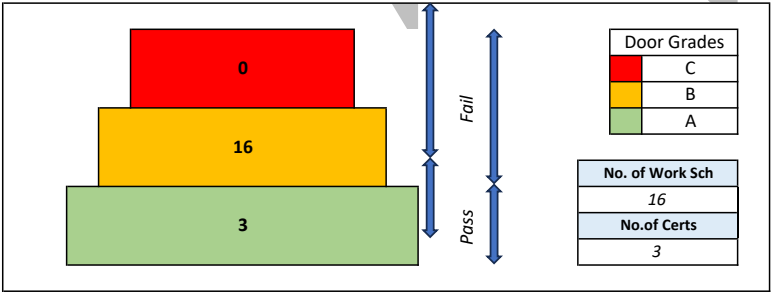
The Old Works, Leigh Street, High Wycombe.
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FIRE DOOR Building COMPLIANCE CERTIFICATE & RISK CLASSIFICATION

High Wycombe Block 3 Bishops Building

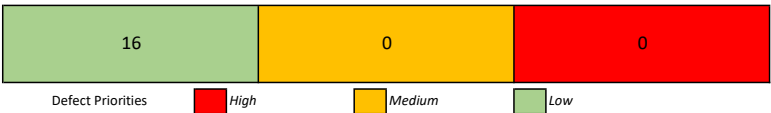
Communal Doors ONLY	Date of Inspection: 27/10/2025
----------------------------	--------------------------------

Total Doors	Surveyed	% Complete	No Access	Not Surveyed
21	19	90%	2	0

Surveyed Door Grade Profile


Door Grades	
	C
	B
	A

No. of Work Sch	
	16
No. of Certs	
	3

Defects Profile Total No. of Defects = 16


Defect Priorities ■ High ■ Medium ■ Low

Average No. Defects / Door

0.84

IMPACT	58%
Likelihood	52%

Risk of Fire Spread Due to FD's	Medium	29.9%
Door Type:		Communal Doors
No.		21

This is issued following a single inspection carried out by a qualified fire door inspector. It does not warrant the condition of the fire door after the inspection dates, should any repairs or replacement be undertaken, or the door loses integrity due to wear and tear, or removal of door closures or other tampering.

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Fire Risk Assessment

The Old Works, Leigh Street, High Wycombe.
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FIRE DOOR Building COMPLIANCE CERTIFICATE & RISK CLASSIFICATION

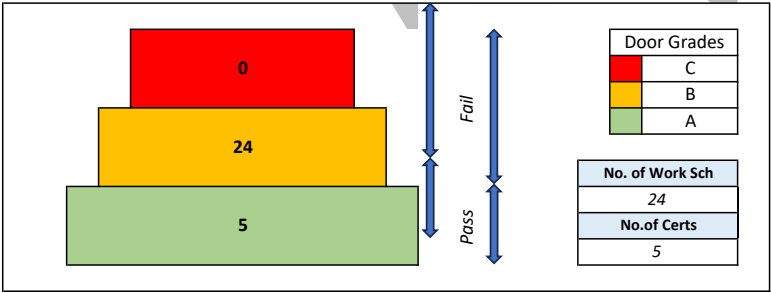
High Wycombe Block 3 Bishops Building

Flat Front Doors ONLY

Date of Inspection: 11/06/2024

Total Doors	Surveyed	% Complete	No Access	Not Surveyed
38	29	76%	9	0

Surveyed Door Grade Profile

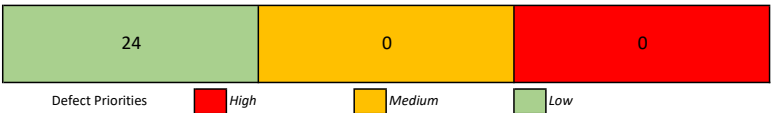


Door Grades	
■	C
■	B
■	A

No. of Work Sch	
	24
No. of Certs	
	5

Defects Profile

Total No. of Defects = 24



Defect Priorities

■ High■ Medium■ Low

Average No. Defects / Door

0.83

IMPACT	58%
Likelihood	48%

Risk of Fire Spread Due to FD's		Medium	27.9%
Door Type:	Flat Front Doors		
No.	38		

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Fire Risk Assessment

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Live Safe

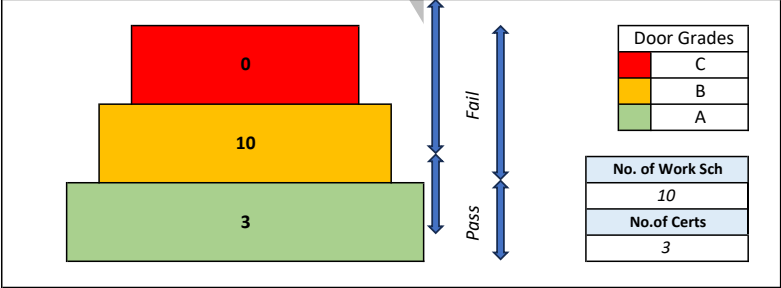
FIRE DOOR Building COMPLIANCE CERTIFICATE & RISK CLASSIFICATION

High Wycombe Block 4 Birch House and extension

Communal Doors ONLY	Date of Inspection: 27/10/2025
----------------------------	--------------------------------

Total Doors	Surveyed	% Complete	No Access	Not Surveyed
13	13	100%	0	0

Surveyed Door Grade Profile



Fail
Pass

	C
	B
	A

10
No. of Certs
3

Defects Profile Total No. of Defects = 11



Defect Priorities

High

 Medium

 Low

Average No. Defects / Door

0.85

IMPACT	58%
Likelihood	51%

Risk of Fire Spread Due to FD's	Medium	29.4%
Door Type:		Communal Doors
No.		13

This is issued following a single inspection carried out by a qualified fire door inspector. It does not warrant the condition of the fire door after the inspection dates, should any repairs or replacement be undertaken, or the door loses integrity due to wear and tear, or removal of door closures or other tampering.

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Fire Risk Assessment

The Old Works, Leigh Street, High Wycombe.
HP11 2WP



FIRE DOOR Building COMPLIANCE CERTIFICATE & RISK CLASSIFICATION

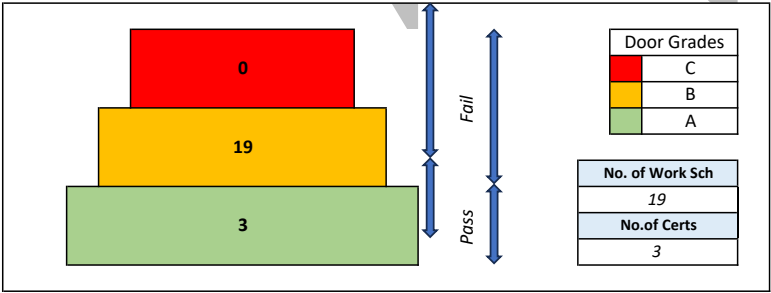
High Wycombe Block 4 Birch House and extension

Flat Front Doors ONLY

Date of Inspection: 12/06/2024

Total Doors	Surveyed	% Complete	No Access	Not Surveyed
85	22	26%	63	0

Surveyed Door Grade Profile

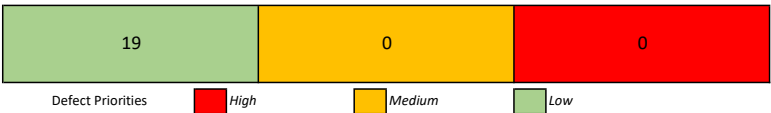


Door Grades	
Red	C
Yellow	B
Green	A

No. of Work Sch	
19	
No. of Certs	
3	

Defects Profile

Total No. of Defects = 19



Defect Priorities Red High Yellow Medium Green Low

Average No. Defects / Door

0.86

IMPACT	58%
Likelihood	38%

Risk of Fire Spread Due to FD's		Medium	22.1%
Door Type:	Flat Front Doors		
No.	85		

This is issued following a single inspection carried out by a qualified fire door inspector. It does not warrant the condition of the fire door after the inspection dates, should any repairs or replacement be undertaken, or the door loses integrity due to wear and tear, or removal of door closures or other tampering.

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Fire Risk Assessment

The Old Works, Leigh Street, High Wycombe.
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DRAFT