



# **FIRE RISK ASSESSMENT**

**The Residence  
Saunderton Estate, Wycombe Road, Saunderton. HP14 4EA**



**The Residence Management Ltd**  
Universal Square,  
3<sup>rd</sup> Floor, Building 2,  
Devonshire Street North,  
Manchester.  
M12 6JH

**Live Safe Ltd**  
64 The Park,  
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W5 5NP

## Fire Risk Assessment

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**Report Produced For:** The Residence Management Ltd

**Report Produced By:** Andrew West

**Date of Survey:** 19/12/2025

**Report Date:** 22/12/2025

|                       | Name                  | Signature                                                                           | Date       |
|-----------------------|-----------------------|-------------------------------------------------------------------------------------|------------|
| Assessed by           | A.W.                  |  | 19/12/2025 |
| Prepared by           | A.W.                  |  | 22/12/2025 |
| Checked & Reviewed by | A.W.                  |  | 22/12/2025 |
| Issue Status          | <b>FINAL</b>          |                                                                                     |            |
| Purpose of Issue      | <b>FINAL Issue</b>    |                                                                                     |            |
| Document Reference    | Residence/FRA/221225a |                                                                                     |            |
| Amendments            |                       |                                                                                     |            |
|                       |                       |                                                                                     |            |
|                       |                       |                                                                                     |            |

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ISO 9001  
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## **Executive Summary**

| <b>Priority</b> | <b>No. of Actions</b> | <b>SLA</b>                        |
|-----------------|-----------------------|-----------------------------------|
| <b>Low</b>      | 6                     | Within 3 Months of Date of Survey |
| <b>Medium</b>   | 4                     | Within 1 Months of Date of Survey |
| <b>High</b>     | 2                     | Within 2 Weeks of Date of Survey  |
| <b>NOTE</b>     | 0                     | Note Only                         |

|                      |                  |
|----------------------|------------------|
| <b>Assessed Risk</b> | <b>TOLERABLE</b> |
|----------------------|------------------|

|                           |                               |
|---------------------------|-------------------------------|
| <b>Recommended Review</b> | On or Before 19 December 2026 |
|---------------------------|-------------------------------|

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## Action Plan

| <b>FRA Action Plan</b>                                                                                                                                                                                                 |                 | <b>Date of FRA Survey 19/12/2025</b> |                       |                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------|-----------------------|------------------------|
| <b>The Residence, Wycombe Road, Saunderton. HP14 4EA</b>                                                                                                                                                               |                 | <b>Date of FRA Report 22/12/2025</b> |                       |                        |
| 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.                         |                 |                                      |                       |                        |
| Trivial <input checked="" type="checkbox"/> Tolerable <input type="checkbox"/>                                                                                                                                         |                 |                                      |                       |                        |
| <b>Deficiency / Rectification</b>                                                                                                                                                                                      | <b>Priority</b> | <b>Date to be Rectified</b>          | <b>Date Rectified</b> | <b>Action by Whom?</b> |
| A resident profile register should be established and maintained, so the landlord always knows who is living in the building.                                                                                          | Low             | 19/03/2026                           |                       | Management Co.         |
| The unwanted fire calls in the last 12 months should be provided.                                                                                                                                                      | Low             | 19/03/2026                           |                       | Management Co.         |
| The No. of unwanted fire related incidents in the last 10 years should be provided.                                                                                                                                    | Low             | 22/03/2026                           |                       | Management Co.         |
| Valid LL ECIR, Emergency Lighting, Lifts, Lightning conductor, AOV (inc dampers), fire alarm, dry riser maintenance certificates required.                                                                             | High            | 22/03/2026                           |                       | Management Co.         |
| Provided a valid PAT testing register for all suitable appliances.                                                                                                                                                     | Low             | 19/03/2026                           |                       | Management Co.         |
| A Basic ERP should be provided in the PIB's to enable a quicker understanding of a confusing building.                                                                                                                 | Medium          | 19/01/2026                           |                       | Management Co.         |
| The status of the fire hydrants should be determined. If they are private a valid maintenance certificate should be provided together with confirmation that the FRS are happy with the flow rates and water pressure. | High            | 02/01/2026                           |                       | Management Co.         |
| Confirmation required that the FAP is connected to a remote monitoring service.                                                                                                                                        | Medium          | 19/01/2026                           |                       | Management Co.         |
| Refuge points to be provided in the protected staircases.                                                                                                                                                              | Low             | 19/03/2026                           |                       | Management Co.         |
| The communal & flat front fire doors to be repaired in accordance with the latest worksheets provided by Live Safe Ltd.                                                                                                | Medium          | 19/01/2026                           |                       | Management Co.         |
| Wayfinding signage to be provided in the protected staircases to aid easy movement around a confusing building.                                                                                                        | Low             | 19/03/2026                           |                       | Management Co.         |
| A cause & effect for the active fire fighting systems should be provided.                                                                                                                                              | Medium          | 19/01/2026                           |                       | Management Co.         |



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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 The Residence. 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      | <p>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.</p> <p>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 &amp; expert witness investigations.</p> <p>Design &amp; Management of numerous multi-discipline technical teams, for private developers, delivering both low rise and high-rise multi-occupation buildings.</p> <p>Head of Development &amp; Delivery for two large Housing Associations (each &gt; 50,000 homes).</p> <p>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.</p> |



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## 2. THE PREMISES

### 2.1 Building Details

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of the Business                | The Residence Management Ltd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Full address                        | Wycombe Road, Saunderton, HP14 4EA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Number of floors                    | Basement, Lower Ground +2.<br>The building is below 11m high                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Number of Flats                     | 58                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Description                         | <p>The building comprises a converted office. It is split into two separate halves. Each half has two staircases, with vented lobbies protecting them. Within one staircase in each half there is a passenger lift.</p> <p>On the ground floor, in the centre of the building, there is a courtyard garden that can be accessed by all residents.</p> <p>The front half of the building has a small basement area, a lower ground floor, an upper ground floor and a 1<sup>st</sup> floor. The rear half has only a LG, UP and a 1<sup>st</sup> floor. There is a resident gym in this latter area.</p> <p>There are numerous risers through the building and a tank room in the basement area. There are several private residents storage rooms.</p> <p>Plan of the building were not available. A copy of the fire alarm zone plan is presented below showing the general arrangement.</p> |
| Gross floor area (m <sup>2</sup> ): | Approximately 4,000m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Construction Type                   | <p>Traditional brick with concrete floor slabs. There are raised false floor to all stories.</p> <p>Windows are UVPC.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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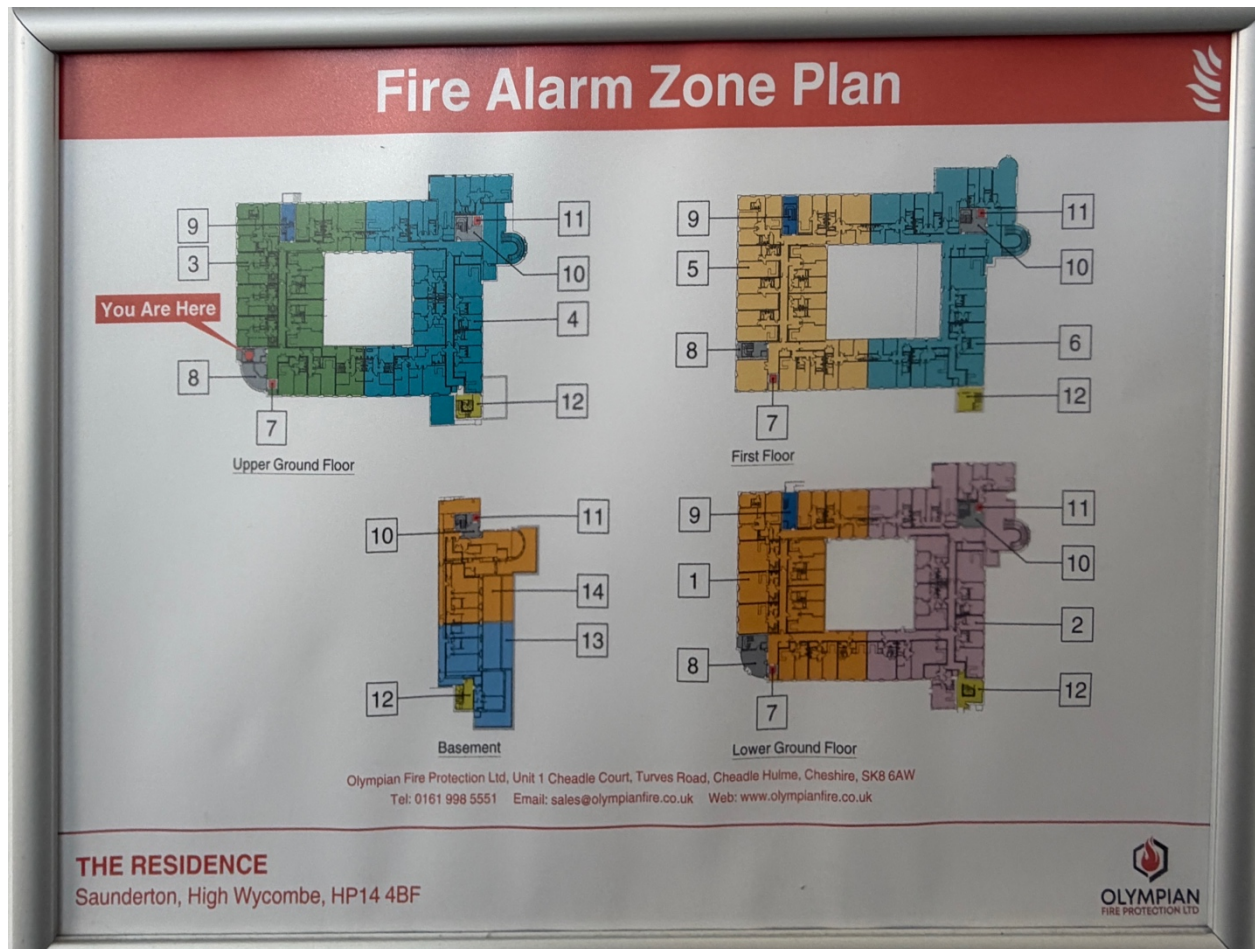
|                                                      |         |
|------------------------------------------------------|---------|
| Does the premises have single or multiple occupancy? | Single. |
|------------------------------------------------------|---------|

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### 3. The Occupants

#### 3.1 Occupant Numbers

|                                                         |                                         |
|---------------------------------------------------------|-----------------------------------------|
| Approximate maximum number of occupants in the building | 174 inc. visitors                       |
| Approximate number of employees at any one time         | None.                                   |
| 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 and residents gym.

#### 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 | A resident profile is not available. |

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|                                                                      |         |                                           |
|----------------------------------------------------------------------|---------|-------------------------------------------|
| Do young person's use the building (younger than 18 years old)       | Yes     | Families will be present in the building. |
| Are there any other vulnerable persons especially at risk from fire? | Unknown | A resident profile is not available.      |

### 3.5 Fire Loss Experience

|                                              |                                                       |
|----------------------------------------------|-------------------------------------------------------|
| Unwanted fire calls in the past 12 months    | Unknown. The fire log did not reference any call outs |
| Fires related incidents in the past 10 years | Unknown.                                              |

### 3.6 Summary of Occupancy Issues

It is unknown if disabled or vulnerable residents are present in the building. A resident profile is not available.

It is unknown if there have been any unwanted fire calls in the last 12 months.

It is unknown if there have been any fire related incidents in the last 10 years.

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### 4. FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

#### 4.1 Electrical Sources of Ignition

|                                                                                  |     | Comment                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Are reasonable measures taken to prevent fires of electrical origin?             | Yes | <p>The building and risers are very tidy and well maintained. There are no obvious electrical issues.</p> <p>There is a live substation within the car park approximately 20m beyond the northern elevation. This is in a chain-link enclosure with a locked gate.</p> <p>Lightning conductors are present around the building.</p> |
| Are the fixed installations periodically inspected and tested?                   | Yes | <p>No valid ECIR records or other maintenance certificates were provided.</p> <p>Valid maintenance certificates were not available for the lifts, the lightning conductor the active firefighting systems.</p>                                                                                                                      |
| Are portable appliances tested (PAT) within acceptable frequencies               | N/A | <p>Portable appliances are provided in the risers and there is electronic equipment in the resident's gym.</p> <p>A PAT register is not available.</p> <p>The test stickers on some of the plugs in the risers showed that they were tested in June /25.</p>                                                                        |
| Is there a suitable policy regarding the use of personal electrical appliances?  | Yes | <p>A suitable policy is issued to residents with any handover documents.</p>                                                                                                                                                                                                                                                        |
| Are electrical leads and extension cables well managed and carefully positioned? | N/A | <p>There are no extension cables present.</p>                                                                                                                                                                                                                                                                                       |
| <b>General comments:</b>                                                         |     |                                                                                                                                                                                                                                                                                                                                     |

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### 4.2 Smoking

|                                                                            |     | Comment                                                                                                                                                                   |
|----------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is smoking permitted on the premises                                       | No  | No smoking signs are provided.                                                                                                                                            |
| Does smoking occur in areas that are not designated as smoking areas?      | No  |                                                                                                                                                                           |
| Within designated smoking areas are smokers' materials disposed of safely? | Yes | There is a designated smoking area adjacent to the MAP at the rear of the building. This did not look like it was heavily used and the area around it was clean and tidy. |
| <b>General comments:</b>                                                   |     |                                                                                                                                                                           |

### 4.3 Arson

|                                                                   |     | Comment                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does basic security against arson by outsiders appear reasonable? | Yes | Access into the common areas of the building from the MAP's is controlled with a fob / key code. Access to the apartments is by lock and key.<br><br>Access to the risers is via and FB2 key. Access to other storage areas is via unknown keys. |
| <b>General comments:</b>                                          |     |                                                                                                                                                                                                                                                  |

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### 4.4 Fixed & Portable Heating Provisions

|                                                                                            |      | Comment                                                                                             |
|--------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------|
| What fixed heating installations are used to heat the premises?                            |      | Electric Panel radiators to flats. The communal areas are unheated.                                 |
| Are fixed heating installations subject to regular maintenance?                            | Note | Details of the maintenance requirements is provided to the residents with the handover information. |
| Are additional portable heating appliances in use?                                         | No   | There are no portable heating appliances present.                                                   |
| Is their use suitably controlled to minimize the risk of a fire to an acceptable standard? | N/A  |                                                                                                     |
| <b>General comments:</b>                                                                   |      |                                                                                                     |

### 4.5 Cooking

|                                                                            |      | Comment                                                                                                        |
|----------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------|
| What type of cooking facilities are provided at the premises?              |      | No communal cooking facilities.<br>Kitchens are present in individual apartments. Most of these are open plan. |
| Are reasonable measures taken to prevent fires as a result of cooking?     | Note | Smoke and Heat alarms are provided in the kitchen areas of the residential flats.                              |
| Are suitable extinguishing appliances available in the cooking facilities? | N/A  |                                                                                                                |
| <b>General comments:</b>                                                   |      |                                                                                                                |

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### 4.6 Lightning

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

### 4.7 Housekeeping

|                                           |     | Comment                                                                                          |
|-------------------------------------------|-----|--------------------------------------------------------------------------------------------------|
| Is the standard of housekeeping adequate? | Yes | All communal areas were clear of flammable material.<br>The housekeeping was to a high standard. |
| General comments:                         |     |                                                                                                  |

### 4.8 Furniture & Furnishings

|                                                    |     | Comment                                                                                              |
|----------------------------------------------------|-----|------------------------------------------------------------------------------------------------------|
| Do furniture and furnishings meet FFFSR standards? | Yes | Furniture is present in the reception area to the front half of the building. This is non-flammable. |
| General comments:                                  |     |                                                                                                      |

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### 4.9 Summary of Fire Ignition Hazards

Valid ECIR certificates have not been provided for the LL and the residential areas electrics.

A PAT register has not been provided. However, all the PAT testing appears to have been undertaken.

Valid maintenance certificates have not been provided for the lightning conductors and the active firefighting systems and the lifts.

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### 5. DETERMINING THE LIKELIEHOOD OF FIRE

#### Summary of Fire Ignition Hazards

Valid ECIR certificates have not been provided for the LL and the residential areas electrics.

A PAT register has not been provided. However, all the PAT testing appears to have been undertaken.

Valid maintenance certificates have not been provided for the lightning conductors and the active firefighting systems and the lifts.

#### 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     | There are multiple exit routes throughout the building.                                                                                                                    |
| Are there enough exit routes for the number of people in the building?                  | Yes     | The width of the stairs is acceptable.                                                                                                                                     |
| Are all exits easily and immediately openable where necessary?                          | Yes     | There is an exit push button & emergency door release by all the final exit doors.<br>Activation of the AOV smoke detectors will disable the lock on the main access door. |
| Are escape routes unobstructed?                                                         | Yes     |                                                                                                                                                                            |
| Are all travel distances within acceptable levels?                                      | Yes     |                                                                                                                                                                            |
| Are there suitable fire provision for all inner rooms?                                  | No.     | There are no inner rooms.                                                                                                                                                  |
| Are arrangements for means of escape for disabled people reasonable?                    | No      | Refuge points are not provided in the protected stairwells.                                                                                                                |
| Are external escape staircases and gangways subject to a suitable maintenance schedule? | Unknown | There are some small staircases leading from the final exit doors.<br>These are unlikely to need significant maintenance as they are concrete / stone.                     |
| <b>General comments:</b>                                                                |         |                                                                                                                                                                            |

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### 6.2 Measures to Limit Fire Spread & Development - Internal

|                                                                        |                | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is the compartmentation of a reasonable standard?                      | Yes            | Where visible all the compartmentation looked competent.                                                                                                                                                                                                                                                                                                                                                                                      |
| Do walls provide suitable protection to escape routes?                 | Yes            | There are no flammable materials along the escape routes.                                                                                                                                                                                                                                                                                                                                                                                     |
| Are fire doors in good condition, providing good compartmentation?     | No             | <p>The flat front and communal and flat front doors were inspected by Live Safe Ltd in December 2025.</p> <p>Some of the doors need repair to meet the required standard.</p> <p>A summary of the status of the latest door surveys for both the flat front and communal doors is presented in the Appendix. Golden Thread photos proving compliance for each door is kept and maintained by the Responsible and is available on request.</p> |
| Are fire shutters in good condition, providing good compartmentation?  | Not Applicable | No shutters seem to be present.                                                                                                                                                                                                                                                                                                                                                                                                               |
| Do ducts that pass- through fire separating walls have dampers fitted? | Yes            | Dampers are present to the smoke shafts in the lobbies that protect the staircases. It is assumed that the serviceability of these is checked with the AOV systems.                                                                                                                                                                                                                                                                           |
| <b>General comments:</b>                                               |                |                                                                                                                                                                                                                                                                                                                                                                                                                                               |

### 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 | The external walls are of traditional construction and non-flammable. |



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|                                                                                                                         |     |              |
|-------------------------------------------------------------------------------------------------------------------------|-----|--------------|
| Has the outer face of the building been provided with an insulating cladding system?                                    | No  |              |
| Is the external cladding system in a good state of repair, capable of resisting a fire from an external source?         | N/A |              |
| 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 minimize the spread of fire from balcony to balcony? | N/A | No balconies |
| <b>General comments:</b>                                                                                                |     |              |

### 6.4 Emergency Escape Lighting

|                                                                       |     | Comment                                                                                          |
|-----------------------------------------------------------------------|-----|--------------------------------------------------------------------------------------------------|
| Has a reasonable standard of emergency escape lighting been provided? | Yes | Emergency lighting provided on all floors at a reasonable spacing sufficient for emergency exit. |
| Cause & Effect known                                                  | Yes | Failure of the power supply will activate the emergency lighting.                                |
| Testing and maintenance                                               | No  | A valid maintenance certificate was not provided.                                                |
| <b>General comments:</b>                                              |     |                                                                                                  |

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### 6.5 Fire Safety Signs & Notices

|                                                                  |     | Comment                                                                                                                                                                                                  |
|------------------------------------------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is there a reasonable standard of fire safety signs and notices? | Yes | The evacuation, fire exit and "No Smoking" signs were acceptable.<br><br>There was no wayfinding signage in any of the stair wells. This is an initially confusing building and this would help the FRS. |
| General comments:                                                |     |                                                                                                                                                                                                          |

### 6.6 Means of Giving Warning in Case of Fire

|                                                                                               |     | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| What alarm system has been installed on the premises.                                         |     | Stand-alone smoke & heat detectors and sounders (LD2 system) are provided in each of the flats.<br><br>An L5 alarm system has been installed in the communal areas which comprises: <ul style="list-style-type: none"><li>• Smoke detection in the staircases.</li><li>• Smoke detection in the common corridors / lobbies.</li><li>• Smoke detection in the ancillary areas (plant room, risers, and storage rooms).</li></ul><br>Confirmation has not been provided that the FAP is connected to a remote monitoring service. |
| Is the means of giving warning, in case of fire, appropriate for the occupancy and fire risk? | Yes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Cause & Effect known                                                                          | No  | A cause & effect matrix has not been provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Are sound levels, of the alarm system, adequate throughout the premises?                      | Yes | Communal alarm is silent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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|                          |    |                                        |
|--------------------------|----|----------------------------------------|
| Testing and maintenance  | No | The maintenance inspection is overdue. |
| <b>General comments:</b> |    |                                        |

### 6.7 Manual Fire Extinguishing Appliances

|                                                               |     | Comment                                     |
|---------------------------------------------------------------|-----|---------------------------------------------|
| Is there reasonable provision of portable fire extinguishers? | N/A | None required in main part of the building. |
| Are all fire extinguishing appliances readily accessible?     | N/A |                                             |
| Testing and maintenance                                       | N/A |                                             |
| <b>General comments:</b>                                      |     |                                             |

### 6.8 Automatic Fire Extinguishing

|                                                        |     | Comment |
|--------------------------------------------------------|-----|---------|
| Is there automatic fire extinguishing on the premises? | No  |         |
| Cause & Effect known                                   | N/A |         |
| Testing and maintenance                                | N/A |         |
| <b>General comments:</b>                               |     |         |

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### 6.9 Smoke Control

|                                                            |          | Comment                                                                                                                                                                         |
|------------------------------------------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is there a smoke control system installed on the premises? | Yes      | AOV Windows are provided at the head of each of the protected staircases. Natural smoke shafts are present in lobbies immediately adjacent to each of the protected staircases. |
| Cause & Effect known                                       | No       | A cause & effect matrix has not been provided.                                                                                                                                  |
| Testing and maintenance                                    | Provided | The maintenance inspection is overdue                                                                                                                                           |
| <b>General comments:</b>                                   |          |                                                                                                                                                                                 |

### 6.10 Summary of Fire Protection Issues

Disabled refuge points are not provided in the protected staircases.

The fire doors need to be repairs as identified in the recent FD survey.

Valid maintenance certificates are required for the emergency lighting, the AOV system and the communal fire alarm system.

There is no wayfinding signage in the protected staircase, and it is initially difficult to understand where you are.

It is not clear if the FAP is connected to a remote monitoring service.

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

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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?                             | Stephanie Hilditch – Regional Operation Director (North)<br><a href="mailto:Stephanie.hilditch@mcr-homes.co.uk">Stephanie.hilditch@mcr-homes.co.uk</a><br>07950 867 834 |                                                                                                                                                                         |
| Are there suitable arrangements for summoning the fire and rescue service?                        | Unknown                                                                                                                                                                 | It is unclear if the FAP is connected to a remote monitoring service.                                                                                                   |
| What arrangements have been made for ensuring that the premises has been evacuated?               | The evacuation policy is Stay Put.                                                                                                                                      |                                                                                                                                                                         |
| 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                                                                                                                                                                      | As discussed previously refuge points are not provided in the protected staircases.                                                                                     |
| Are there routine in- house inspections of fire precautions?                                      | Yes                                                                                                                                                                     | Routine inspections are undertaken on a regular basis by the management company.<br>Records of the fire alarm and EL tests are included in the fire logbook in the PIB. |
| Is a suitable defect reporting system in place                                                    | Yes                                                                                                                                                                     | MCR Living operate a robust system for defects management.                                                                                                              |
| <b>General comments:</b>                                                                          |                                                                                                                                                                         |                                                                                                                                                                         |

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### 7.2 Summary of Fire Safety Management Issues

It is unclear if the FAP is connected to a remote monitoring service.

Refuge points for disabled residents are not provided in the protected staircases.

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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? | No  | An ERP is not provided. It is not legally required.<br><br>This is an initially confusing building. It is highly recommended that a basis ERP is provided to ensure that there are no delays. |
| Is information available on the luminous discharge (neon) signs?   | No  | No luminous signs.                                                                                                                                                                            |
| Is information available on the photovoltaic generating system?    | N/A | No PV.                                                                                                                                                                                        |
| <b>General comments:</b>                                           |     |                                                                                                                                                                                               |

### 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? | Yes | Hydrants are provided within the grounds of the building.<br><br>It is not known if these are maintained by the local water company or the residents management co. This needs to be clarified.<br><br>If they are private maintained, then confirmation needs to be provided of the maintenance and suitability of the water pressure / flow rates.<br><br>Confirmation is required that the hydrants are within an acceptable distance of the dry risers. |

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**General comments:**

### 8.3 Maintenance of Facilities, Equipment & Devices Provided for Firefighting

|                          |     | Comment                                                                |
|--------------------------|-----|------------------------------------------------------------------------|
| Rising Mains             | Yes | Dry risers are provided to all staircases.                             |
| Fire-fighting lifts      | No  | N/R                                                                    |
| Testing and maintenance  | No  | The maintenance inspections for the dry risers have not been provided. |
| <b>General comments:</b> |     |                                                                        |

### 8.4 Summary Fire Service Access & Information Issues

An ERP is not legally required but is highly recommended as this is an initially very confusing building, which may delay extinguishing any fire.

Hydrants are provided within the grounds of the building.

It is not known if these are maintained by the local water company or the resident's management co. This needs to be clarified.

If they are private maintained, then confirmation needs to be provided of the maintenance and suitability of the water pressure / flow rates.

Confirmation is required that the hydrants are within an acceptable distance of the dry risers.

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

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# 9. DETERMINING THE CONSEQUENCES OF FIRE

## Summary of Occupancy Issues

It is unknown if disabled or vulnerable residents are present in the building. A resident profile is not available.

It is unknown if there have been any unwanted fire calls in the last 12 months.

It is unknown if there have been any fire related incidents in the last 10 years.

## Summary of Fire Protection Issues

Valid ECIR certificates have not been provided for the LL and the residential areas electrics.

A PAT register has not been provided. However, all the PAT testing appears to have been undertaken.

Valid maintenance certificates have not been provided for the lightning conductors and the active firefighting systems and the lifts.

An ERP is not legally required but is highly recommended as this is an initially very confusing building, which may delay extinguishing any fire.

Hydrants are provided within the grounds of the building.

It is not known if these are maintained by the local water company or the resident's management co. This needs to be clarified.

If they are private maintained, then confirmation needs to be provided of the maintenance and suitability of the water pressure / flow rates.

Confirmation is required that the hydrants are within an acceptable distance of the dry risers.

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

It is unclear if the FAP is connected to a remote monitoring service.

Refuge points for disabled residents are not provided in the protected staircases.

The fire doors need to be repairs as identified in the recent FD survey.

Valid maintenance certificates are required for the emergency lighting, the AOV system and the communal fire alarm system.

There is no wayfinding signage in the protected staircase, and it is initially difficult to understand where you are.

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



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### 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).          |
| ✓ | 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:

## TOLERABLE

No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.

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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                         |

| <b>FRA Action Plan</b>                                                                                                                                                                                                 |          | <b>Date of FRA Survey 19/12/2025</b> |                |                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------------|----------------|-----------------|
| <b>The Residence, Wycombe Road, Saunderton. HP14 4EA</b>                                                                                                                                                               |          | <b>Date of FRA Report 22/12/2025</b> |                |                 |
| 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.                      |          |                                      |                |                 |
| <div style="display: flex; justify-content: space-between;"> <span>Trivial <input checked="" type="checkbox"/></span> <span>Tolerable <input type="checkbox"/></span> </div>                                           |          |                                      |                |                 |
| Deficiency / Rectification                                                                                                                                                                                             | Priority | Date to be Rectified                 | Date Rectified | Action by Whom? |
| A resident profile register is should be established and maintained, so the landlord always knows who is living in the building.                                                                                       | Low      | 19/03/2026                           |                | Management Co.  |
| The unwanted fire calls in the last 12months should be provided.                                                                                                                                                       | Low      | 19/03/2026                           |                | Management Co.  |
| The No. of unwanted fire related incidents in the last 10 years should be provided.                                                                                                                                    | Low      | 22/03/2026                           |                | Management Co.  |
| Valid LL ECIR, Emergency Lighting, Lifts, Lightning conductor, AOV (inc dampers), fire alarm, dry riser maintenance certificates required.                                                                             | High     | 22/03/2026                           |                | Management Co.  |
| Provided a valid PAT testing register for all suitable appliances.                                                                                                                                                     | Low      | 19/03/2026                           |                | Management Co.  |
| A Basic ERP should be provided in the PIB's to enable a quiker understanding of a confusing building.                                                                                                                  | Medium   | 19/01/2026                           |                | Management Co.  |
| The status of the fire hydrants should be determined. If they are private a valid maintenace certificate should be provided together with confirmation that the FRS are happy qwith the flow rates and water pressure. | High     | 02/01/2026                           |                | Management Co.  |
| Confirmation required that the FAP is connected to a remote monitoring service.                                                                                                                                        | Medium   | 19/01/2026                           |                | Management Co.  |
| Refuge points to be provided in the protected staircases.                                                                                                                                                              | Low      | 19/03/2026                           |                | Management Co.  |
| The communal & flat front fire doors to be repaired in accordance with the latest worksheets provided by Live Safe Ltd.                                                                                                | Medium   | 19/01/2026                           |                | Management Co.  |
| Wayfinding signage to be provided in the protectes staircases to aid easy movement around a confusing building.                                                                                                        | Low      | 19/03/2026                           |                | Management Co.  |
| A casuse & effect for the active fire fighting systems should be provided.                                                                                                                                             | Medium   | 19/01/2026                           |                | Management Co.  |

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## Appendix A Photographs



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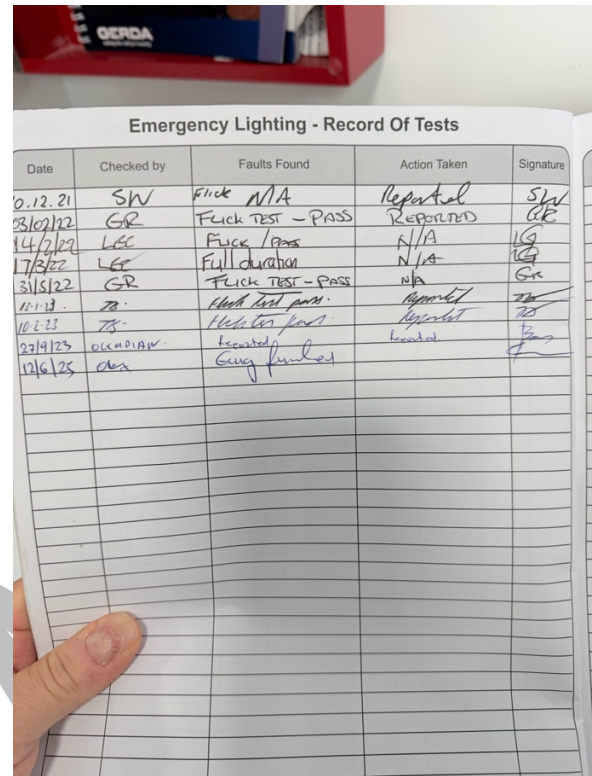
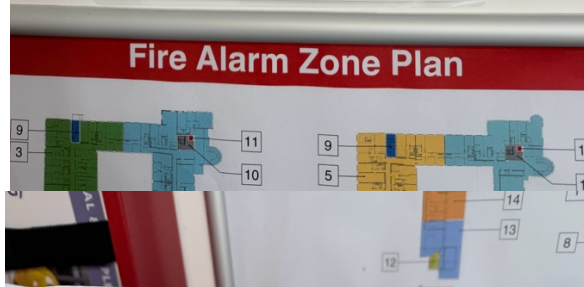
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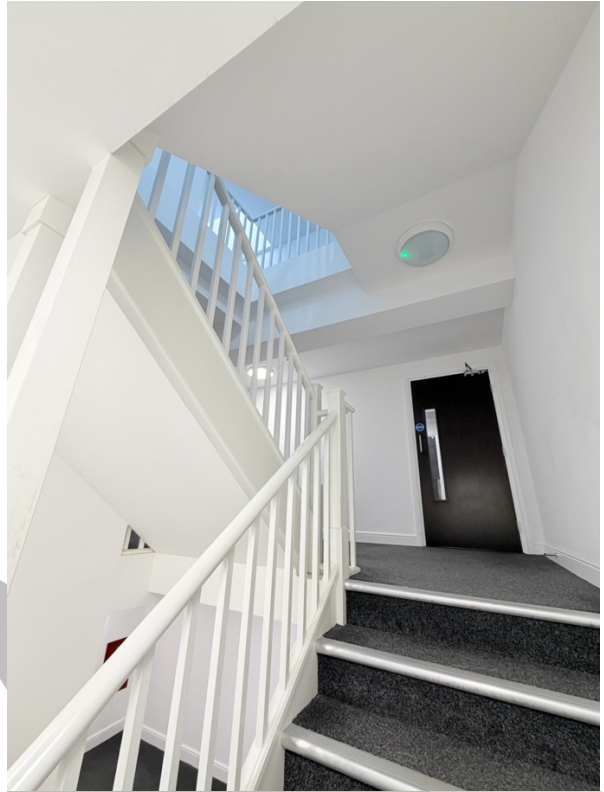
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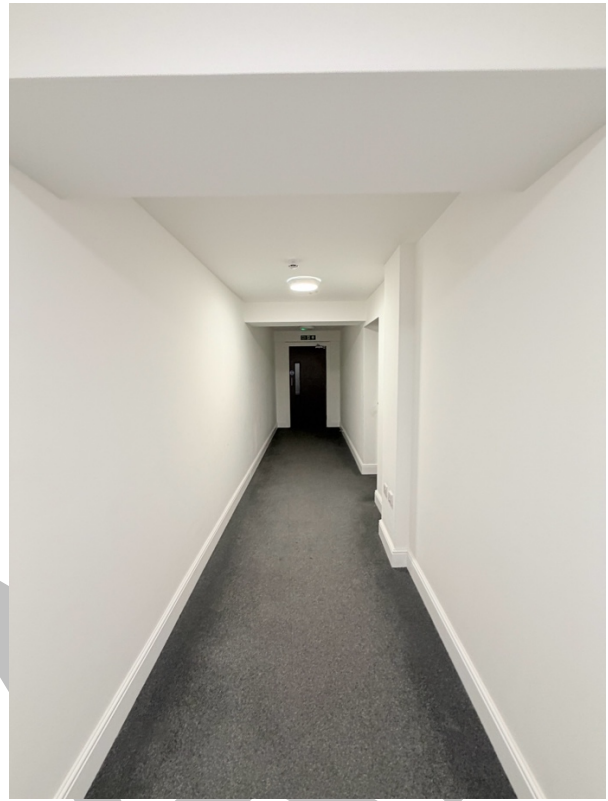
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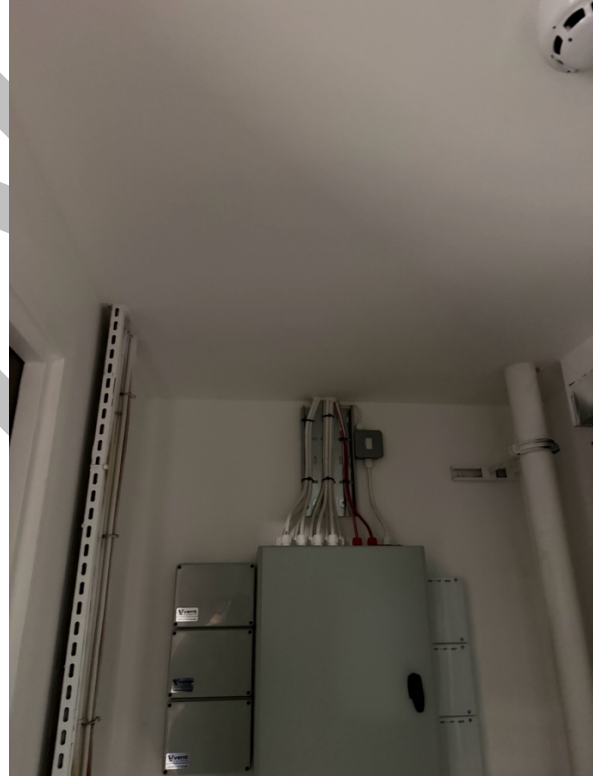
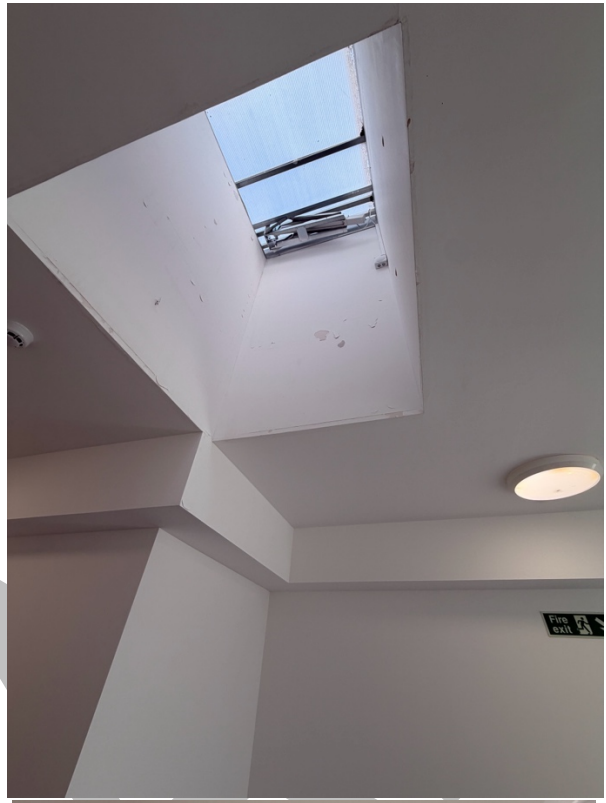
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## Appendix B Maintenance Certificates



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