

REGULATION 29 RESPONSE TO A REPORT ON ACTION TO PREVENT FUTURE DEATHS

In accordance with the Chief Coroner's publication policy, no living persons' names are included in this document.

THIS RESPONSE IS BEING SENT TO:

The Senior Coroner for the Coroner Area of Buckinghamshire, in response to a '**REPORT TO PREVENT FUTURE DEATH REGULATION 28**' dated 6 July 2026, following an investigation into the death of **Eleisha Jacqueline Patricia SKINNER** and an inquest that concluded on **23 June 2026**.

1.	RESPONDENT In line with our duty under Regulation 29 of the Coroners (Investigations) Regulations 2013, Howarth Property Ltd provides this response within 56 days of the date of the Report to Prevent Future Deaths, or any extension granted.
2.	DATE OF RESPONSE 22 July 2026
3.	CONFIRMATION OF CORONER'S MATTERS OF CONCERN The MATTERS OF CONCERN identified in the report are as follows: At the time of the incident, there were issues with regard to the safe use of the driveway at 223 West Wycombe Road, High Wycombe: (1) The driveway had a clear downwards incline towards a sheer drop of around 3 feet with no upward-projecting protective retaining wall, armco barrier or other method of preventing vehicle over-run. Railings have been installed at the top of the sheer drop, but the inquest was not able to examine whether or not these would address the issue or if they have created a new potential crush risk. (2) At the time of the incident, the driveway was very slippery as a result of the winter weather conditions. It remains unclear whether the tenants have access to gritting or salting materials and equipment and instructions as to how and when to utilise, or whether the owners or managers have any procedure in place to mitigate against such icy conditions. (3) The particular mechanics of this incident indicated a vehicle was being unloaded from a rear boot with the potential downwards trajectory of the vehicle in the event of slippage or rolling being directly towards the individual undertaking the unloading. There was no evidence of any instructions to users of the driveway regarding safe unloading of vehicles from the upper end of the driveway such that a vehicle will run away from those unloading if an issue arises.
4.	DETAILS OF ACTION TAKEN Concern (1) — vehicle over-run risk Following the incident, the driveway was immediately closed.

	A handrail has since been installed at the lower end and edge of the driveway, which serves to protect against the risk of falling to the transverse walkway. The railings have been carefully designed and assessed by an engineer. Arising from that assessment, Howarth Property Ltd will additionally install a dedicated vehicle stop barrier alongside the handrail, as set out in Section 5 below. This is because a handrail alone could itself create a crush risk to a pedestrian if a vehicle were to run against it; the vehicle stop barrier will therefore act as the primary means of restraint and has been designed by an engineer. Concern (2) — icy conditions Responsibility for the day-to-day assessment of the driveway in winter conditions rests with the tenants of the household and visitors to the property. To support this, all tenants have been advised - by notices displayed on the communal notice boards and in written confirmation to both existing and new tenants - that in icy or otherwise dangerous conditions they must assess the driveway before use and refrain from using the driveway until conditions are safe. So that this advice cannot be missed or forgotten, permanent signage to the same effect will be installed at the driveway itself, for the benefit of visitors and all other users of the driveway. The sign will be in place no later than 1st October 2026 in advance of the winter. Concern (3) — safe unloading Written guidance on the safe parking, loading and unloading of vehicles has been issued to all tenants of the household. It instructs users to park at the upper end of the driveway; to leave vehicles secured with the handbrake applied, in gear (or in 'Park'), with the front wheels turned away from the slope; and never to stand behind or downhill of a vehicle while loading or unloading, so that a vehicle will run away from, and not towards, any person if an issue arises.
5.	DETAILS OF FURTHER ACTION PROPOSED A dedicated vehicle stop (car stop) barrier is planned to be installed on the driveway to physically prevent any vehicle from over-running towards the lower walkway, alongside the handrail and railings already in place. Prior to installation, the vehicle stop barrier, together with the existing railings and handrail, will be specified and signed off by an engineer to confirm that they adequately address the over-run and crush risks. The barrier will be installed by 1st October 2026. The signage and notices will be checked as part of routine property inspections.
6.	SIGNATURE Directors of Howarth Property Ltd