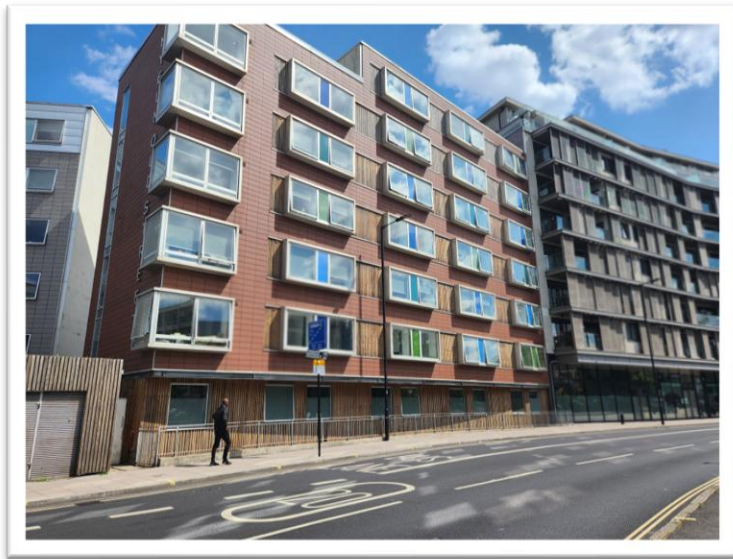


Fire Risk Assessment: PAS 79-1

HYELM – East Road Block



Client: HYELM

Address: 43 - 51 New North Road, London N1 6JB

Reference: JTF00377

Date: 01-Sept-2025

A. APPENDIX II

1 Action Plan

1.1 Introduction

The following tables summarise the issues found during the fire risk assessment survey and provides an assessment of the priority with which the issues should be considered. The assigned priorities of High, Medium, and Low denote the qualitative risk to the safety of occupants and others in the immediate vicinity of the premises, in the event of a fire, should the issue not have been resolved at the time of the fire.

It should be noted that the actions detailed in this schedule are recommendations. Other methods of resolving the identified issue may be possible and may be more appropriate to the specific use of the building or situation of the Responsible Person. Should this be the case, any such alternatives should be considered in the light of the whole Fire Protection Strategy for the building, to ensure that changes to one feature do not adversely affect other fire precautions.

Section No.	Recommendations	Status
17.08.03	All fire doors protecting the single escape stair serving the East Road Block should be kept closed unless being used for access. Where furniture is being delivered, a fire door may be wedged open for the duration of the movement of furniture through the door, provided that other doors are closed, and the wedged door is constantly attended by a person who is fully aware of the need to close the door immediately if a fire is discovered, or the fire alarm sounds.	Complete.

Section No.	Recommendations	Status
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21.02.01	Additional automatic smoke detection should be installed at each level of the East Road Block staircase, to provide early warning of a fire which develops to affect the open service riser shaft accessed directly from the stair.	Complete.
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Section No.	Recommendations	Status
17.08.05	The door forming the smoke vent at the end of the ground floor corridor of the East Road Block should be serviced to equalise the gaps around the door and to ensure that the existing smoke seals effectively close the gaps.	Underway.
17.08.06	The door forming the smoke vent at the end of the lower ground floor corridor of the East Road Block should be serviced to equalise the gaps around the door and to ensure that the existing smoke seals effectively close the gaps.	Underway.
17.10.10	All doors to all flats should be checked on a minimum of a quarterly basis to ensure that they effectively self-close from any open position. Those doors found not to effectively self-close from any open position, should be serviced immediately to ensure effective self-closing.	Completed. Fire Door inspection programme in place.
18.01.01	The nature of the ceiling over the East Road Block Laundry Room should be investigated, to confirm whether the ceiling provides a part of the fire resistance to the floor above. If found to provide any part of the fire resistance of the floor above, the ceiling should be suitably repaired to reinstate the necessary fire resistance.	Complete.

Section No.	Recommendations	Status
18.02.01	As a minimum, 60 minute fire resisting intumescent crush collars should be installed on all plastic and UPVC pipes passing through the fire compartment wall separating the lower ground floor Plant Room from the adjacent residential circulation corridor, to maintain the integrity of the fire compartment wall in the event of a fire in the Plant Room.	Complete.
18.04.01	For a residential stay-put evacuation strategy to be reinstated, the intumescent grill should either be replaced with an active fire and smoke damper which is interfaced with, or else the fire door should be replaced with a new door with no ventilation opening through it.	This action will be held in 'fire safety plan to re-instate stay put strategy' to be implemented when and if Old Street is advised to return to a stay put fire strategy. Currently we have a simultaneous evacuation strategy, which will not be reviewed until external remediation is complete.
26.08.01	Regular fire drills should be carried out for the premises. This should include the residential accommodation as well as the commercial accommodation, however, residential fire drills should be by prior arrangement with the express intention of allowing residents to practice the procedures they may have to use in an emergency, rather than as an unannounced activity.	Outstanding.