



Fire Risk Assessment: PAS 79-1

HYELM – Linking Office block



Client: HYELM

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

Reference: JTF00377

Date: 01-Sept-2025

0808 1231702 www.tecfire.co.uk

4th Floor Chantry House, The Chantry Centre, Chantry Way, Andover, SP10 1LZ

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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
05.01.01	The Responsible Person who has day-to-day managerial control of the occupation of the Linking Office Building should ensure that a full fire safety risk assessment has been carried out, covering the policies, procedures and conditions applicable to their occupation of the Linking Office Block, taking into account the additional fire precautions recorded in the existing fire strategy for the premises, necessary as a result of the construction detail and proximity to the adjacent residential accommodation.	Complete
13.04.01	The need for remedial actions in respect of the fire risks posed by occupation of the Linking Office Block should be raised with the Responsible Person who has day-to-day managerial control of the occupation of the Linking Office Building.	Complete
14.05.01	The need to maintain the fire precautions within the adjacent residential accommodation during contractor remediation works should be raised with the Responsible Person who has day-to-day managerial control of the occupation of the Linking Office Building.	Complete

Section No.	Recommendations	Status
17.08.01	The door to the Comms Room on the 1st floor of the Linking Office building should be kept locked shut, to prevent the storage of combustibles within the room and to maintain the communal escape route as a clear route out of the building,	Complete.
17.10.05	The wedge should be removed from the door to the first floor Store in the Linking Office building to allow the door to effectively self-close.	There are a number of recommendations related to doors in the Link Block. These will be fully addressed once the internal refurbishments are complete, and Contractor's hand back the Link Block. Fire safety management and mitigations are in place, and on-site fire wardens check the Link Block every evening, ensuring all doors are closed and switch off the electricity to the block.
17.10.06	The door to the Kitchen on the 1st floor of the Linking Office building should be serviced to ensure that it can effectively self-close from any open position.	As above.
17.10.07	The door to the Bangkok Room on the 1st floor of the Linking Office building should be serviced to ensure that it can effectively self-close from any open position.	As above.
17.10.08	The fire resisting door to the Living Room Kitchen on the 1st floor of the Linking Office building should be repaired or replaced, to ensure adequate fire separation is maintained between the fire hazard room the single direction escape route.	As above.
17.10.09	The smoke seals on the door to the Kiev Room on the ground floor of the Linking Office building should be replaced, to ensure an effective seal between the door and frame is maintained.	As above.
26.08.01	Regular fire drills should be carried out for the premises. This should include the fire drills for the Linking Office building.	Outstanding.

Section No.	Action(s)	Target Date
25.15.01	The Fire Service should be contacted and invited to attend the premises for a site familiarisation visit. Ideally, such visits should be regularly programmed, with timescales to be advised by the Fire Service.	Outstanding.
28.10.01	Records of all fire drills (when completed) and other fire evacuations. Such records should include observations and learning outcomes of what went well and what improvements might be made.	Outstanding.