

FIRE RISK ASSESSMENT

The Regulatory Reform (Fire Safety) Order 2005



The Pavilion, Burton Road, Lincoln
LN1 3AH

Prepared by:

Liam Bee

Fire Risk Assessment Report

Responsible Person (Communal Areas):	The Pavilion Management Company Limited
Address of Premises:	The Pavilion, Burton Road, Lincoln, LN1 3AH
Persons Consulted:	Shaw Stockbridge
Assessor:	Liam Bee
Report Validated by:	Lloyd Johnson
Date of Fire Risk Assessment:	09/03/2023
Date of Previous Fire Risk Assessment:	31/07/2018
Suggested Date for Review:	09/03/2023

General comments

The following fire risk assessment has been conducted on behalf of: The Pavilion Management Company Limited

Note: The recommended review date was calculated at the time of this assessment. If the risk of this building changes as a result of a significant change in the circumstances, then a review date may be required earlier than the one given above.

Caveats:

The following areas were not accessed:

- Roof space
- flats 19, 18, 17, 16 & 15

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1. General Information

The Premises	
Number of floors at ground level and above:	Staircase A – 4 Floors Staircase B – 3 Floors
Number of floors entirely below ground level:	N/A
Floors on which car parking is provided:	N/A
Number of flats:	17
Brief details of construction and approximate age of building:	<p>The Pavilion is a development of 24 properties. Nos 1-7 are freehold townhouses which are not considered as part of this fire risk assessment and Nos 8-24 comprise leasehold of 1 and 2 bedrooomed apartments.</p> <p>Although built as a single construction there are 3 distinct blocks. One block of houses with individual accesses adjoins two blocks of apartments each with a main entrance to a stairwell.</p> <p>The apartments are owned by shareholders of the PMCL and each is subject to a lease that contains details of the fire prevention requirements to be fulfilled by the owners. Some apartments are tenanted.</p> <p>The fabric of the buildings comprises ground, first, second and third floors of brick and block construction with concrete floors between each of the floors.</p> <p>All lobby and individual apartment doors are fire resistant and are fitted with intumescent smoke seals.</p>

2. The Occupants

Question	Comments
2.1. Approximate maximum number of employees at any one time	1
2.2. Approximate maximum number of other occupants at any one time	60

3. Occupants Especially at Risk from Fire

Question	Comments
3.1. Sleeping occupant	50
3.2. Occupants in remote areas and lone workers	N/A
3.3. Others:	0

4. Fire Loss Experience

Comments
None reported

5. Other Relevant Information

Comments
Nil

6. Relevant Fire Safety Legislation

Question	Comments
6.1. The following fire safety legislation applies to these premises:	Regulatory Reform (Fire Safety Order)2005 Fire Safety Act 2021 Fire Safety (England) Regulations 2022
6.2. The above legislation is enforced by:	Fire and Rescue Service
6.3. Other legislation that makes significant requirements for fire precautions in these premises [other than the Building Regulations 2010 (as amended)]:	N/A
6.4. The other legislation referred to above is enforced by:	N/A
6.5. Is there an alteration notice in force? Relevant information and deficiencies observed:	no

7. Electrical Sources of Ignition

Question	Comments
7.1. Are reasonable measures taken to prevent fires of electrical origin?	No issues identified at the time of assessment
7.2. Are fixed installations periodically inspected and tested?	Yes, the fixed installations were last inspected 09/2021 and require re-inspection 09/2026
7.3. Is portable appliance testing carried out?	No portable appliances were seen within the communal spaces

8. Smoking

Question	Comments
8.1. Are reasonable measures taken to prevent fires as a result of smoking?	No issues identified at the time of assessment
8.2. Is smoking prohibited in appropriate areas?	Yes, smoking is prohibited within the premises
8.3. Are there suitable arrangements for those who wish to smoke?	No issues identified at the time of assessment
8.4. Did the smoking policy appear to be observed at time of inspection?	Yes, there was no evidence to suggest otherwise
8.5. Are "No smoking" signs provided in the common areas?	Yes, no smoking signage is displayed

9. Arson

Question	Comments
9.1. Does basic security against arson by outsiders appear reasonable?	No issues identified at the time of assessment
9.2. Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?	No issues identified at the time of assessment

10. Portable Heaters and Heating and Ventilation Systems

Question	Comments
10.1. Is there satisfactory control over the use of portable heaters?	There were no portable heaters in use at the time of assessment

10.2. Are fixed heating and ventilation installations subject to regular maintenance?	No HVAC on the premises.
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11. Cooking

Question	Comments
11.1. Are reasonable measures taken to prevent fires as a result of cooking?	There are no cooking facilities within the communal space

12. Housekeeping

Question	Comments
12.1. Is the overall standard of housekeeping adequate?	Housekeeping is to a good standard overall.
12.2. Do combustible materials appear to be separated from ignition sources?	Not at present. See Action 1
12.3. Is unnecessary accumulation or inappropriate storage of combustible materials or waste avoided?	Housekeeping was to a good standard throughout however residents are storing items within communal spaces. See Action 2
12.4. Are gas and electricity intake/meter cupboards adequately secured and kept clear of combustible materials?	Not at present. See Action 1

13. Hazards Introduced by Outside Contractors and Building Works

Question	Comments
13.1. Is there satisfactory control over works carried out in the building by contractors?	No issues identified at the time of assessment

14. Dangerous Substances

Question	Comments
14.1. Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises?	There were no dangerous substances stored at the premises at the time of assessment.

15. Other Fire Hazards

Question	Comments
15.1. Were there any other significant fire hazards that warrant consideration	None that were identified during the assessment.

16. Means of Escape

Question	Comments
16.1. Is the design and maintenance of the means of escape considered adequate?	Overall, the design and maintenance of the means of escape in both stairwells was to a good standard.
16.2. More specifically: Are there reasonable distances of travel:	No issues identified at the time of assessment.
16.3. More specifically: Where there is escape in a single direction?	No issues identified at the time of assessment.
16.4. More specifically: Where there are alternative means of escape?	N/A
16.5. Is there adequate provision of exits?	No issues identified at the time of assessment.
16.6. Do fire exits open in the direction of escape, where necessary?	No issues identified at the time of assessment

16.7. Are the arrangements provided for securing exits satisfactory?	Not at present. See Action 3
16.8. Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?	No issues identified at the time of assessment.
16.9. Is the fire resistance of doors to staircases and the common areas considered adequate, and are the doors maintained in sound condition?	Not at present See Action 4
16.10. Are suitable self-closing devices fitted to doors in the common areas?	No issues identified at the time of assessment
16.11. Is the fire resistance of doors to meter cupboards/storerooms/plant rooms in the common areas considered adequate, and are they adequately secured and/or fitted with suitable self-closing devices?	Not at present See Action 4
16.12. Is the fire resistance of flat entrance doors considered adequate, and are doors maintained in sound condition?	Not at present See Action 4
16.13. Are suitable self-closing devices fitted to flat entrance doors and, where fitted, maintained in good working order?	Most flat entrance doors had self-closers fitted but not all. See Action 4
16.14. Are there adequate smoke control provisions to protect the common escape routes, where necessary?	AOV provided in staircase A and staircase B
16.15. Are all escape routes clear of obstructions?	No at present See Action 2
16.16. Are all fire exits easily and immediately openable?	Not at present See Action 3

16.17. Is it considered that the premises are provided with reasonable arrangements for means of escape for disabled people?	No issues identified at the time of assessment
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17. Measures to Limit Fire Spread and Development

Question	Comments
17.1. Is it considered that there is: Adequate levels of compartmentation between floors and between flats and the common escape routes?	Not at present See Action 5
17.2. Is it considered that there is: Reasonable limitation of linings to escape routes that might promote fire spread?	Not at present See Action 3
17.3. Is it considered that there is: As far as can reasonably be ascertained, reasonable fire separation within any roof space?	The roof space was not accessed
17.4. Is it considered that there is: Adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?	Not at present See Action 4
17.5. As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire?	No fire dampers were seen during the assessment.

18. Emergency Escape Lighting

Question	Comments
18.1. Has a reasonable standard of emergency escape lighting system been provided?	Internally a reasonable standard of emergency escape lighting is provided. Externally it requires improvement. See Action 6

19. Fire Safety Signs and Notices

Question	Comments
19.1. Is there a reasonable standard of fire safety signs and notices?	Not at present See Action 7

20. Means of Giving Warning in Case of Fire

Question	Comments
20.1. Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?	No issues identified at the time of assessment
20.2. If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	Automatic fire detection is provided to L3 standard, interlinked with the apartments.
20.3. Where appropriate, has a fire alarm zone plan been provided?	A zone plan is available next to the fire alarm panels.
20.4. Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	Arrangements are displayed within the communal spaces

21. Manual Fire Extinguishing Appliances

Question	Comments
21.1. Is there reasonable provision of manual fire extinguishing appliances?	No requirement for FFE within the communal spaces
21.2. Are all fire extinguishing appliances readily accessible?	Not applicable as per 21.1

22. Relevant Automatic Fire Extinguishing Systems

Question	Comments
22.1. Type of fixed system?	No automatic fire extinguishing systems are provided or required

23. Other Relevant Fixed Systems and Equipment

Question	Comments
23.1. Type of fixed system?	Not applicable.
23.2. Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service?	Not applicable, no PV fitted.

24. Procedures and Arrangements

Question	Comments
24.1. Safety assistance: The competent person(s) appointed under Article 18 of the Fire Safety Order to assist the responsible person in undertaking the preventive and protective measures (i.e. relevant general fire precautions) is:	Liam Bee of Castle Consulting Associates Ltd
24.2. Fire safety is managed at the premises by?	The Pavilion Management Company
24.3. Is there a suitable record of the fire safety arrangements?	Yes, suitable records are maintained in the premises information box under each staircase.
24.4. Evacuation strategy: Stay put, Simultaneous, Other?	Simultaneous

24.5. Are procedures in the event of fire appropriate and properly documented, where appropriate?	No issues identified at the time of assessment
24.6. Are routine in-house inspections of fire precautions undertaken (e.g. in the course of health and safety inspections)?	Regular inspections are conducted by the maintenance team

25. Training and Drills

Question	Comments
25.1. Are all staff given adequate fire safety instruction and training?	There are no staff at the premises.
25.2. When the employees of another employer work in the premises, is appropriate information on fire risks and fire safety measures provided?	Minor maintenance works only.

26. Testing and Maintenance

Question	Comments
26.1. Is there adequate maintenance of the premises?	Yes, no issues identified
26.2. Is weekly testing and periodic servicing of the fire detection and fire alarm system undertaken?	Yes, however the fire alarm system is due for inspection shortly. See Action 8
26.3. Are monthly and annual testing routines in place for the emergency escape lighting?	Yes, however the emergency lighting is due for inspection shortly. See Action 8
26.4. Is annual maintenance of fire extinguishing appliances undertaken?	Not applicable
26.5. Are six-monthly inspection and annual testing of rising mains undertaken?	Not applicable

26.6. Are weekly and monthly testing, six-monthly inspection, and annual inspection and testing undertaken of lift(s) provided for use by firefighters or evacuation of disabled people (evacuation lifts)?	No applicable
26.7. Other relevant inspections or tests:	AOV testing is undertaken with records maintained

27. Records

Question	Comments
27.1. Are there appropriate records of: Fire alarm tests	Yes, suitable records are held
27.2. Are there appropriate records of: Emergency escape lighting tests?	Yes, suitable records are held
27.3. Are there appropriate records of: Maintenance and testing of other fire protection systems and equipment?	There were no records of testing for the emergency break glass See Action 9

28. Premises Information Box

Question	Comments
28.1. Is there a suitably located premises information box for the fire and rescue service?	A box is held internally for records. Due to the size of the premises as premises information box is not legally required.
28.2. Are there arrangements to keep the premises information box up to date?	N/A

29. Engagement With Residents

Question	Comments
29.1. Has information on fire procedures been disseminated to residents?	The management are in regular communication with the residents however changes in legislation require formal communication. See Action 10
29.2. Is fire safety information disseminated to residents?	The management are in regular communication with the residents however changes in legislation require formal communication. See Action 10

30. External Wall Assessment

Question	Comments
30.1. Is an external wall assessment required.	Not at present. The premises appears to be very low risk with a traditional block and brick build.

31. Record of Significant Findings

The following simple risk level estimator is based on a commonly used risk level estimator:

Potential consequences of fire → Likelihood of fire ↓	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Medium

In this context, a definition of the above terms is as follows:

- Low:** Unusually low likelihood of fire as a result of negligible potential sources of ignition.
- Medium:** Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
- High:** Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Moderate Harm

In this context, a definition of the above terms is as follows:

- Slight harm:** Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
- Moderate harm:** Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants but is unlikely to result in multiple fatalities.
- Extreme harm:** Significant potential for serious injury or death of one or more occupants.

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

Moderate

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

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures 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 building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

32. Action plan



It is considered that the following actions should be implemented in order to reduce fire risk to, or maintain it at, the following level: **Trivial**

Item no.	Ref. no.	Action to eliminate or reduce risk	Priority	Timescale
1	12.2 12.4	All combustible items should be removed from the service risers/cupboards. See Images 37, 48	Medium	6 Months
2	12.3 16.5 17.2	There should be a clear policy on whether common parts must remain completely sterile ('zero tolerance') or may be subject to 'managed use'. See section 44. Housekeeping of Fire safety in purpose-built blocks of flats. If zero tolerance is to be adopted, then all items within the communal spaces should be removed. See Images 13 and 23	High	3 Months
3	16.7 16.16	The gate is padlocked shut. This route would be an escape route break out in the area to the front doors such as electrical cupboards, Suggest that this is replaced with a push pad from the rear and key coded entrance to the front. The gate may be change to a solid gate if security is of concern. See Images 51	High	3 Months

4	<p>16.9</p> <p>16.11</p> <p>16.12</p> <p>16.13</p> <p>17.4</p>	<p>Throughout the premises it was found that doors had excessive gaps, were missing self-closers, self-closers did not operate effectively, ironmongery such as hinges were damaged and intumescent stripping was missing.</p> <p>Ensure that fire doors throughout the premises are repaired/replaced as required.</p> <p>The parameters for the repair/upgrade of existing doors are as follows:</p> <p>Self-Closers</p> <p>All doors should be self-closing and capable of fully closing from any angle. Overhead closers may be retrofitted or adjusted to achieve these.</p> <p>Hinges</p> <p>Damaged hinges should be replaced to ensure the door operates correctly. Any ironmongery should be appropriately fire rated.</p> <p>Gaps</p> <p>The gaps from the leaf to the frame should not exceed 4mm. Remedial works should be conducted to address any gaps which exceed this.</p> <p>Intumescent and Smoke Seals</p> <p>All fire doors should within the premises be provided with intumescent and smoke seals in order to achieve FD30s rating.</p> <p>See Images 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 39, 40, 41, 42, 44, 45, 46, 47, 49, 50</p>	High	3 Months
5	17.1	<p>Ensure that all compartment walls and floors are appropriately fire stopped to prevent the spread of fire.</p> <p>Any materials which are used must have test evidence in accordance with BS476 or a European equivalent for that application.</p> <p>See Images 34, 38, 43</p>	High	3 Month
6	18.1	<p>Ensure that additional emergency lighting is fitted externally as discussed during the assessment.</p> <p>See Images 52</p>	Medium	6 Months

7	19.1	<p>Fire door signage should be applied to all of the fire doors within the communal space of the premises.</p> <p>This should state fire door keep closed on communal doors and fire door keep locked on risers/cupboards</p>	Medium	6 Months
8	26.2 26.3	<p>Ensure that the emergency lighting, alarm system, AOVs and emergency door release break glass points are inspected by a competent person at a minimum of annually.</p>	High	3 Months
9	27.3	<p>Recommend that weekly checks of the emergency door release break glass points and documented in the fire log book.</p>	High	3 Months
10	29.1 29.2	<p>The Fire Safety England Regulations 2022 regulations are due to come into force in January 2023 and will require the following for flat blocks Above 11m:</p> <p>Fire Safety Instructions: Provide relevant fire safety instructions to their residents, which will include instructions on how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building.</p> <p>Fire Door Information: Provide residents with information relating to the importance of fire doors in fire safety.</p> <p>Fire Door Inspections: Undertake annual checks of flat entrance doors and quarterly checks of all fire doors in the common parts.</p>	High	3 Months

Appendix 1 - Photographs

No	Photo	Comment
Staircase A		
Flat 24		
1		Gaps to closing side exceed 4mm
2		The door does not have a self-closer

Flat 23

3



Gaps to closing side exceed 4mm

4



Gaps to head of door exceed 4mm

3rd Floor Communal Door

5



Door is not fully self-closing

6



Door gaps exceed 4mm

3rd Floor Riser Door

7





Missing intumescent stripping

8



Door gaps exceed 4mm

2 nd Floor Riser Door		
9		Door gaps exceed 4mm
10		The pin to the door hinge is falling out

Flat 20

11



Door is fitted with a concealed self-closer (perko) closer and does not fully self-close

12



Door gaps exceed 4mm

1st Floor Communal Space

13



Determine the policy for housekeeping. If zero tolerance this should be removed.

1st Floor Communal Door

14



Gaps exceed 4mm

Flat 14

15



Door does not fully self-close

16



Door gaps exceed 4mm

Flat 13

17



Does not fully self-close

18



Door gaps exceed 4mm

1ST Floor Riser Door

19



Door gaps exceed 4mm

Flat 10

20



Door gaps exceed 4mm

Ground Floor Communal Space Door - Flats 8 & 9

21



Self-closer is loose and requires maintenance

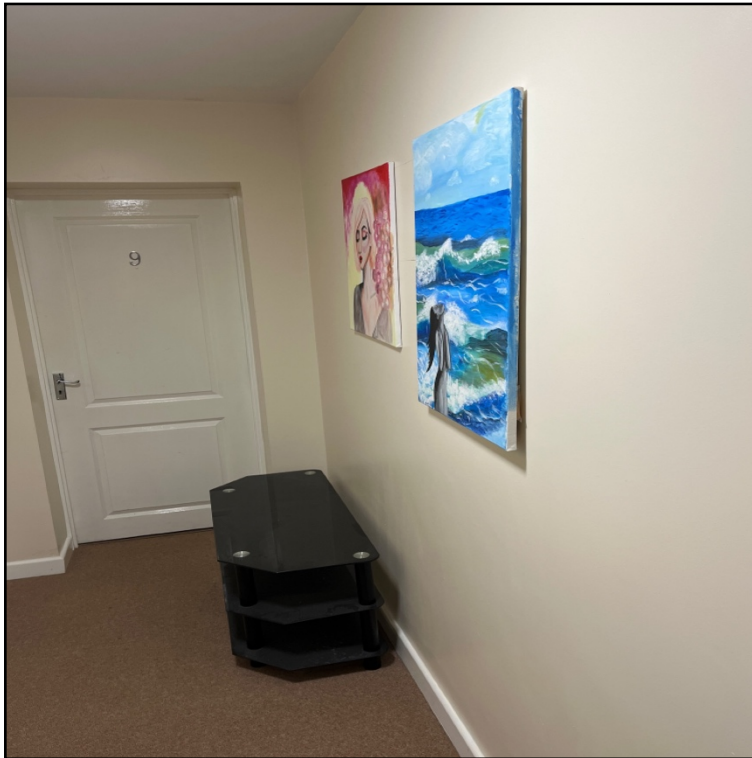
22



Door gaps exceeds 4mm

Ground Floor Communal Space - Flats 8 & 9

23



Determine the policy for housekeeping. If zero tolerance this should be removed.

Flat 9

24



Door gaps exceed 4mm

Flat 8

25






Door does not fully self-close



26



Door gaps exceed 4mm

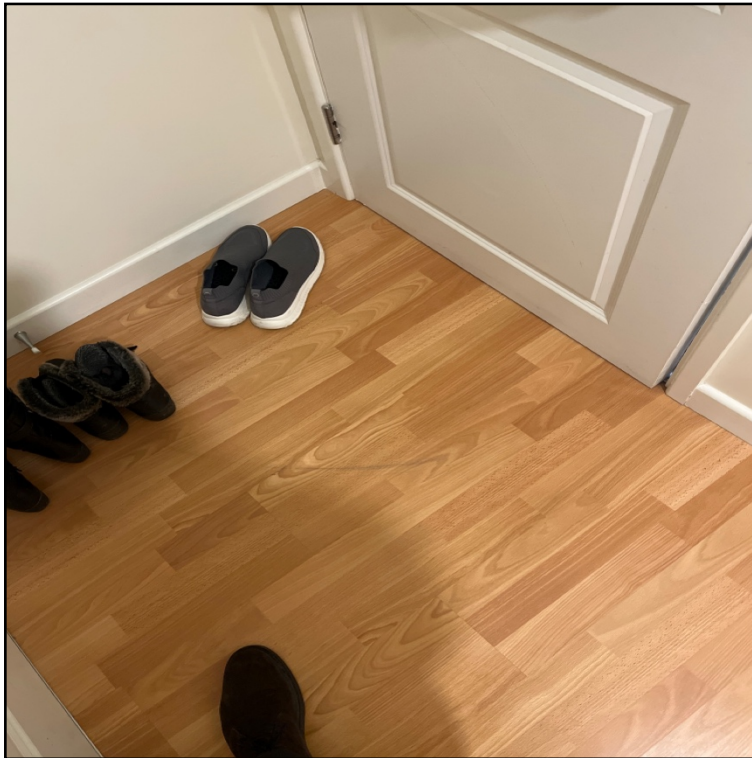
Riser Door Ground Floor		
27		Door gaps exceed 4mm
Electrical Cupboard - Entrance		
28		Door gaps exceed 4mm

29		Door gaps exceed 4mm
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No	Photo	Comment
Staircase B		
Flat 22		
30		Self-closer needs re-affixing
31		Door gaps exceed 4mm

Flat 21

32



Door does not self-close due to it catching on the floor

33



Door gaps exceed 4mm

2nd Floor Riser

34



Services penetrate the compartment floor without adequate fire stopping

35



Door gaps exceed 4mm

2nd Floor Communal Door

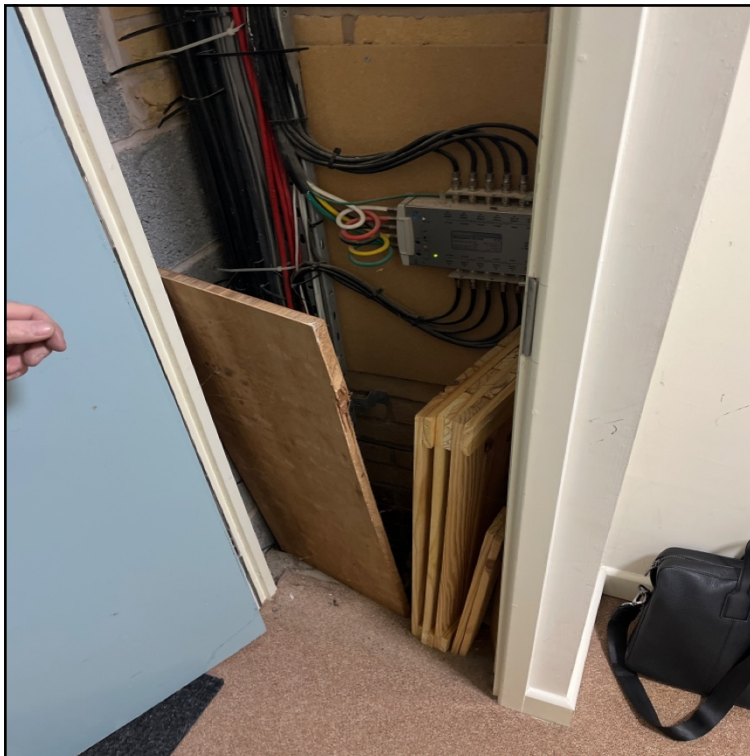
36





Door gaps exceed 4mm



1st Floor Riser

37





Combustible items
stored within electrical
riser

<p>38</p>		<p>Services penetrate the compartment floor without adequate fire stopping</p>
<p>39</p>		<p>Door gaps exceed 4mm</p>

1 st Floor Communal Door		
40		Door gaps exceed 4mm
Flat 12		
41		Door gaps exceed 4mm

Ground Floor Riser		
42		Intumescent stripping is missing
43		Services penetrate the compartment wall without adequate fire stopping

44		Door gaps exceed 4mm
Flat 11		
45		Door does not self-close

46		Door gaps exceed 4mm
Ground Floor Communal Door		
47		Door gaps exceed 4mm

Ground Floor Electrical Cupboard

48




Combustible items stored within electrical cupboard

49



There is no intumescent stripping where the door leaves meet

50		Door gaps exceed 4mm
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No	Photo	Comment
External		
Rear Garden		
51		Gate from rear is locked
52		There is only one emergency light to the rear of the premises.

Appendix 2 – Legislation

Regulatory Reform (Fire Safety) Order 2005 (the 'Fire Safety Order')

This fire risk assessment has been carried out on your behalf, being the Responsible Person, as defined in Article 3 of the Regulatory Reform (Fire Safety) Order 2005 (e.g. as an employer), and/or being the person having control, to any extent, of the premises (as occupier or otherwise). It is intended to assist you in compliance with Article 9 of the Fire Safety Order, which requires that a risk assessment be carried out.

It is important that you study this fire risk assessment and understand its contents. The fire risk assessment includes an Action Plan, which sets out the measures it is considered necessary for you to take to satisfy the requirements of the Fire Safety Order and to protect relevant persons (as defined in the Order) from fire. Relevant persons are primarily everyone who is, or may be, lawfully in the building, but include certain persons in the vicinity of the building. It is particularly important that you study the Action Plan. If any recommendation in the Action Plan is unclear you should request further advice.

The Fire Safety Order requires that you give effect to arrangements for the effective planning, organization, control, monitoring and review of the preventive and protective measures. These are the measures that have been identified in consequence of a risk assessment as the general fire precautions you need to take to comply with the Fire Safety Order.

You must record the above arrangements if:

- A. You employ five or more employees in your undertaking (regardless of where they are employed);
- B. A licence or registration under other legislation is in force; or
- C. An alterations notice is in force requiring a record to be kept.

This fire risk assessment is not the record of the fire safety arrangements to which the Fire Safety Order refers, although much of the information contained in this fire risk assessment will coincide with the information in that record. You should, however, ensure that there is a record of the fire safety arrangements; adequate to comply with Article 11(2) of the Fire Safety Order, and that it is kept up to date. Consideration will have been given, in carrying out this fire risk assessment, to the records that exist in this respect.

The Fire Safety Order also requires that you appoint one or more competent persons to assist you in undertaking the general fire precautions described above. Where there is a competent person in your employment, you must, under Article 18(8) of the Fire Safety Order, appoint that person in preference to a competent person not in your employment.

This fire risk assessment has considered dangerous substances that are used or stored in your premises, only to the extent necessary to determine the adequacy of the general fire precautions (as defined in Article 4 of the Fire Safety Order) and to advise you accordingly. If dangerous substances are used or stored in your premises, you should ensure that a risk assessment of the relevant work activities has been carried out to enable you to comply with the Dangerous Substances and Explosive Atmospheres Regulations 2002. This fire risk assessment does not consider special, technical or organizational measures that are required to be taken or observed in connection with the use or storage of any dangerous substance.

More generally, this fire risk assessment forms only a foundation for management of fire safety in your premises and compliance with the Fire Safety Order.