

More information can be found here...

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11085/payingguests.pdf

Fire Risk Assessment

Risk assessment for Building: Ysgubor Location:Crugeran, Sarn LL53 8DT	Assessment undertaken by Rhian Parry Date: updated 15/7/20 Completed by: Rhian Parry Signature:
Sheet number Floor/area: Two storey barn conversion with 1 downstairs ensuite bedroom. Open plan kitchen living area. Upstairs two bedrooms and a bathroom sleeping 7	Use: Property providing self catering accommodation to guests for holiday use.

Step 1 – Identify fire hazards

Sources of ignition	Sources of fuel	Sources of oxygen
Heat from cooking - Cooker, hob, microwave, toaster. Electrical appliances in kitchen and utility Hairdryer. Guests own electrical equipment. Cast iron electric fan "log burner type" stove.	Oil central heating	Cleaning products

Step 2 – People at risk

Guests, cleaners, suppliers, workmen

Step 3 – Evaluate, remove, reduce and protect from risk

Risk of fire occurring	Risk from guests cooking. Smoking not allowed indoors. Fire blanket in kitchen on wall in the cupboard under the stairs, with fire sign. Fire extinguisher in utility room next door to cottage. Annual checks by Snowdonia Fire Protection.
Who is at risk?	Guests, Cleaners
Action taken to remove, reduce risk of fire and keep people safe	Cleaning liquids limited. Mains smoke alarms with battery back up. Fire blanket in kitchen on wall in cupboard under the stairs and fire extinguisher next door utility room. Annual checks by Snowdonia Fire Protection.

Assessment review

Assessment/review date
June 20th 2020

Completed by
Rhian Parry

Signature
Rhian Parry

Bottom of stairs less than 2m from outside door to patio area. Fire grade velux windows in both bedrooms opening out onto yard side of cottage.
Upvc windows throughout ground floor. Tilt and turn door from downstairs bedroom with 6cm frame and 40cm step down to yard.

Notes:

- (1) Fire safety law applies to you if anyone stays in your property as a paying guest.
- (2) The risk assessment record of significant findings should refer to other plans, records or other documents as necessary.
- (3) The information in this record should assist you to develop an emergency plan; co-ordinate measures with other 'responsible persons' in the building; and to inform and train staff and inform other relevant persons.
- (4) We would advise you to test all smoke detectors regularly (ideally before every booking) and keep an independent record .

At the time of publishing February 2019, The Original Cottage Company Ltd has taken all reasonable care to ensure that the information provided is accurate. This Fire Risk Assessment Form has been extracted from the HM government leaflet, Do You have Paying Guests.

Compliance with Health & Safety legislation is the responsibility of the holiday property owner and The Original Cottage Company Ltd assumes no liability in this regard.