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

Fire Risk Assessment

Risk assessment for Building: Deri Location:Beudai Mynachdy, Sarn, LL53 8EA	Assessment undertaken by Rhian Parry Date:Updated 15/7/20 Completed by: Rhian Parry Signature:
Sheet number Floor/area: Ground floor property with large open plan kitchen living area, 2 conservatories, 4 bedrooms(2 ensuite) 1 bathroom,1 sauna, 1 utility. Sleeping 10	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. Log burner in living area	Ground source heat pumps using electricity. Log burner	Cleaning products

Step 2 – People at risk

Guests, cleaners, suppliers, workmen

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

<p>Risk of fire occurring</p>	<p>Risk from guests cooking. Smoking not allowed indoors. Fire blanket and fire extinguisher in kitchen on the wall by units and door to passage, with fire sign. Annual checks by Snowdonia Fire Protection.</p>
<p>Who is at risk?</p>	<p>Guests, Cleaners</p>
<p>Action taken to remove,reduce risk of fire and keep people safe</p>	<p>Cleaning liquids limited. Mains smoke alarms with battery back up. Carbon monoxide alarm Fire blanket and fire extinguisher in kitchen on the wall by units and door to passage, with fire sign. Annual checks by Snowdonia Fire Protection.</p>

Assessment review

<p>Assessment/review date</p>	<p>Completed by</p>	<p>Signature</p>
<p>Feb 10th</p>	<p>Rhian Parry</p>	<p>Rhian Parry</p>

Far end main bedroom with conservatory has thumb lock on outside door. All windows open from the bottom. Outside door to utility area, outside door from conservatory(leading from kitchen). Large double patio doors opening from open plan kitchen/living area

- 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.