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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: Gadlas 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 kitchen, 1 ensuite double room. 4 steps up to 2 bedrooms, 1 sauna, 1 shower room, utility area. Staircase from kitchen up to lounge, 1 double ensuite bedroom. 4 steps leading from lounge to 5 th family bedroom with ensuite bathroom. Outside door leading from lounge down stone staircase to patio area outside cottage.	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 upstairs lounge	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 under open staircase on wall in kitchen, 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 under open staircase on wall in kitchen, with fire sign. Annual checks by Snowdonia Fire Protection.</p>

Assessment review

<p>Assessment/review date Feb 10th</p>	<p>Completed by Rhian Parry</p>	<p>Signature Rhian Parry</p>
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Main entrance into kitchen, double patio doors by dining table leading out to patio on other side of cottage. Bedroom leading from kitchen has two side opening windows at low level from floor, ensuite with bottom opening window above sink. Outside door located between bedrooms and utility area up the 4 steps from kitchen. Bedroom 2 with bottom opening window onto lower part of outside stone staircase leading from upstairs lounge. Bedroom 3 – family bedroom with large window top half opening out from bottom. Upstairs lounge has outside door with thumb lock, 2 high velux windows above a sofa. 2 bottom opening upvc windows on side above main entrance door. Bedroom 4 leading from lounge has fire escape velux above fixed chest of drawers. Ensuite with velux. Bedroom 5 has 3 velux windows 1 fire escape velux. Ensuite bathroom has fire escape velux.

- 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