

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: Lloffstabal

Location:Crugeran, Sarn LL53 8DT

Assessment undertaken by Rhian Parry

Date:Updated 15/7/20

Completed by:Rhian Parry

Signature:

Sheet number Floor/area:

First floor open plan living area with 1 bunk room opening from lounge end, outside door opening on to stone staircase on the yard side of property. Door to small landing area with double bedroom on one side and shower room on the other at top of stairs from main outside entrance from garden side.

Use:

Property providing self catering accommodation to guests for holiday use.

Step 1 – Identify fire hazards

Sources of ignition

Heat from cooking - Cooker, hob, microwave, toaster.

Electrical appliances in kitchen.

Hairdryer.

Guests own electrical equipment.

Log burner

Sources of fuel

Oil central heating
electricity

Sources of oxygen

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 in kitchen on the wall by kitchen wall unit, with fire sign. Fire extinguisher behind door of double room. Annual checks by Snowdonia Fire Protection. Log burner</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 in lounge area. Fire blanket in kitchen in the cupboard under the sink. Fire extinguisher in shared utility room near to cottage. 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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Review outcome (where substantial changes have occurred a new record sheet should be used)

Double bedroom and shower room have Velux windows and are at top of stairs coming into property from garden side. Bunk room is less than 2m from outside door to yard side of property and has a bottom opening upvc window.

Kitchen area has large velux above sink. From dining area there is a upvc bottom opening window onto owners porch over main entrance door to our farmhouse on yard side.

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