



# Fire Risk Assessment – Ynata Cottage 59 Eifl Rd

This Fire Risk Assessment Template has been developed in collaboration with the National Fire Chiefs Council.

## Risk Assessment Details

**Address of property assessed:** 59 Eifl Rd, Trefor. Gwynedd. LL54 5HG

**Name and position of person undertaking the assessment:** Lloyd Barnes

**Date of assessment:** 11/10/2022

**Number of floors/area:** 2 floors, upstairs 24.6m<sup>2</sup>, downstairs 34.82m<sup>2</sup>

**Use:** Holiday Let Accommodation

## Step 1 - Identified fire hazards and fire risks

For a fire to occur, three key components need to be present:

1. Heat - this is an ignition source, such as a flame from a match or spark from defective wiring
2. Fuel - this is something that can burn, such as wooden furniture, paper etc.
3. Oxygen - this is in the air that is all around us

### Electrical wiring and appliances

Guidance on electrical safety, including FAQs on maintaining portable appliances, is available on the [HSE website](#). Electrical wiring and appliances are one of the two major areas of identifiable risk of a fire starting at Ynata Cottage.

- Electrical wiring system completely replaced in August-October 2022. Work carried out by A J Brown Electrical Contracting Ltd.
- Fuse board dates from 2020 and is of modern metal construction. Circuit breakers are in good condition, and when tested RCD reset functions work correctly. All circuit breakers are correctly labelled.
- All major appliances are new and were installed in October/November 2022. All have been registered with the manufacturer.
- Electric panel heating is installed. All heaters are new and have been registered with the manufacturer. Heaters are remotely controlled and monitored.
- All major appliances are checked between lets to ensure no damage has occurred.

### Cooking – especially deep-fat frying

- All cooking is electrical, with an oven, induction hob and microwave. All appliances were new and installed in October 2022
- All appliances have instructions in hard copy format in the property and downloadable format on the property website.
- No deep fat fryer is provided.
- An extractor hood is fitted new in October 2022. The hood is of the recirculatory type. Spare carbon filters are available for regular change over at 6 monthly intervals
- All equipment is cleaned between each holiday let.

## Smoking

Smoking has the potential to cause a fire at the property. There is a no smoking policy in the property, which is communicated via the booking process and is also stated on the website and the property handbook. No ash trays are provided to discourage smoking inside the property. The cottage manual asks guests to smoke outside at the front or rear of the property.

## Candles

No candles or other such lights/burners are provided. The booking policy, cottage manual and website covers the policy prohibiting their use

## Heaters and boilers

- The property has a full electrical heating system, installed new in November 2022. The system has thermostatic control and is remotely operated and monitored. Local control is also possible. The heaters are Atlantic Galapagos oil filled panel heaters which are secured to the walls and require no regular maintenance.
- Hot water is provided by an electrically powered Sunamp Thermino Thermal Battery. The system was installed new in August 2022 and the supplier states the system requires no regular maintenance.
- Carbon monoxide detectors were installed new in October 2022 by A J Brown Electrical Contracting Ltd
- Combined heat and smoke detectors were installed new in October 2022 by A J Brown Electrical Contracting Ltd

## Open fires and burners

The second major identifiable risk of a fire starting at the property is the log burner fitted to the front downstairs living room.

Whilst the log burner is new and runs with the door closed, it is likely that it will be used by guests unfamiliar with this style of appliance. Burning wood can also fall out of a log burner when the door is opened.

- The downstairs living room is fitted with a WoodWarm log burning stove. The stove was installed new in November 2022. The stove was installed by a HETAS certified engineer. The stove is an enclosed log burner, installed on a stone hearth. Instructions on use are provided.
- The chimney was swept in November 2022 and is scheduled to be swept twice annually.
- Carbon monoxide detectors were installed new in October 2022 by A J Brown Electrical Contracting Ltd
- A metal ashbin is provided next to the log burner with clear instructions not to place hot ash in the outside bins
- A safety gas lighter and refill is provided as well as safety gloves.
- Spare fuel (logs and firelighters) are stored outside away from sources of ignition.
- The living room floor is tiled and is non-combustible. Tools are provided to safely and quickly remove any burning fuel that may accidentally fall out of the fire.

## **Elements of structure**

As with all houses, the property has combustible elements built into the structure of the property.

- The cottage is not thatched.
- Timber panelling is fitted to the bedroom at the rear. The house has exposed beams to various areas of the house.
- New downlighters have been fitted in various areas in the house. All are of LED style and are manufactured with appropriate intumescent protection where applicable.

## **Furniture and furnishings**

All furniture provided is fire resistant where appropriate and complies with the Furniture and Furnishing (Fire) (Safety) Regulations 1988. Tags are visible on all furnishings as required.

## **Domestic waste**

Domestic waste is removed from the property weekly. Bins are stored separately to materials for the log burner. A metal bucket is provided for hot ash, with clear instructions to let ash cool before disposing of it into the waste bins outside.

## **Other items – e.g. petrol for lawnmowers, cleaning materials etc.**

- No flammable liquids are kept on the premises. The property does not have LPG devices such as gas BBQ or patio heater.
- Spare linen and towels are stored underneath gas lift beds and are not near any heat source.

## **Activities that might cause a fire**

Primary fire risk activities are the log burner and cooking

## **Other**

Are there any other sources of ignition in your property?

No other known sources of ignition exist at the property

## Step 2 - Identify people at risk

### Number of guests

Consider both the numbers and types of guests you would expect to accommodate.

The property is designed for a maximum of 4 guests.

The expected maximum combination is either 2 adults and 2 children or 4 adults.

The property is old and its inherent design means it is unlikely to be suited to people with impaired mobility and is advertised as such.

### Number of staff and employees

Consider the number of employees and their ability to escape.

There are no direct employees. Cleaning is carried out by one person, who is over the age of 18

## Step 3 – Evaluation of risks and measures taken

With all the aforementioned aspects considered, the levels of risk can be established and simple 'common sense' measures taken to reduce them. However, the law still expects you to plan for a fire occurring, ensure that it is detected and people are warned and then able to escape.

### The fire detection and alarm system

Describe what fire detectors and alarm systems have been provided.

- Combined heat and smoke detectors are fitted to the kitchen, living room and landed. The detectors are mains powered and linked to provide alarm audible in all areas if any are triggered.
- A carbon monoxide detector is fitted to the living room where the log burner is located

### Means of escape – detail the type of property

- i. What sort of building is it?
- ii. How many levels does the premises have?
- iii. Is the premises part of a multi-occupied building?

- The property is a 2-storey cottage. Escape from the property is primarily through the front or rear door.
- The building has a flat roof to the rear which is accessible in an emergency via a window from the rear bedroom.

### Means of escape – detail the number of exit doors and where they are

- There are 2 exit doors to the building, one to the front and one to the rear.
- The rear door is fitted with a nighlatch and a thumbturn operated deadlock. The door can be opened without the use of keys.
- The front door is fitted with a 5 lever mortice lock and would require a key if locked. A hook is provided to the side of the door with instructions to place the key there if the guest does not wish to leave the key in the door.
- All escape routes are kept clear and available for use. Escape routes are checked after each holiday let

## Evacuation procedures

- i. Describe the evacuation procedures.
- ii. Is the location remote and might this leave guests with difficulty in calling the emergency services?
- iii. Have you recorded the evacuation procedures and ensured guests are aware of them? Eg. have they been provided in the form of a fire action notice or via a welcome folder?
- iv. Have you considered the range of needs guests may have?

- Evacuation from the property is primarily via the front or rear door. In the event of a fire preventing use of the stairs, there is an alternative exit from the rear bedroom over the flat roof to the rear of the property.
- Evacuation procedures are noted and provided in the holiday cottage guide, along with numbers for emergency services.
- The location is not remote and has good mobile phone coverage.

## Escape lighting

Detail areas covered by emergency escape lighting (if any). For small premises, it might be acceptable to simply provide a rechargeable torch.

- i. Do you need to install any additional emergency escape lighting to help those unfamiliar with the premises to escape in an emergency?
- ii. Where you have provided torches, do you need to provide information to your guests?
- iii. How regularly do you test your emergency lighting?
- iv. Are outside areas well lit?

- There is no emergency lighting provided.
- The property is provided with lighting to both the front and rear outside areas. The rear outside area lighting is automatically activated by movement.
- A rechargeable torch is provided for guest use

## Firefighting equipment

Detail what fire extinguishers and blankets are provided and where they are.

- i. Where provided, is all firefighting equipment inspected and maintained regularly?
- ii. If fire extinguishers are provided, have staff been trained how to use them?
- iii. Guests should not be expected to use them. However, you may wish to provide a small multi-purpose fire extinguisher, or a fire blanket for the kitchen area.
- iv. If so, have they been adequately instructed in their use?



- A Firechief FAP 2kg multi purpose fire extinguisher is provided suitable for use against Class A, B & C fires as well as electrical fires.
- The extinguisher is fitted with a pressure gauge to easily assess condition and is regularly checked.
- The extinguisher is located in a downstairs cupboard which has clear visible markings to highlight its location.
- The extinguisher has a 4m range with a 9 second duration.
- Usage information is provided on the extinguisher and the extinguisher notice label. Location information is provided in the holiday cottage guide and on the website as well as via a label outside the storage location.
- Guests are advised to tackle only minor fires and to evacuate where the fire is larger.