



## General Risk Assessment – Ynata Cottage 59 Eifl Rd

### 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:** 08/08/2022

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

**Use:** Holiday Let Accommodation

| <b>Potential Risk</b>   | <b>People at Risk</b>                  | <b>Actions in Place</b>  | <b>Date</b>   |
|---|--|--|---------------|
| The property was constructed in 1850 and in places has restricted access. The stairs are steep and have a low head height restriction risking head injury | Guests unfamiliar with property layout | Sign notifying guests of low beam when descending stairs. Property listed as unsuited to limited mobility guests.  | August 2022   |
| The front garden fronts onto a road with no pavement. Traffic accident risk   | Guests unfamiliar with property layout | Gate repaired and fitted with self-closing spring  | August 2022   |
| The property has low windows upstairs representing a potential fall hazard or glass breakage hazard   | Guests and cleaners                    | Windows replaced with sash windows. Opening restrictors fitted. Toughened glass fitted to all windows below 800mm from floor level   | August 2022   |
| Glazed doors on ground floor. Risk of breakage and accompanying injury  | Guests, particularly children          | New doors fitted with UK made toughened safety glass   | August 2022   |
| Log burner to front room. Risk of burn injuries   | Guests                                 | Gas safety lighter supplied, with refill. Safety glove provided for use. New log burner installed with large handles. Temperature gauge fitted to log burner to highlight high temperatures. | November 2022 |
| Stone flooring is fitted throughout the downstairs with rugs in the living room. Slip hazard  | Guests                                 | Low slip stone flooring specified. Rugs are fitted with anti-slip matting to underside   | November 2022 |

|   |        |  |                |
|---|--------|--|----------------|
| Hot water scalding hazard to kitchen and bathroom | Guests | Upstairs sink fitted with thermostatic mixer valve. Preset to maximum 43 degrees. Shower with thermostatic mixer valve specified and fitted. Kitchen fitted with mixer tap | September 2022 |
| Steep stairs. Risk of falling for young children  | Guests | Safety gate provided for guest use where appropriate. Can be installed at the bottom or top of stairs to suit child location   | November 2022  |