# Fire Risk Assessment

**Address of property assessed: 3 Aberhod Cove, Rhos-on-Sea, LL28 4EP**

**Name and position of person undertaking the assessment: Neil Harrison, Owner**

**Date of assessment: 21/05/2021**

**Number of floors/area: 2**

**Use: Holiday Let**

## Step 1 - Fire hazards and fire risks

### Electrical wiring and appliances

A satisfactory electrical safety certificate was issued on the 20/05/2021 from MTG electrical services, an NICEIC accredited company under serial number 280149 DPN18. All small electrical appliances are new as of May 2021. Regular checks of items for function and safety will take place at least monthly.

### Cooking – especially deep-fat frying

Guides to all main appliances are available, situated in a black folder in a drawer under the ovens. No deep fat fryers are available at the property.

### Smoking

There is a strict non smoking policy within the whole accommodation.

### Candles/Open Flames

Candles or any form of open flame are not available or permitted on or in the property.

### Heaters and boilers

The property has a gas fired central heating system, serviced by a combi boiler and HIVE controls. The system was serviced and a gas safety certificate issued by J W Jones on the 20th May 2021 and will be updated annually. A carbon monoxide detector is situated in the vicinity of the boiler. A wall mounted electrical fire is in the lounge and was inspected as part of the electrical certification.

### Open fires and burners

There are no open fires

**Structure**

No elements of the structure are considered to have a particular fire hazard. Patio area is made of a composite material and is believed to be fire retardant.

### Furniture and furnishings

Sofas and beds comply with the Furniture Fire Safety Regulations of 1988.

### Domestic waste

Domestic waste is removed weekly by the appointed cleaner or owner and is disposed of in bins issued by the local council. It is stored either at the rear of the property away from exits or in the communal area allocated for waste.

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

No flammable liquids or barbecues are available to guests. Owner shed contains a portable barbecue for personal use only and is locked and not accessible to guests. No linens or towels are stored in the boiler cupboard.

### Activities that might cause a fire, including work processes and procedures

The main potential for fire comes from cooking other than those outlined previously where appropriate measures or controls are in place.

### Other

Are there any other sources of ignition in your property?

There are no other sources.

## Step 2 - People at risk

The accommodation sleeps 4 guests, likely to either be adults or families with up to 2 children. As access to the property is via steps up and down it is unlikely to suit guests with mobility disabilities.

The only staff member is a contracted cleaner who is familiar with the property.

## Step 3 – Risk Evaluation

### The fire detection and alarm system

The property is fitted with 3 mains powered smoke detectors, one in the kitchen/diner, one in the lounge and one in the upstairs hallway. All were tested as part of the electrical safety inspection. All will be manually tested at least quarterly.

### Means of escape

The property is unusual in that it has no front door, instead it has one rear main door and one rear double patio door. The main door is equipped with a digital lock which can be unlocked without a key from the inside. Were a fire to start in the kitchen diner escape through either of these doors would be dangerous, the preferred escape route would therefore be via the two large lounge front windows or via the hallway window onto a small flat roof over the front door.

### Evacuation procedures

This fire risk assessment will form part of the property manual and be available via the website primarily used for guests booking the property.

### Escape lighting

Outside areas are well lit, the front of the property being close to a coastal road and the rear being lit at night.

### Firefighting equipment

A fire blanket is kept in the left-hand top drawer of the kitchen island. A fire extinguisher is kept under the sink. Both were new as of May 2021 and will be maintained annually.