

Address of property: 47 Redbrink Crescent, Barry, Vale of Glamorgan, CF62 5TU

Fire Risk Assessment completed by Janet Northover, business owner on 29 November 2024

Description of property. The property is a first floor flat in a late Victorian Terraced House comprising three levels in total. It shares a hallway with the ground floor flat. It sleeps two people in one bedroom, with a separate kitchen and sitting area. The property is accessed by two flights of stairs, one to the front door and the second, within the property, to the first floor.

Commission and Placement of Appropriate Fire Extinguishers in Properties.

There is a fire blanket in the kitchen and two fire extinguishers – one in the hall and one in the kitchen. Guests will be advised only to use these if they are trained and competent do so.

Emergency Escape Lighting. Emergency escape lighting is provided, in the form of a plug in torch with lighting. Additional free standing torches are provided in the bedroom. There is a night light at the top of the stairs that is on permanently during the hours of darkness. There is also a rechargeable torch as part of this nightlight, the torch is turned on automatically in the event of a power failure. There is a street lamp on the road near the property.

Protected Escape Routes: There is one exit door at the foot of the stairs. The route is protected by self closing doors from the bedroom at the rear of the property and the sitting room at the front of the property.

Linked Smoke Detectors: There are interlinked alarms in the bedroom and sitting room. These are mains wired.

Hot Water and Heating Systems: Hot water and heating are provided by a gas boiler, this has a clean gas safety valid until 09 01 2025 carried out by Harry Marshall Gas Safe Engineer number 913941. Gas Certificate number 45c 2910663.

Thumb Turn Locks: Keyless exits are provided from the flat to the hallway and from the hallway through the front door.

EICR (Fixed Wiring Check. An EICR was issued on 7/4/21 with no advisories, carried out by R and M Electrical, certificate number 23142055

Regular Safety Checks: Fire equipment is checked at each change of occupancy. We rarely let for more than 7 days, if we do, a date for checking during longer stays will be agreed in advance with the guests. The fire equipment checks are recorded and the records held off site.

Candle Policy. Guests are provided with a policy banning the use of candles, melts or any other naked flame.