

**Address of property:** 49 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 ground floor flat in a late Victorian Terrace. It sleeps two people in one bedroom, with a separate kitchen and sitting area.

**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.

**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 street lamp on the road near the property.

**Protected Escape Routes:** There are two exit doors, one to the front of the property and one to a rear patio from the bedroom, protected by 30 minute fire doors.

**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 certificate valid until 09 January 2025 carried out by Harry Marshall Gas Safe Engineer number 913941. Gas Safe Certificate number 45c 29

**Thumb Turn Locks:** Keyless exits are provided from the flat to the hallway and from the hallway through the front door. Additionally there is a keyless exit from the patio door to the rear courtyard.

**EICR (Fixed Wiring Check.** An EICR was issued on 7/4/21 with no advisories, carried out by R and M Electrical, certificate number 23142223

**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.