Fire Risk Assessment

Address of property assessed: Felin Traeth Cottage, Felin Traeth, Station Road, Rhosneigr, LL64 5QZ

Name and position of person undertaking the assessment: Jessica Bruss, Owner

Date of assessment: 08/10/2026

Number of floors/areas: 2 floors

Use: Self catering furnished holiday let

Step 1 - Identify fire hazards and fire risks

Electrical wiring and appliances

Trailing wires have been moved to behind furniture or perimeter of room. Where multiple plugs are plugged in to sockets, they have been labeled for quick identification. No adaptors are used, extension cables are in use but the maximum load has been checked and adhered to.
All cables and plugs have a quarterly visual inspection completed by the owners and any damaged items are either repaired or removed and replaced.

The consumer units are situated in the hall, lounge and bedroom corridor. These have been labeled and visually inspected to confirm that they are in good condition. An Electrical Installation Condition Report will be completed every 5 years and was last completed in 2026.

The induction hob was supplied with the property; the freestanding tumble dryer, coffee machine, chest freezer and fridge freezer were purchased new in 2019; the oven was purchased new in 2022, the dishwasher was purchased new in 2023 and the freestanding washing machine and second fridge freezer (not available to guests) were purchased new in 2024, the kettle and toaster were purchased new in 2025, the microwave was purchased new in 2026.

They are visually inspected at the end of every let. Tumble dryer lint filters are also emptied at the end of every let.

Cooking – especially deep-fat frying

There are copies of instructions for use of the electric oven, hob, dishwasher, washing machine, tumble dryer and microwave available to guests in the instruction folder in the utility room.

There are no gas appliances and no mains gas connection to the property.

Extraction vent above the cooker is cleaned at least every 3 months.

There is no facility for deep-fat frying.

Smoking

It is illegal to smoke in self catering properties in Wales under the Smoke-free Premises etc. (Wales) Regulations 2007.
There is a no-smoking policy throughout the property, including vaping & e-cigarettes. This is documented in the electronic visitor book.

Candles

There are no candles, tea lights or ethanol burners in the property. None are permitted to be used. This is documented in the electronic visitor book.

Heaters and boilers

The boiler is a Domestic heating oil combination boiler and it is regularly serviced in October each year by an OFTEC registered engineer.
The fire in the dining room is a Propane gas fire and it is regularly serviced in September each year by a OFTEC registered engineer. This is currently unavailable due to needing a replacement part and will be decommissioned and replaced with an electric fire during time when we are closed for maintenance time.
There is a wall mounted IR wifi thermostatically controlled wall panel in the lounge, desk area and dining room. These are visually inspected every 3 months.

A carbon monoxide detector is located in the boiler room, dining room and lounge and all are tested at the end of every let (minimum of 7 days).

Open fires and burners

The chimney is swept every year by a HETAS registered chimney sweep. A certificate is supplied.
A marble hearth is fitted to prevent rugs and fabrics from touching hot surfaces. The stove should only be used with the doors closed.
A metal ash bin is provided and stored in the utility room. During October-March starter pack of smokeless coal is kept in a metal scuttle next to the multi fuel stove but not in contact with conductive surfaces.
A water fire extinguisher is provided in the lounge opposite the internal door.
The instructions for the multi fuel stove are provided in the instructions folder in the utility room and a short version is provided in the electronic guest book and supplied next to the stove.
There is an external door with a thumb turn lock located in the room.

Elements of structure

The ground floor is concrete covered with carpet, LVT, laminate floor, engineered wood floor or ceramic floor tiles.
The walls are stone covered with plaster or block, covered with plaster. The upstairs bedroom has a wall with vinyl wood effect cork tiles covering on. The bathrooms have ceramic tiled walls.
The roof is slate construction with plastered ceilings.
Downlighters are fitted in the three bathrooms. The bathroom downlights were upgraded in 2021 to ensure they meet fire protection standards.
Solar panels were fitted in 2022 by a qualified installer and all certification supplied.
An emergency cut off has been fitted above the door from the bedroom corridor to the snug.

Furniture and furnishings

All furniture and furnishings that need to comply with the Furniture and furnishings (Fire Safety) regulations for rental accommodation do so.

Domestic waste

Domestic waste is stored in sortation bins in the kitchen and a small bin in each bathroom. No bins are kept near any sources of ignition. There is a glass recycling box in the utility room.

There are external bins away from the property for guests to place waste in. It is guests responsibility to regularly remove waste from the internal bins to the external bins.

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

The garden tools are electric and are stored in an outside locked stone building well away from the main property and is not accessible to guests.
The petrol lawnmower, brush cutter, ride on mower and ATV are stored in an outside locked stone building well away from the main property and is not accessible to guests.
Linen and towels are stored in the locked second kitchen in bags away from the boiler. Some are stored in a locked cupboard in the first floor bedroom on wire racking and in a locked storage trunk in one of the twin bedrooms. They are not in direct contact with any heat sources.

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

Contractors to ensure that they use battery operated power tools. When this isn't possible 110V tools must be used or when 230v are used then an RCD must be used.
For hot tub maintenance, an external socket with a built in RCD to be used for electrically operated equipment.

Other

Hot tub has an emergency isolation switch to immediately cut the electrical supply to it. This switch is labeled and located opposite the hot tub.

Step 2 - Identify people at risk

Number of guests

There are six beds to sleep eight in the property and two travel cots. We would anticipate that children would stay in one of the two twin downstairs bedrooms. The cots can be placed in any room.

The house is suitable for people with mobility limitation but is not wheelchair accessible. The most appropriate bedrooms for these guests are on the ground floor and there is an external door on the bedroom corridor with a thumb lock fitted. The external patio doors in the downstairs king bedroom are key operated, this room is located next to an external door that has a thumb lock fitted.
No staff are on site to aid with an evacuation.

Number of staff and employees

Owner or cleaning agency provides cleaning at the end of every let. None of these people are under 18 or have declared anything that would affect their ability to escape.
Other contractors enter when unoccupied and have a key to all doors.

Step 3 – Evaluate the risks

The fire detection and alarm system

There are eleven mains wired linked smoke detectors in the four bedrooms, lounge, dining room, utility room and four across all corridor and two mains wired heat detector across both kitchens.
All are wirelessly interlinked and the downstairs corridor, bedrooms and locked kitchen are also wired interlinked.
All smoke and heat detectors are tested at the end of each let (minimum of 7 days) and are remotely monitored by both owners using the Fireangel Connect app.

Means of escape – detail the type of property

The house is two storeys with one bedroom upstairs and three downstairs.

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

There is an external door with a thumb lock fitted in the lounge, one in the porch opposite the lounge, one in the porch by the bathroom and one in the downstairs bedroom corridor. There are also key operated external patio doors in the downstairs kingsize bedroom.
All thumb lock operated external doors are inward opening, the patio doors are outward opening and nothing is stored in front of the doors to prevent them from opening.

Evacuation procedures

Guests on the ground floor may use any of the doors depending on where they are at the time.

If it is not possible to use the stairs, a door can be closed between the bedroom and the landing, and a secondary door between the bedroom and ensuite (with an openable window) for guests to await help.
The windows to the front of this bedroom is easily reachable by a ladder and the window opens enough for an adult to get through if emergency services required this.

The evacuation procedures are detailed in the online guest book.

Escape lighting

Torches are kept in the utility room. Its location is provided in the online guest book.
There are emergency lights plugged in outside of all bedrooms and at the bottom of the stairs, these activate if the electricity supply is interrupted and guests can detach them and use as torches.
The street lights and railway station lights provide ambient lighting to get you away from the property and solar lights are provided on the driveway.

Firefighting equipment

A water fire extinguisher is freestanding in the lounge and a fire blanket is fitted to the wall in the kitchen.
Guests are not expected to fight fires, we encourage evacuation and the use of fire fighting equipment only to aid evacuation.