

# Tŷ Haf Risk Assessment - General Risk Assessment

We want guests to enjoy their time at Tŷ Haf and have a safe and incident-free stay. Guests must familiarise themselves with the building and its surroundings and read the information contained within the welcome pack.

## 1. Guests

Tŷ Haf is suitable for children and adults of all ages. The cottage is a single-story premises on a level plot, with no staircase, which will assist those who have some mobility issues. Guests must familiarise themselves with the layout of the accommodation and any potential hazards, especially regarding the safety of visiting children or infants or adults with limited mobility. Detailed instructions for using the appliances in Tŷ Haf will be found in the welcome pack.

## 2. Fire Safety

A Fire Risk Assessment has been completed.

To reduce the risk of starting a fire, visitors are expected to exercise care and to be vigilant when using the facilities at Tŷ Haf to ensure that guests stay safe. This will include supervising children staying or visiting Tŷ Haf while using the cooking facilities and other high-risk electrical appliances (such as irons, hairdryers, and toasters).

**Tea lights and candles are NOT to be used in Ty Haf.**

Charging an Electric vehicle (EV) using a normal socket is not allowed at Ty Haf. Charging an EV from a normal socket can be a risk due to potential overheating and fire hazards.

A dedicated untethered electric vehicle charging point, a 7 kW Type 2 socket, is available at Ty Haf for guest use.

Please visit websites such as [Zapmap](#) or [PlugShare](#) for details of local EV chargers.

**Due to the increased risk of a fire being caused by Electric Bikes (eBikes) and Electric Scooters (eScooters), these are NOT allowed to be stored within Ty Haf or the garage area.**

Guests are reminded that if the batteries become damaged or begin to fail, they can start incredibly ferocious fires. Lithium battery fires can spread quickly out of control. These can be securely stored in the rear garden area.

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Guests must familiarise themselves with the detailed instructions for using the fire blanket in the kitchen and familiarise themselves with the layout of the accommodation and exit routes in the event of an emergency.

The front door is the primary entrance and exit route from Tŷ Haf. There is an entrance/exit via the rear French doors, leading to the rear garden and a third entrance/exit door from the integral garage. All have a thumb-turn locking mechanism to assist with an emergency evacuation. In addition, one window in each bedroom is an openable casement window and can be used as an escape route. All bedrooms are ground floor level.

**Please refer to the Ty Haf Fire Evacuation Plan.** A floor plan can be found in the information pack and each bedroom.

Fire alarms are fitted in all areas. These are all electric mains interconnected with battery backup.

There is a sensor-operated night light in the hallway, with a removable torch to aid in an evacuation during an emergency in the event of a power failure.

In addition, there is a removable torch in each bedroom, which will illuminate in the event of a power failure. They also have a dusk-to-dawn LED nightlight that will highlight its location in the room.

The hallway and bedroom torches are rechargeable and should always remain in their charging cradle.

**In the event of a fire, all occupants must leave the accommodation by the most appropriate and safe exit in case of fire. When guests are safely outside Tŷ Haf, they should call 999 immediately, give Tŷ Haf's address to the Fire Brigade, and alert any neighbours to the risks.**

In summary:

- Never leave unattended, a pan cooking on the hob and always be alert to the dangers of a naked flame from the gas hob.
- Never use candles or tea lights in Ty Haf.
- Do not charge an Electric vehicle (EV) using a normal socket.
- Do not store eBikes or eScooters in Ty Haf.
- When in use, never leave electrical appliances, such as the toaster, hairdryer, or electric iron, unattended.
- Ensure all electrical appliances are switched off, before going to bed.
- Adhere to Tŷ Haf's No Smoking policy. Smoking is not allowed anywhere within the accommodation.

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## The Wood-Burner

There is a wood burner fitted in the lounge with instructions for its use. The wood burner was fitted by a HETAS installer. Guests must:

- Not leave matches, spare logs, or other materials on top of the wood burner.
- The wood burner is to be used only with the door closed.
- Visitors must ensure it is firmly closed and 'dampened down' before going to bed.

## 3. Water

Guests must not leave the bath, wash basin or kitchen sink taps (as well as shower) running unattended as the potential for serious damage is significant.

Guests must take care when getting in or out of the bath or the shower cubicle and be aware that a tiled floor could become slippery. Guests should use the bathmat provided, to prevent slipping and reduce the risk of injury.

## 4. Pets

For the consideration of others, pets must always be kept under strict control to prevent damage, annoyance, or injury to others.

- Do not leave a pet in the property unattended at any time. Pets can become anxious in unfamiliar surroundings and cause damage.
- Under no circumstances allow pets into any of the bedrooms. Pets should not sit or lie on any of the sofas, chairs, or other soft furnishings.
- Do not allow their pet to foul in any of the garden areas or the vicinity of the property. The pet owner will immediately clean up any mess caused.
- Do not allow their pets to cause any annoyance, becoming a nuisance or intimidating occupants of adjoining properties or people walking past the accommodation.