



FIRE SAFETY ADVICE

SELF CATERING AND SMALL BED AND BREAKFAST PROPERTIES

Fire safety legislation applies to all, holiday lets and houses used for providing bed and breakfast. If you employ five or more people, you are required by law to carry out a fire risk assessment of your building and record the findings.



The law will apply to you when you let out a room in your own home as guest accommodation even if you only do it occasionally.

The law also applies to any flat, house, cottage or caravan you rent out to others on a short term arrangement or for a holiday.

What must I do?

You must:

- **Carry out a fire risk assessment**
- **If necessary, improve your fire safety measures**
- **Keep the risks, and your fire safety measures, under review**

Taking the time to carry out and act on your risk assessment protects you, your guests, your premises and your business.

What happens if I don't do a fire risk assessment?

You are breaking the law, and you could be putting people's lives at risk.

Your fire risk assessment should cover:

- **How is a fire detected and how are people alerted?**
- **How do people escape from the building?**
- **Are fire extinguishers needed?**
- **Do I need emergency lighting?**
- **Do I need fire escape signs?**

If you do not feel confident in doing a fire risk assessment, there are companies who can be employed to do this for you.

A document called 'Do you have Paying Guests' is available to download from:

www.gov.uk/government/organisations/department-for-communities-and-local-government/series/fire-safety-law-and-guidance-documents-for-business



UCI
Road World
Championships
21st-29th
September 2019