

# A GUIDE FOR SELF-CATERING PROVIDERS IN ARGYLL AND BUTE:



## SAFETY IN SELF-CATERING PROPERTIES

Self-catering accommodation within Argyll and Bute is varied in form and ranges from small town-centre flats to large properties in isolated farmland to beachside caravans.

This guidance sits alongside

- A guide for self-catering providers in Argyll and Bute: Managing Bookings

- A guide for self-catering providers in Argyll and Bute: Private Water Supplies

Together they aim to provide a general introduction to providing self-catering premises and as such there may be some guidance which is not applicable to your property.

The information focuses on the issues dealt with by Regulatory Services (which includes Trading Standards, Environmental Health and Fire Safety).

## THE PROPERTY

You are responsible for the safety of the property and the goods you supply within it. It is therefore advisable that you carry out appropriate checks on a regular basis.

### BEST PRACTICE

Keep records of checks including  
what checks were done (and the results)  
who carried out the checks and  
when they were done.

If any problems arise at the property you may need to show that you have acted correctly. Undertaking regular checks, including checks by competent contractors, as appropriate, recording the checks and any remedial works will help to show that you have acted responsibly.

### BEST PRACTICE

Make sure that the décor in your property is fresh and clean. The furnishings and other equipment should all be of a good quality and suitable for the number of guests your property accommodates.

### BEST PRACTICE

You should keep the property in a clean and tidy condition.

## GAS

If your property has gas (natural, calor, LPG or similar) then you are required to ensure the gas appliances, fittings and flues are safe. This requirement extends to

If you are buying a used gas cooker it must meet the requirements of the Gas



**BEST  
PRACTICE**

Seek products that display the British Standard Kitemark or BEAB Approved mark (which shows that the product has been assessed by an independent body).





The Regulations do not apply to furniture or furnishings manufactured before 1950, which are considered to be antique.

They also do not cover bedding, carpets or curtains. Mattresses and bed bases may however still be subject to the ignitability test. This may be shown by a label stating compliance with BS 7177 as shown.

**MUST**

Only buy furniture which displays a permanent label including the wording CARELESSNESS CAUSES FIRE. New furniture should have been tested and include the required label.

**BEST PRACTICE**

Check your existing furniture to ensure that it is safe to use. The permanent label can often be found on the underside of a seat or the base of an item.

**BEST PRACTICE**

Remove any items of covered or filled furniture which do not include a safety label until you are satisfied that they conform to the regulations.

**Bunk Beds**

**MUST**

Bunk and high beds must have a safety barrier

**Fire Safety**

The requirements for fire safety will depend upon the size and layout of your property. Guidance in relation to self-catering premises can be obtained from [www.scotland.gov.uk/Topics/Justice/public-safety/fire-and-rescue-services/FireLaw/SectorSpecificGuidance/SleepingAccommodationPremisesGuides](http://www.scotland.gov.uk/Topics/Justice/public-safety/fire-and-rescue-services/FireLaw/SectorSpecificGuidance/SleepingAccommodationPremisesGuides)

For most premises you must:-

**MUST**

Carry out a fire risk assessment and implement and maintain a fire management plan.

**MUST**

Take fire safety measures which are reasonable to ensure the safety of persons using the property.









