



SOLMAR
VILLA HOLIDAYS

SAFETY & RISK

Solmar Villas Safety Self-Assessment Guidance Notes

Issued February 2026

WELCOME TO YOUR
**Guidance
Notes**

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Completing the Solmar Villas Safety Self-Assessment

Self-Assessment: For Suppliers/Owners **2025 NEW Self Assessment Full Health and Safety Audit**

Please follow the links below to our safety signage. We offer printable branded (for Guaranteed villas) & non-branded (for ad hoc).

[Supplier Template Test Sheets and Dropbox Assets | Solmar Villas](#)

2026 OVERSEAS BRANDING
Safety & Risk

Compulsory Branded

VILLA FIRE NOTICE
For your safety, please take a few moments to read the following information

**EMERGENCY SERVICES
CALL 112**

Take a little time to get to know your villa, the exit doors and location of the fire extinguisher/blanket.

If the smoke alarm sounds, evacuate the building.

DO NOT stop to take personal belongings with you or re-enter the building.

If you require assistance, please call our 24-hour Holiday Helpline on: +44 1283 372719

SOLMAR VILLA HOLIDAYS

VILLA FIRE NOTICE
For your safety, please take a few moments to read the following information

**EMERGENCY SERVICES
CALL 911**

Take a little time to get to know your villa, the exit doors and location of the fire extinguisher/blanket.

If the smoke alarm sounds, evacuate the building.

DO NOT stop to take personal belongings with you or re-enter the building.

If you require assistance, please call our 24-hour Holiday Helpline on: +44 1283 372719

SOLMAR VILLA HOLIDAYS

POOL RULES
Kalimera Villa By the Sea

MIN POOL DEPTH (M) POOL DEPTH (M) MAX POOL DEPTH (M)

1.5 M 3.5 M

NO DIVING NO RUNNING NO GLASSWARE IN THE POOL AREA

KEEP THE POOL CLEAN, SHOWER BEFORE AND AFTER USE CHILDREN MUST BE SUPERVISED AT ALL TIMES

INFINITY POOL RULES
Kalimera Villa By the Sea

MIN POOL DEPTH (M) POOL DEPTH (M) MAX POOL DEPTH (M)

1.5 M 3.5 M

NO DIVING NO RUNNING NO INFLATABLES INSIDE THE POOL

PLEASE DO NOT SIT, WALK, OR STAND ON THE INFINITY POOL LEDGE NO GLASSWARE IN THE POOL AREA CHILDREN MUST BE SUPERVISED AT ALL TIMES

Specifications	Size	Material	Internal Use
Fire Notice Villa Sign (European & USA)	A4	Acrylic	Back of door

Specifications	Size	Material	External Use
Pool Rules (Villa Name & Depth Markings) 5mm holes in each corner	A3	Acrylic (high temp resistant weatherproof)	Poolside
Infinity Pool Rules (Villa Name & Depth Markings) 5mm holes in each corner	A3	Acrylic (high temp resistant weatherproof)	Poolside

Colour code reference: Coral
RGB 194, 50, 110
Hex Code #C2326E

Checklist

1 Tools Needed

- Tape measure.
- Use the online form provided to record your answers.

2 Answering Questions

- Answer all questions with Yes, No, N/A, or Unknown. In some instances, there may be other applicable options such as "pool covered".
- Every question must be answered.
- Only record answers based on your own physical observation.
- Do not use answers from others.

3 Taking Photos

- Take a photo of the whole item or area, avoid close-ups or snippets.
- Photos should show the item within its surrounding context so the assessor can understand the environment.

4 Villa Name Accuracy

- Be sure to enter the correct villa name on the form.
- Incorrect villa names will cause the data not to synchronize with our system, and the self-assessment may be lost.

5 Conducting the Assessment

- Physically inspect and measure where necessary.
- Complete the form carefully and fully.

6 Submission

- Double-check all answers and details, especially the villa name.

Submit as instructed.

Process Once the Self-Assessment is Completed

Verification by Solmar Villas Safety & Risk Team

- The Solmar Villas Safety & Risk team will verify your answers.
- They will send you a report detailing any items requiring rectification.

Report Confirmation

- Sign the report to confirm that all rectification items will be addressed before the start of the contract.

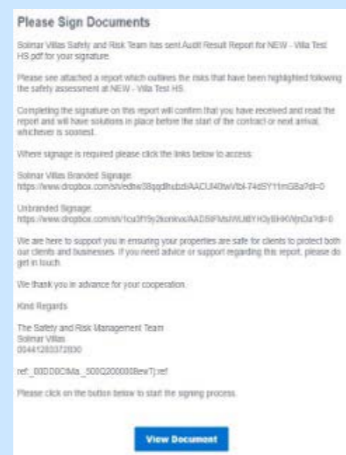
If Unable to Fulfil Requirements

- If you cannot fulfill some of the requirements, promptly notify the Safety & Risk team at: safetyandrisk@solmarvillas.com
- Once discussed with the Safety & Risk team, a second report can be sent for your signature.
- This report again confirms that all items will be in place before the start of the contract period.

How to Complete the Signing of the Safety Report

You will receive an email from the Solmar Villas Safety & Risk Team.

Click the **'View Document'** tab, this will open the report (on a web page) highlighting any issues identified and their suggested solutions:



6

Carefully read all sections of the report.

Ensure you understand every Issue that requires corrective action and that you understand the Suggested Solutions to correct the issue as outlined in the report. If you have any questions, queries or require any help please contact:

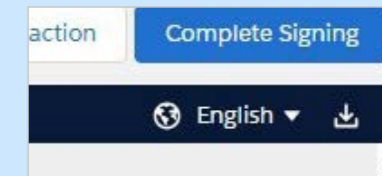
safetyandrisk@solmarvillas.com

Click at the bottom right hand corner **"I Agree"**.

Click the **"Complete Signing"** button.

The signed document will then be sent automatically to the Solmar Safety & Risk Team.

Here is a detailed version of the safety questions, each with **clear, in-depth guidance** displayed alongside, for your ease of reference. The tone is aligned with ABTA expectations, with clear explanation of **what is required** and **why it is important**.



7



Fire Safety & Detection

Does the property have an enclosed basement (i.e. No direct escape to safety from the basement)?

An enclosed basement refers to any habitable room (e.g. bedroom, lounge, games room with sofas) located below ground level that lacks a direct means of escape to the outside.

Utility rooms or non-habitable spaces (e.g. storage, laundry) are excluded from this requirement.

If Yes, is there an interlinked smoke detection system installed?

Where enclosed basements are part of the living accommodation, an **interlinked smoke alarm system** must be installed. This means if any smoke alarm is triggered, all alarms in the property sound simultaneously.

This is crucial as smoke rises; a fire starting on a higher floor may not activate a basement alarm quickly, leaving guests unaware of the danger.

To test interlinking: press the "Test" button on one alarm — all others should activate together.

Is there a wall mounted fire blanket in each Kitchen (This includes annexes that have cooking facilities)?

A **wall-mounted fire blanket** must be installed in every kitchen, including annexes or outbuildings with cooking facilities. The fire blanket must:

- Be clearly visible and within easy reach of the cooking area
- Be securely fixed to a wall (not stored in a cupboard)
- Have pull tabs hanging down, ready for immediate use

Fire blankets are essential for tackling small pan or stovetop fires safely, without spreading flames or smoke.



Is there at least one in-date fire extinguisher in the villa?

Fire extinguishers are **recommended** (not mandatory), however provide a valuable extra layer of safety when used alongside fire blankets. A **Class ABC extinguisher** is preferred, as it covers electrical, flammable liquids, and solid combustibles (wood/paper).

Check that:

- The extinguisher is clearly visible and easy to access
- It is in-date (check the manufacturer's date or service label)
- The pressure gauge (if fitted) is in the green zone

Are there working smoke detectors on each floor of the property, including annexes that are occupied by guests?

(Should be ceiling mounted, fitted at the highest point possible and at least 10cms from any corners)

Smoke alarms must be installed on **every floor** used by guests — including any annex or detached guest area.

Installation best practices:

- Mounted on the ceiling, at the highest point possible
- Positioned at least **10cm away from walls or corners**
- Preferably use **10-year sealed lithium battery models**, which reduce maintenance and tampering risk

Smoke detectors are essential to alert guests early and save lives during a fire emergency.

Are smoke detectors tested and maintained in line with manufacturer's instructions?

Alarms should be **tested monthly** using the built-in test button to ensure they work correctly.

Maintenance includes:

- Checking for dust or obstructions
- Listening for **low battery beeps** or warning sounds
- Ensuring alarms are not disconnected or removed by guests

Detectors must be placed where they can be **safely accessed for testing**, even if mounted high.

Bunk Bed Safety

Is the bunk bed well-constructed and stable and has a barrier of 16cm in height to stop a child falling out?

Bunk beds must be safe and stable for children, with a guard rail that:

- Measures at least 16cm in height from the top of the mattress to the top of the barrier
- Has gaps no larger than 7cm to prevent head entrapment

Bunk beds should not be improvised or self-built sleeping platforms.

Is the ladder securely fixed in place?

The ladder to the bunk bed must:

- Be **fixed** to the bed or, if removable, must lock securely when in place
- Be **safe for a child to climb unaided**

Children's Play Area

Is there a child's play area (e.g. swings, slide)?

Child's play area includes items such as swings, slides, climbing frames and tree houses that are specifically designed for children to use.

If the villa includes outdoor play equipment intended for children, a **pictorial or written sign** must be displayed near the area stating:

"Children must be supervised by an adult at all times."

The sign should be visible and weather resistant.



Is the play equipment robust, safe, and kept in good condition?

Children's equipment must:

- Be **free of sharp edges, loose fittings, or rust**
- Be regularly inspected for wear or damage
- Be placed away from hazards such as:
 - Swimming pools
 - Unprotected drops
 - Hard surfaces or traffic zones

Supervision signs and safe placement are part of overall risk reduction.

Is the surface of the ground soft and impact-absorbing?

Children's play equipment must not be installed over:

- Concrete
- Gravel
- Paving stones

Acceptable surfaces include:

- Grass
- Soft bark
- Rubber safety matting
- Sand

These reduce injury risk from falls and are essential for compliance with basic safety standards.

Balconies & Roof Terraces

Does the property have balconies/roof terrace?

A balcony is accessible from an upper-floor room such as a bedroom or lounge.

A roof terrace located on top of the building, designed for guest use. It can present similar fall risks and must meet the same safety standards as balconies.

Are all balcony/roof terrace railings at least 1 metre high?

Minimum Height Requirement: Railings or balustrades must be at least 1 metre (100 cm) from the surface (floor) of the balcony or terrace to the top of the barrier.

Why It Matters: This height significantly reduces the risk of accidental falls, particularly for adults or children leaning on the rail.

Evidence Required:

- Upload clear, front-on photos showing the full width and height of each railing.
- Provide comments including the exact location of each balcony or terrace (e.g. "First floor master bedroom – front-facing").

Are the vertical gaps in the balcony/roof terrace railings 10 cm or less?

Safety Standard: Gaps between vertical railings must not exceed 10 cm (approx. 4 inches).

- **Why It Matters:** Larger gaps may allow a small child to:
 - Fall through the railing.
 - Get their head or body trapped.

Evidence Required:

- Upload close-up, straight-on photos showing the spacing.

In the comments, specify width of the gaps and balcony location (e.g. "Second floor rear-facing terrace"). If gaps exceed 10 cm, recommend corrective action: install additional vertical bars or apply clear Perspex/glass sheeting.

Are the balcony/roof terrace railings in good condition, with no cracks or movement?

Ensure the railing is securely fixed, with no loose posts or wobbly sections.

Look for signs of rust, corrosion, cracks, surface flaking (spalling), or other deterioration.

Check that all screws, bolts, and welds are tight and free from damage.

Why It Matters: A damaged or unstable barrier can collapse or fail when leaned on, especially under pressure.

Evidence Required:

- Upload detailed close-up images of any affected areas.

Include comments describing:

- The type and extent of the issue.
- The location (e.g. "Roof terrace, left side railing – loose lower bolt").

If known, the possible cause (e.g. rust, impact damage).

Are there any external/internal stairs, landings, balconies, or terraces railings of a Horizontal Design (ladder effect) that allow a child to climb?

Risk Warning: Horizontal bars can create a ladder-like structure that children may attempt to climb.

If horizontal elements exist, please note if the railings have:

- Inward-sloping railings.
- Additional vertical inner barriers.
- Perspex/glass sheeting.

Evidence Required:

- Upload photos clearly showing the railing design.
- Note any modifications made to mitigate climbing risk.

Are the gaps in horizontal bars 10 cm or less?

Safety Standard: Like vertical bars, the gaps between horizontal elements must not exceed 10 cm.

Risk: Wider spacing can allow children to fall or get trapped between bars while climbing.

Evidence Required:

- Submit close-up, front-on photos showing full width of the horizontal railing.
- Specify exact gap measurements and location (e.g. "External staircase to roof terrace").
- Recommend adding vertical infill or Perspex where gaps exceed the limit.

Internal Staircases

Does the property have internal stairs?

Stairs inside a property must be assessed for railing height, presence of handrails, and gaps in railings.

Are all internal staircases with more than 5 steps fitted with a handrail?

Minimum Requirement: All staircases with 5 or more consecutive steps must have a sturdy, securely fixed handrail.

Handrails provide stability and reduce the risk of falling, particularly for children, elderly guests, or anyone with reduced mobility.

Evidence Required:

- Upload images showing the entire staircase, including any landings.
- Note the number of steps and handrail location or absence.

Do internal stairs/landing areas (with drops of more than 1 meter) have a sturdy railing or banister at least 90cm high?

Minimum Height Requirement: 90 cm from the floor/step level to the top of the railing.

This helps prevent falls over high drops within the interior of the property.

Evidence Required:

- Provide measurements and upload full-width photos of the railing/banister.
- Specify exact locations (e.g. "First floor landing overlooking stairwell").

Are the vertical gaps in the railings on the internal staircase/landing areas 10cm or less?

Vertical bars must be spaced no more than 10 cm apart.

This is to avoid risk of entrapment or falls by small children.

Evidence Required:

- Upload photos clearly showing the railings.
- Include measurement of the gaps and specific locations.

External Staircases

Are all external staircases with more than 5 steps fitted with a handrail?

As with internal stairs, 5 or more steps in one flight require a handrail.

External stairs can become slippery due to rain, condensation, or algae – increasing the importance of a sturdy handrail.

Evidence Required:

- Upload clear, full-view photos of the staircase.
- Note exact location and presence or absence of handrails.

Do external stairs (with drops of more than 1 Meter) have a sturdy railing or banister at least 90cm high?

Minimum Height: 90 cm from the stair tread or platform level.

Ensures fall protection for adults and children using the stairs.

Evidence Required:

- Upload photos showing the full structure.
- Measure and specify drop height and railing height.

Are the vertical gaps in the external staircase railings 10 cm or less?

Same requirement applies outdoors: Maximum 10 cm spacing between vertical elements.

Open external stairs near elevated areas may expose children to severe fall risks if gaps are too wide.

Evidence Required:

- Provide clear photos with measurements.
- Note exact location and if any sections require remedial action.

General

Are all areas with drops, such as walkways, pathways, bridges, and terraces, protected by railings or balustrades, which are at least 90cm in height?

Whenever there is a vertical drop of more than 1 meter anywhere on the property grounds, a safety railing or balustrade must be installed. This is essential to prevent accidental falls, which can cause significant injury.

- The railing height must be at least 90 cm, measured from the floor surface to the top of the railing.

Evidence Required:

- Submit clear, front-on images of each railing.
- Images should clearly show the entire height of the railing structure.
- Ensure photos capture the railing in relation to the drop area.

Are all areas with drops, such as walkways, pathways, bridges, and terraces protected by railings which have gaps of 10cm or less?

Railings protecting vertical drops over 1 meter must have vertical gaps between rails no greater than 10 cm (approx. 4 inches).

- This limit is critical to prevent children from slipping through gaps or getting their heads stuck.
- Wider gaps increase the risk of falls or injuries, especially for young children.

Evidence Required:

- Submit clear, front-on photos showing the entire railing and gap spacing.
- Provide the exact location of each railing.
- Note measurements of gaps if possible.
- Upload relevant images.

Are there any loose, broken, or uneven tiles inside the property or property grounds? (i.e. floor/bathroom/terrace/pool surround)?

- Loose or broken tiles present a significant trip hazard, increasing the risk of injury. Immediate repair or replacement is required to maintain guest safety.
- Inspect all tiled areas thoroughly, including balconies, terraces, staircases, and pool surrounds.

Does the property have damp or mould?

Damp and mould can cause serious health issues, especially for guests with respiratory conditions.

- Ensure good ventilation throughout the property.
- Pay special attention to bathrooms, laundry rooms, and behind furniture that rarely moves.
- Address any dampness or mould issues quickly to maintain a healthy environment.

Comments Section:

- Specify areas affected.
- Upload photos if possible.

Do full-length patio doors have warning stickers placed at 0.8 m and 1.5 m height?

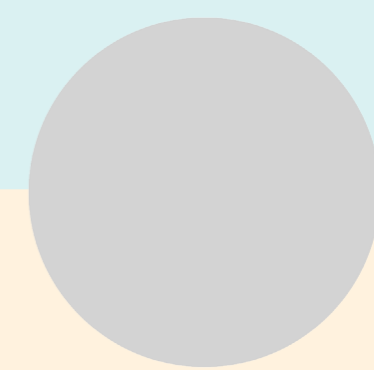
Full-length glass panels can be hard to see, posing collision risks.

- Warning stickers or anti-collision motifs should be placed at **child eye level (~0.8 m)** and **adult eye level (~1.5 m)**.
- This improves visibility and reduces the risk of accidental collisions.

Branded



Frosted



Is there a villa safety notice displayed in the property?

A safety notice including the local emergency telephone numbers should be prominently displayed, ideally on the back of the main entry/exit door.

- This enables guests to quickly access vital contact information in an emergency.



Are there any trip hazards inside the property or within the property grounds that?

Trip hazards such as small floor level changes, curled carpet edges, or uneven outdoor paving must be removed or clearly marked.

Does the property have adequate locks on all openable doors and windows (Pay attention to doors that have direct access into pools, swim up pools)?

All doors and windows that open should have functioning locks to ensure guest safety and security.

- Attention is needed for doors leading to pools or swim-up areas.
- Regularly inspect locks to maintain proper function.

Does the property have a lift?

If the property has a lift, is there pictorial signage on each floor stating, **“DO NOT USE IN THE EVENT OF FIRE”**?

- Clear “Do Not Use in the Event of Fire” signage must be displayed outside the lift on every floor.
- Lifts must be regularly serviced per manufacturer instructions and safety regulations.



Does the property include the services of a chef or cook?

Does the chef/cook follow a food safety management system (e.g. HACCP, ISO 22000) to control the purchasing, delivery, storage, preparation, cooking, cooling, re-heating,

- The property must have documented food safety procedures covering all stages: purchasing, delivery, storage, preparation, cooking, cooling, reheating, holding, display, and service.
- HACCP certification should be current and physically verified.
- This ensures compliance with international food safety standards and protects guests from foodborne illnesses.

Does the property (internally & externally) have any exposed electrical wires?

- Exposed wires present a serious risk of electric shock and must be addressed immediately.
- All wiring must be properly insulated and maintained.
- Faulty electrical equipment or damaged fittings must be repaired or replaced promptly.

Are there any overloaded/overheated electrical sockets?

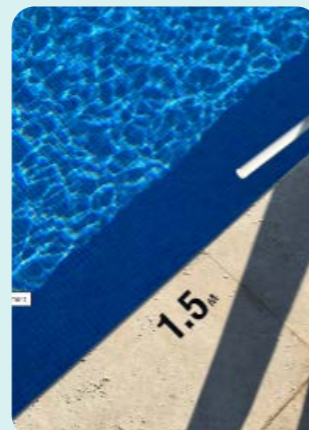
- Overloading occurs when the electrical current exceeds the circuit's capacity.
- This can cause wires to overheat, melt insulation, and potentially start fires.
- Examples include multiple high-power appliances plugged into one outlet or circuits running appliances beyond their rating.
- Circuit breakers may trip to prevent damage but do not rely solely on this as a safety measure.

Swimming Pools

Are depth markings in place and adequate in frequency in the main/child's pool. (Multi boards displayed at the poolside that include depth markings, are acceptable)?

- Depth markings must be clearly visible in meters or feet (e.g., "1.20 m" or "4 ft").
- Markings placed every ~3 meters around the pool edge or on multi-boards at poolside.

Clear and frequent depth markings help swimmers understand water depth, avoid unsafe areas, and reduce drowning risks.



Does the pool have any sudden or steep changes in depth?

- Sudden depth changes must be clearly marked with visible signs or additional depth markings near affected areas.

Steep slopes can cause swimmers to unexpectedly enter deep water, increasing risk of accidents and drowning.

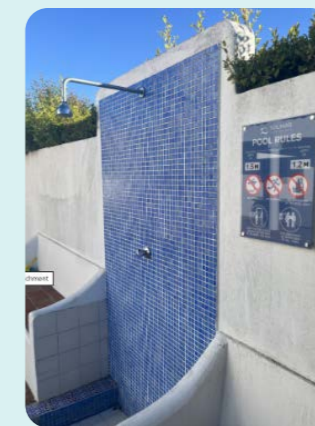
Are all pool ladders and ladders on bathing platforms to access the sea, secure?

- Ladders must be fixed and stable.
- No visible rust, corrosion, or damage, especially on bolts and metal fittings.
- Regular inspections and maintenance to ensure structural integrity.
- Corroded or loose ladders risk collapsing or breaking, causing injury, and preventing safe entry/exit.

Is there a pictorial "No Diving" sign displayed at the poolside. (Multi boards displayed at the poolside that include a pictorial no diving sign are acceptable)?

- "No Diving" sign must be pictorial and visible from all poolside angles.
- Signs inside villa or only in info books are insufficient.

Pictorial signs prevent diving accidents in shallow water, protecting swimmers regardless of language or literacy.



Is the pool water clear and bottom visible?

- Pool water must always be clear, with the bottom clearly visible.
- Maintain chlorine levels (~1.5 ppm) and pH between 7.2-7.6.
- Regular cleaning and chemical testing documented.

Clear water ensures swimmers in distress are quickly spotted; poor clarity increases drowning and health risks.

Do any of the pools (adult and child) have any broken or missing tiles?

- All tiles must be intact and secure.
- Any damaged or missing tiles must be repaired immediately.

Broken tiles cause cuts or injuries to swimmers' feet, compromising guest safety.

Are pool pump rooms/inspection pit covers fitted with a secure lock and pool?

- Pool chemicals stored in locked rooms or cabinets.
- Inspection pit covers must be intact and securely fixed.

Prevents unauthorized access to hazardous chemicals and reduces fall risks.

Is there a reach pole or life ring at the poolside?

- Equipment must be placed in clear sight and readily accessible.
- Life rings should have attached ropes for rescue.

Visible and accessible lifesaving gear enables prompt rescue in emergencies.

Is adequate lighting provided for the poolside and external grounds?

- Sufficient lighting for all pool and path areas during low light/night.
- Solar-powered lights recommended for energy efficiency.

Good lighting helps detect hazards and prevents slips or accidents in dark conditions.

Are all pool filter/drain covers (inside and outside the pool) secure and undamaged? (Including children's pool)?

- Covers must be fixed securely, free of cracks or damage.
- Immediate repair if any damage is detected.

Prevents entrapment hazards that can trap swimmers underwater, especially children.

Is the pool surround non-slip?

- Poolside flooring must be non-slip and provide good traction, especially when wet.

Reduces slips, falls, and serious injuries around the pool area.

If the child's pool is attached or inside the adult pool, and there is a change in depth of water from the children's pool to the main pool, is there a barrier separating the two?

- Children's pool depth max 60 cm.
- Barrier height at least 80 cm separating children's and adult pool water if directly connected.

Prevents children accidentally entering deeper water, reducing drowning risk.

Does the pool have an infinity edge?

An infinity edge pool is a swimming pool design where one or more edges are constructed to be level with the water, allowing water to flow over the edge into a catch basin or lower reservoir. This creates a visual effect where the water appears to extend infinitely or blend seamlessly with the horizon, often overlooking a scenic view like the ocean, mountains, or cityscape.

If yes:

- Is the drop from the infinity edge into the water gully ≤ 1 meter?

Controls fall heights around infinity edges, preventing significant injury.



Is there a diving board?

A diving board is a spring-loaded platform or board, usually made of fiberglass or wood, installed at the edge of a swimming pool. It allows swimmers to jump or dive into the water with extra height and momentum.

Diving boards increase injury risk and are not permitted by Solmar Villas.

Water Safety

Are garden ponds protected to prevent a child from falling in (Example netting/fencing)?

- Physical barriers must enclose ponds or low water features.
- As a minimum warning signs to alert guests of water hazards.

Prevents accidental child falls and warns guests of water risks.



Are the indoor/outdoor shower heads clean, free from limescale, rust, and sediment?

- Shower heads regularly cleaned and maintained.
- No visible corrosion or clogging.

Ensures proper water flow, hygiene, and guest comfort.

Is there a private water supply to the property? (Water NOT provided by mains supply)

A private water supply is a water source that is not provided or managed by a public utility or municipal water system. Instead, it is owned, controlled, and maintained privately, typically by homeowners. Owners are responsible for testing, treatment and ensuring the water is safe for use.

Does the water storage tank/well, for the private water supply have a securely fitted cover?

- Tank or well covers must be securely fitted, preventing contamination.

Protects water from insects, animals, debris, and contamination.

Fuel

Are Gas bottle hoses to cookers and Gas BBQs in good condition (no cracks/splits/tears) and securely fitted?

- No cracks, splits, fraying, bulging, blistering, kinks, or rusted fittings.
- Hose clamps/fittings tight and in good condition.
- No smell of gas near connections.

Damaged or poorly fitted hoses risk gas leaks, fire, or explosion.

Do gas bottles that are fitted in an internal cupboard, have adequate ventilation?

- Adequate ventilation openings must be present.

Ventilation prevents dangerous gas buildup inside the property.

Are all the burner caps on the gas hob provided?

- All burner caps must be present and correctly aligned.

Missing or misaligned caps can cause incomplete combustion, carbon monoxide risk, or gas leaks.

Are the on/off switches/knobs fitted to the cooker and are they clear?

- Controls must be clear and easy to operate.
- Induction hobs should have usage instructions available.

Clear controls help guests safely operate appliances.

Does the property have a working fireplace?

Working fireplaces or log burners within the property pose several safety risks to both adults and children, including Carbon Monoxide poisoning and an increased risk of an uncontained fire, and as such should not be used by guests.

Is there signage displayed warning that it is not for use of guests?

Requirement:

- Fireplaces must not be used by guests.
- Visible warning signage required.



What is the main fuel used to provide hot water/heating for the Property?

The main fuel supply refers to the primary energy source used to power a property's heating and hot water systems (such as a boiler or water heater).

The options are:

- Gas Boiler/water heater (including instantaneous gas water heaters)
- Oil/Diesel Boiler/Solid fuel
- Electric/solar

If Gas is selected as the above answer, the next question shall appear.

Is the owner willing to change the main source of fuel for the hot water/heating from gas to electric/solar?

Solmar Villas do not accept the use of gas boilers or gas water heaters on their properties. All water heating systems must be electric or solar powered. During the contract period, any existing gas boiler must be safely isolated and not used.

Please state where the gas/oil/diesel/solid fuel boiler is located?

Options are:

A) Inside the property

In a kitchen, living area, bathroom, bedroom or similar

- Gas Boilers not permitted in bedrooms or bathrooms.

B) Inside the property

In a room, cupboard, garage or similar, accessed via an internal door.

"Inside" the property includes any enclosed space accessed through an internal door, such as cupboards, closets, or storage rooms located within the building's interior.

C) In a room, cupboard, garage or similar, attached to the property, but only accessed via an external door

A room, cupboard, garage, or similar space that is physically attached to the property but only accessible through an external door (i.e., not connected via an internal door) is considered outside the main living area.

D) On the roof

The roof is the top structure of the building, outside the enclosed living areas of the property and is accessible via external ladders, staircases, or designated access points.

E) In a room, cupboard, garage or similar, that is fully separate to the property

A room, cupboard, garage, or similar structure that is fully separate from the main property—meaning it has no internal or shared walls and is accessed independently.

If (A or B) is selected above, the next question shall appear:

Is there a Carbon Monoxide detector installed in the room where the boiler/water heater is located?

Carbon monoxide detectors operate similarly to smoke or fire alarms. They sound an audible alarm when carbon monoxide is detected in the air, alerting guests before they begin to experience any symptoms.

Is the main fuel appliance for hot water/heating, serviced/inspected by a competent/qualified installer or contractor on a yearly basis?

Only answer yes if you have physically seen the service certificate and it is dated within the last year.

To ensure safe and efficient operation, the appliance should be serviced and inspected at least once a year by a competent and qualified installer or contractor. Regular servicing helps identify and address potential issues like leaks, corrosion, or malfunctioning parts, reducing the risk of breakdowns, fires, or carbon monoxide leaks.

- Annual service required by qualified professionals.
- Service certificate must be available.

Do you know the date of the last service?

Only answer yes if you have physically seen the service certificate.

What was the date of the last service?

The Service Date is the day the boiler was last serviced by a qualified technician.

Is the flue securely attached and in good condition, no hole's cracks?

A gas boiler flue is a pipe or duct that safely channels the combustion gases (such as carbon monoxide, carbon dioxide, and water vapor) produced by the gas boiler from inside the property to the outside atmosphere.



Is the flue terminal within 3M of any re-entry point? Example, door, window, vent, opening that leads back into the property?

A re-entry point refers to a location where combustion gases or other exhaust fumes emitted from a flue, vent, or chimney can re-enter a building, posing a safety risk. This can happen due to wind, building design, or poor placement of the flue terminal.



Is there a Carbon Monoxide detector installed in the room where the window, vent, door is located?

For main fuel appliances used for hot water heating, a carbon monoxide detector must be installed in any room where a re-entry point (such as windows, doors, openings, or vents) is located within 3 meters of the flue terminal. This ensures early detection of carbon monoxide in areas at higher risk of gas re-entering the property, enhancing occupant safety.

Requirement:

- Flue must be intact with no cracks or holes.
- Flue terminal must be >3 meters from any window, door, vent, or opening.
- If within 3m, a CO detector must be installed in the room.

Provides early warning to prevent carbon monoxide poisoning.

What is the make of the boiler/water heater (this can be found on the boiler casing or service certificate)?

The make or brand of a boiler refers to the company or manufacturer that produces the boiler. It is the name or trademark under which the boiler is sold. For example, popular boiler makes (brands) include Worcester Bosch, Immergas, Vaillant, Baxi, Ideal, Viessmann.



What is the model of the boiler/water heater (This can be found on the boiler casing or service certificate)?

The model of a boiler is the specific version or design of the boiler made by the manufacturer (the make/brand). It usually includes a unique name or number that distinguishes it from other boilers made by the same company. For example, if the make is Worcester Bosch, the model could be something like "Greenstar 30i" or "Greenstar 40 CDI".

- Identifies the equipment for maintenance, safety checks, and warranty purposes.

What type of boiler/water heater is it? (For information only, officers verify independently)

Room-Sealed Boiler:

- Sealed combustion chamber.
- Draws air from outside, expels gases via sealed pipe.
- Safe for smaller or less ventilated spaces.
- Energy efficient and safer than open flue.

Open Flue Boiler:

- Takes combustion air from room air.
- Requires good ventilation.
- Flue vents gases outside.
- Less common due to safety and efficiency concerns.

Dual Fuel Boiler:

- Uses two fuel sources (e.g., gas & oil, gas & electric).
- Switches fuel based on availability/cost.
- Used for flexibility and backup heating.

Flueless Boiler:

- No flue; gases vent directly into the room.
- Rare and not allowed for full heating/water systems.
- Generally small heaters with safety features, needing excellent ventilation.

Understanding boiler type is critical for assessing safety risks and compliance with regulations.

Is there a secondary fuel supply, such as gas, oil, diesel, solid fuel for hot water/heating at the property? (This includes fuel used for winter heating)

A secondary source is a second form of fuel that is used for hot water or heating. For example, the main source of fuel for hot water/heating is solar, but its secondary use when the electric or solar is not available is a gas boiler.

The options are:

- Gas Boiler/water heater (including instantaneous gas water heaters)
- Oil/Diesel Boiler/Solid fuel
- Electric/solar

If Gas is selected as the above answer, the same questions as the main source will be repeated.

Guidance Notes for Completing the Solmar Villas Safety Self-Assessment



Log Sheets

We have a selection of log sheets for you to use. To make things easier, please follow the link to access the templates.

[Supplier Template Test Sheets and Dropbox Assets | Solmar Villas](#)



Smoke Detector Test Log



Swimming Pool Log Sheet



Carbon Monoxide (CO) Detector Test Log



Hot Tub/Jacuzzi Log Sheet