

This drawing is solely for the purposes of obtaining planning/building warrant approval. The drawing may be suitable for constructional purposes but it may be necessary to augment/and or amend this information for this purpose. No liability will be accepted for any omission on this drawing should the drawing be used for constructional purposes.

compliance notes
It is the landlords responsibility to ensure legal requirements are met for short term let licence.

Energy Performance Certificate (EPC)
The accommodation must hold a valid EPC dated within the last 10 years. This must be carried out by an energy assessor.

Fire Safety
The conditions on fire safety include:
fire warning (heat, smoke and carbon monoxide alarms)
records (labels, receipts or photographs) showing furnishings guests have access to meet the Furniture and Furnishings (Fire Safety) Regulations 1988

Gas supply
The accommodation must have a Gas Safety Certificate dated in the last 12 months. This applies to accommodation with a gas supply.

Electrical Installation Condition Report
You must arrange for a qualified person to carry out an electrical safety check at least every 5 years. This usually means the qualified person is registered with either:
a member firm of the Electrical Contractors' Association of Scotland
a member of the National Association of Professional Inspectors and Testers

Portable Appliance Testing Report
You must arrange for a qualified person to produce a Portable Appliance Testing Report on moveable appliances your guests have access to. For example a TV or an alarm clock. This usually means the qualified person is registered with either:
a member firm of the Electrical Contractors' Association of Scotland
a member of the National Association of Professional Inspectors and Testers

Legionella risk assessment
You must assess the accommodation's risk from exposure to Legionella. This is needed whether or not it has a private water supply.

Buildings insurance
The accommodation must have buildings insurance. This must be valid for the duration of the licence.

Maximum number of guests in the accommodation
The licence holder must make sure the number of guests staying in the accommodation is not more than the number stated on the licence.

Information you must display
The licence holder must display this information in a place accessible to guests:

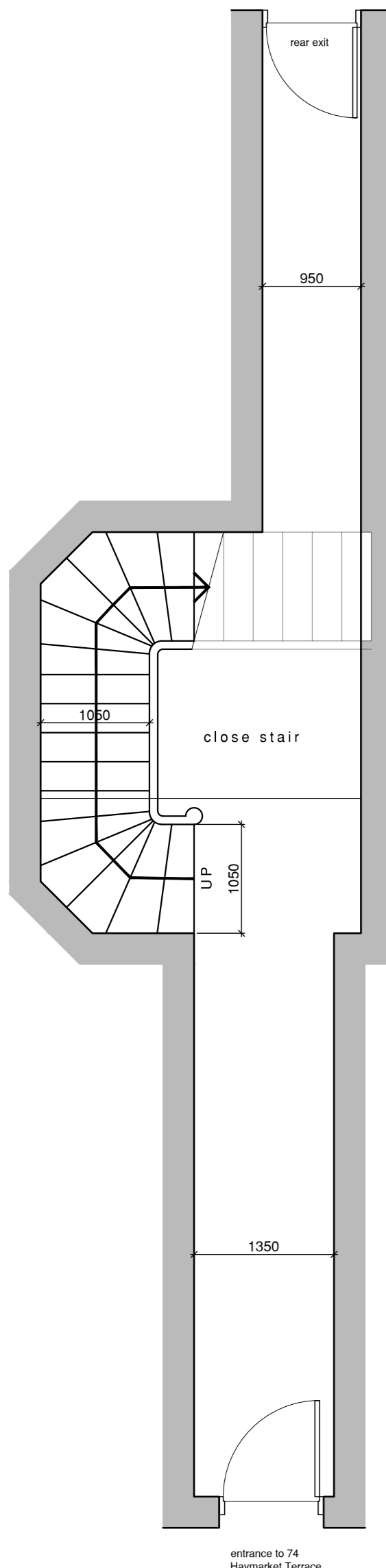
- certified copy of the licence and licence conditions
- fire, gas and electrical safety information
- details on how to contact emergency services
- copy of gas safety report
- copy of the Electrical Installation Condition Report
- copy of the Portable Appliance Testing Report

Other requirements
Under the fire safety law, someone who is in charge of the accommodation must carry out a fire risk assessment. This is to spot risks and to ensure the safety of the people in the accommodation.
Reasonable fire safety measures include:
reducing risk, for example installing doors that can hold back smoke or fire
installing smoke alarms in line with the law
providing fire-fighting equipment, like a fire blanket
preparing a plan of action that a guest should take if a fire starts

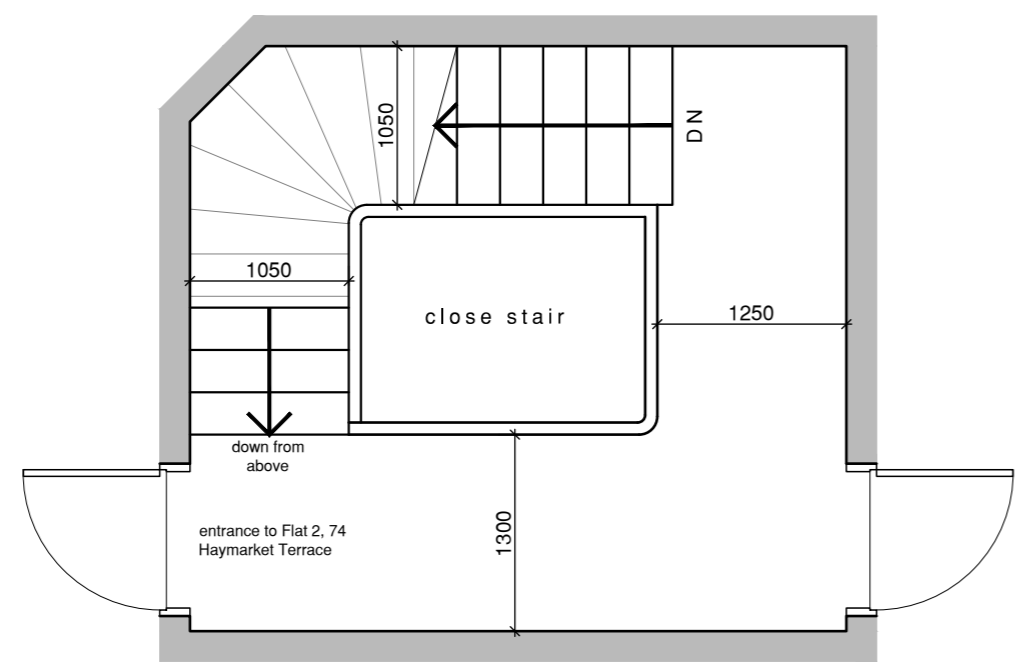
Electrical Legend

- HD Heat detector
- SD Smoke detector
- Carbon monoxide detector
- FB Fire blanket
- FE Fire Extinguisher

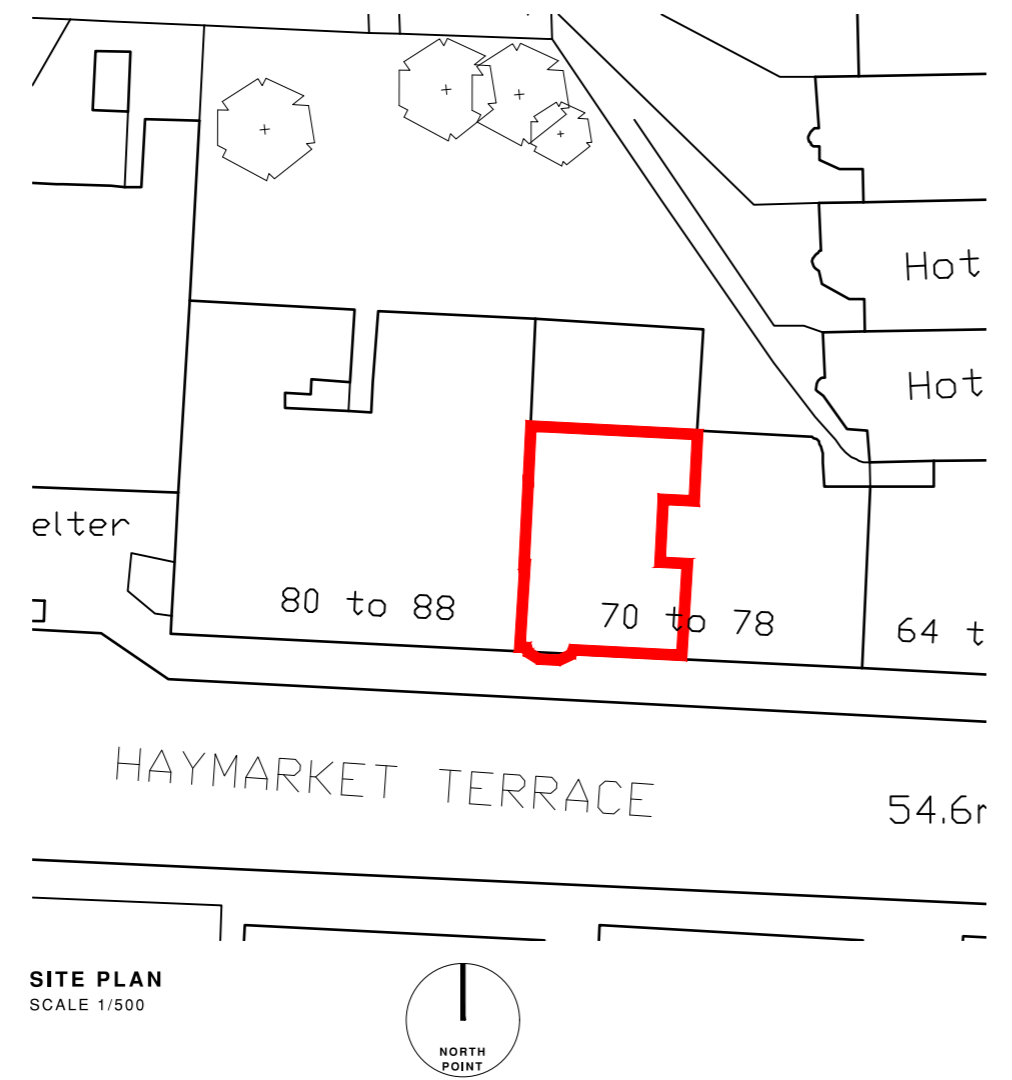
All electrical work to be carried out in accordance with the 18th edition of the I.E.E. regulations and to BS 7671:2008 + A3:2015.
Facilities to switches of washing machine, fridge, cooker and shower to be engraved for clear identification.



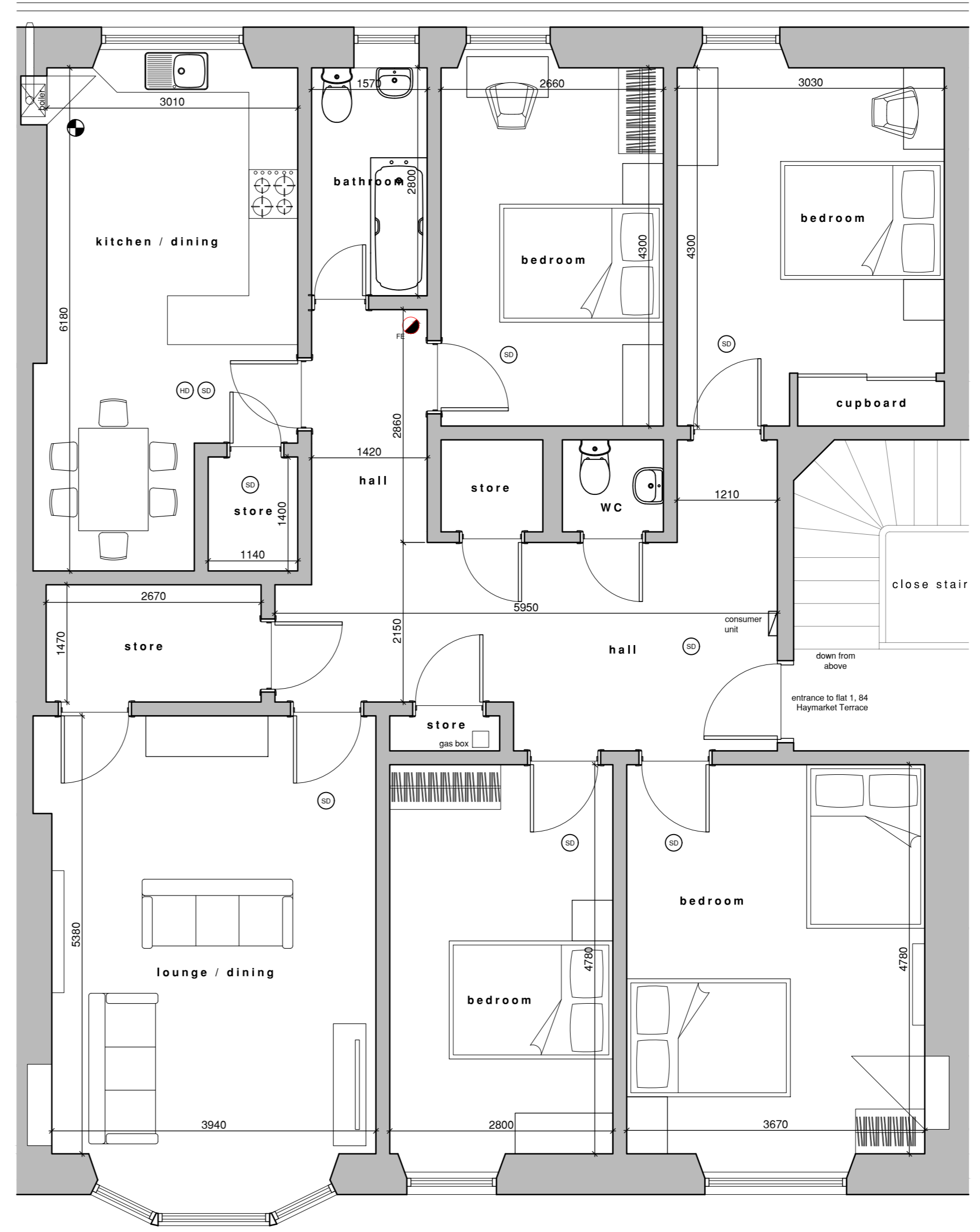
CLOSE GROUND FLOOR SHOWING ESCAPE
SCALE 1/50



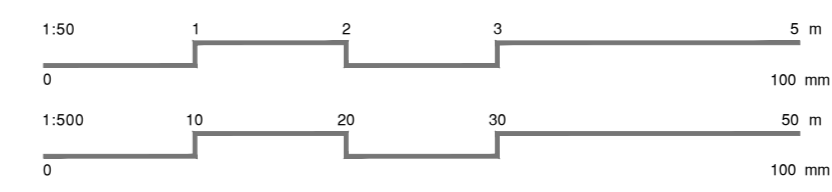
CLOSE FIRST FLOOR
SCALE 1/50



SITE PLAN
SCALE 1/500



FLOOR PLAN (FIRST FLOOR)
SCALE 1/50



rev	date	description	name
A	20.11.23	site plan revised	MS

smytharchitecturalservices@gmail.com

change of use long term rental to short term rental

Flat 2, 74 Haymarket Terrace, EH12 5LQ

floor plans and site plan

drawn: MS | scale: 1:50 / 500 @ | date: 30.09.23
AZ

23.011.02A