

## RISK ASSESSMENT – SELF CATERING SHORT LET HOLIDAY COTTAGE

Property Name Hedgehope Cottage Holy Island  
 Date of Assessment 16<sup>th</sup> August 2023  
 Assessment Carried out by Samantha Wade

Date of Next Review: August 2024  
 Notes:

What are the hazards?	Who might be harmed and how?	What are you already doing to control the risk?	What further action do you need to take to control the risk?	Likelihood (1-3 with 1 being the most likely) and severity of danger (a-c with a being the highest danger)
Slipping in bath or shower	Guests may slip on exit or entry to the bath and also on the flooring	Provision of non-slip mat for the bath and also bathmat for the floor		2c
Stairs	Guests, cleaning staff and maintenance staff. Elderly and young guests are at particular risk	Banister to be kept on wall and carpet to be in good condition.  Ensure there are no obstructions on the stairs, such as storage boxes etc  Ensure good lighting at both top and bottom of the stairs		3b

Hot water	Guests, cleaning staff at risk if water temperature is too high.	Keeping boiler temperature to minimum to provide suitable temperature of water for washing and bathing	Provide hot water warning notices	2b
Wood burning stove	Burns to guests  Carbon monoxide poisoning to guests or cleaning staff	Provide correct fire tools and heat proof gloves and instructions for use. Provide a fireguard.  Provision of CO detector  Sweeping chimney yearly	Warning notice	2a  3b  3b
Blinds	Strangulation by cord to young guests	Ensure all circular blind cords are secured to the wall to prevent access.		3a
Cooking	Burns to guests from hot surfaces.  Burns to cleaning staff when using pyro cleaning programme	Provision of oven gloves for removing hot items from hob, oven and microwave. Full instructions are provided online.  Cleaning staff instructed not to use the cleaning programme. This to be done by owner only.		3b  3a

Electrical equipment	<p>Electric shock to guests and cleaning staff due to poorly maintained equipment.</p> <p>Fire risk from unauthorised use of electric supply.</p>	<p>Ensure all electrical items are PAT tested and checked regularly as fit for purpose.</p> <p>Items that are forbidden to be charged (EVs, e-scooters, e-cigarettes etc) to be communicated to guests and use of electricity monitored via smart meter.</p>		<p>3b</p> <p>2c</p>
Falling from windows	Young guests at risk of opening window and falling out.	Ensure window catches are fitted and working to prevent window opening too far.		3b
Risk of Fire	Guests, owner or contracting staff due to fire caused by misuse	<p>Ensure separate fire risk assessment is done and kept up to date.</p> <p>Ensure terms and conditions are clear to guests before booking.</p> <p>Attend regular industry seminars to ensure compliance with latest regulation.</p>	<p>Check suitability of bedroom doors to comply with legislation.</p> <p>Install wired alarms to bedrooms</p>	2c