



Meadow Rise – St Columb Major

Cornish Holiday
(A trading name of Sound Start UK Limited 12149643)

Document Number 9 Issue 2

Risk Assessment.

Property name: Meadow Rise

Assessment carried out by: Alec Grimsey

Date of next review: 01/08/2023

Date assessment was carried out: 02/08/2022

What are the hazards?	Who might be harmed and how?	Level of Risk occurring. High, Moderate, Low	What is already being done to control the risks?	What further action do you need to take to control the risks?	Who needs to carry out the action?	When is the action needed by?	Done
Step into front door.	All Guests & Visitors.	Low	Maintained and kept in good condition.	None	Cornish Holiday / Cleaners	Ongoing	No Action Required
Pathways	All Guests & Visitors.	Low	Maintained and kept in good condition.	None	Cornish Holiday / Cleaners	Ongoing	No Action Required
Legionella within property as it has been left empty for some time.	All Guests & Visitors.	Low	Nothing. However the Risk Of legionella is low as the property has a Combi Boiler and	Follow legionella Cleaning procedure prior to guests arriving. (Procedure PR02)	A Grimsey / Cornish Holiday.	10 th April 2021	Yes / NO Action required.



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			not a hot water tank.				
<p>Risk of infection from Covid-19 and spreading the infection.</p> <p><u>Our requests to guests / responsibilities.</u></p>	All Guests, Visitors & Cleaners.	High	Nothing.	<p>Cleaners & Guests need to follow government guidelines. (Policy PO01).</p> <p>Email to be sent to guests requesting them to confirm they are healthy and do not have symptoms before travelling and arriving at accommodation.</p> <p>Advice at the property (guest book) to advise what to do if they develop symptoms while at the property.</p>	<p>H Grimsey / Cornish Holiday & Guests</p> <p>H Grimsey / Cornish Holiday.</p>	<p>Ongoing</p> <p>Ongoing</p>	<p>Yes – Ongoing.</p> <p>Yes – No further Action Required.</p>



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<u>Our requests to guests / responsibilities.</u> <u>Continued....</u>				<p>When vacating property guests are requested to strip beds and put linen and towels in dissolvable laundry bags, along with loading and running the dishwasher. This will help minimise any risk to the cleaners and possible spread of the virus.</p> <p>Post-holiday Email confirming the guests were well on returning home.</p>	<p>The Guests.</p> <p>H Grimsey / Cornish Holiday & Guests</p>	<p>Departure date and ongoing.</p> <p>Ongoing</p>	<p>Yes and ongoing.</p> <p>Yes and ongoing.</p>
Risk of infection from Covid-19 and spreading the infection.	All Guests, Visitors & Cleaners.	High	Nothing.	Cornish Holiday should be informed as soon as possible. The cleaner MUST not attend the accommodation and	H Grimsey / Cornish Holiday.	Ongoing.	Yes and ongoing.



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<u>If the Cleaner is ill or has symptoms.</u>				suitable cover will be arranged. (Procedure PR01)			
<p>Risk of infection from Covid-19 and spreading the infection.</p> <p><u>Not cleaning to an effective standard to prevent the transmission and spread of the Virus.</u></p>	All Guests, Visitors & Cleaners.	High	Nothing.	<p>Covid-19 Cleaning Procedure (Procedure PR01) MUST be followed.</p> <p>A laminated card to be left in a prominent position at the property to confirm cleaning has taken place and the Covid-19 procedure (Procedure PR01) has been followed.</p> <p>Staff trained to an acceptable standard to understand Covid-19</p>	<p>Cleaners.</p> <p>Cleaners.</p> <p>Cleaners. / Cornish Holiday.</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>Yes and ongoing.</p> <p>Yes and ongoing.</p> <p>Yes.</p>



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				cleaning (Policy PO01). Either Virtual College, Schuelke or other online courses of an adequate standard to be taken and certificated.			
<p>Risk of infection from Covid-19 and spreading the infection.</p> <p><u>Guest developing symptoms or falling unwell at the property or having a positive lateral flow or PCR test.</u></p>	All Guests, Visitors & Cleaners.	High	Nothing.	<p>Covid-19 Policy and Cleaning Criteria (Policy PO01) MUST be followed. This advises the guest to travel home if well enough and self-isolate. They MUST inform Cornish Holiday.</p> <p>Cornish Holiday will then leave the property empty without access for a minimum of 72 hrs and /</p>	<p>R & M Cleaners / 24 hr Response: 07774 931 044 The Store, 28a North Parade, Camborne, Cornwall. TR14 8BL http://rmcleaners.co.uk</p>	Ongoing	Yes and ongoing.



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				or have the property professionally cleaned.			
Risk of infection from Covid-19 and spreading the infection. <u>Guest Comfort and support.</u>	All Guests, Visitors & Cleaners.	High	Nothing.	To protect guests and improve their comfort and safety we have introduced enhanced cleaning criteria (Procedure PR01), Hand Sanitisers have been put up outside and inside the property. Covid-19 online training for cleaners, and a 50ml hand sanitiser bottle, face masks and a packet of antibacterial wipes will be supplied to the guests staying. (Policy PO01)	Cleaners. / Cornish Holiday.	Ongoing	Yes and ongoing.



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PATS Testing of Electrical Items	All Guests & Visitors.	Low	Annual PATS Test is carried out.	Ensure PATs Test is up to date.	Certified, competent person.	Last carried out 20/01/2023	Yes / No Further Action Required. Next Due 19/01/2024
Fire. Fire Extinguishers / Fire Blankets	All Guests, Visitors and other properties.	Low	Fire Blanket & Fire Extinguisher located in kitchen.	Ensure these are in date and maintained. Replace with new Fire Extinguisher if required.	Certified competent person. Suggest Golant Fire.	12 months from previous test or as advised by Golant.. Last Carried out 27/04/2022	Yes, New Extinguisher fitted 15/06/2020 No Further Action Required. Next Due 20/05/2025
Fire. Smoke Detector.	All Guests, Visitors and other properties.	Low	Fire Detectors in each bedroom and Heat sensor in	Ensure these are working, clean and regularly tested.	Any capable person.	Check Monthly. (Installed 04/11/2020)	Yes / No Further Action Required



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			kitchen to meet latest legislation.				Next Due 20/05/2031
Carbon Monoxide Poisoning.	All Guests & Visitors.	Low	Carbon Monoxide Detector in Kitchen.	No further action required. This is tested regularly and also checked yearly by a gas engineer when carrying out the Landlords Certificate check and service.	A competent person / Gas safe engineer.	Monthly and every 12 months. (Last Checked 24/03/2022 when landlords certificate was issued for boiler)	Yes / No Further Action Required
Slipping on Decking outside when wet.	All Guests & Visitors	Low	Rubber Coated Deck Boards Fitted.	Regular sweeping to ensure surface is kept free of leaves.	Cleaner / Gardener.	Each changeover of guests,	Yes / No Further Action Required