



RISK ASSESSMENT

1 Introduction

We very much want guests to have an enjoyable and safe stay in The Cowshed. For your safety and information, we have identified possible sources of danger and the following is advice on how to avoid these and minimise risks to personal injury or damage to property.

You are strongly advised to read the following carefully and to familiarise yourselves with the building, its surroundings and all safety instructions.

The property is not suitable for any adult with mobility problems unable to cope confidently and safely with steps and stairs, children or infants. Please note that you must take every care to ensure the safety of any visiting child, infant, or adult with mobility problems.

2 Fire

Please note that The Cowshed has a strict no smoking policy which extends to the patio area.

For your safety, there are two mains operated interlinked smoke detectors, which provide low-level light and have battery back-up, one in the kitchen and the other at high level above the staircase to the bedroom.

Furniture complies with safety requirements.

The oil-fired water and central heating boiler is serviced annually and the propane gas stove in the living room has a current gas certificate. The oil tank and propane gas cylinders are located externally, at a distance of three metres from the property, in a padlocked enclosure. Guests do not have access to this area.

You should familiarise yourself with the following:

- location of and instructions for using the fire equipment. The fire extinguisher is in the cupboard under the stairs and the fire blanket is in the kitchen drawer adjacent to the freezer.
- the three exits to the patio area you could use in the event of fire (the main entrance door, the sun room doors and the door in the living room) and how to operate the keys and bolts;



- the number of steps to the bedroom and the location of the step from the kitchen to the living room;
- the location of the two torches, one in the top drawer of a bedside unit and the other in the kitchen drawer adjacent to the freezer, in the event of a power failure;
- the correct operation of the propane gas fire. Instructions are provided in section 7. You must not leave anything on the top of the fire;
- the correct operation of electrical appliances, details of which are provided in section 7.

You are advised to take the following precautions:

- ensure that you know the location of the keys to the external doors on going to bed;
- never leave the hob unattended when it is in use;
- never leave electrical appliances, such as the toaster, iron and hairdryer, unattended when they are switched on;
- ensure all electrical appliances, the gas fire and internal lights are switched off before going out or to bed;
- do not use candles. Tea lights and containers are provided but must not be used near curtains, blinds, anywhere near to the bed or close to rafters or beams. You must not leave tea lights burning on going out or to bed.

Should you need to evacuate the property, please move to the car parking area immediately, call the appropriate emergency service on 999, give the address as Cold Oak Farm, Snitton, SY8 3JX, and alert us by calling 07890 131995 or knocking at the farmhouse door.

3 Scalds and burns

The water can become very hot when the tap is run for some time. Please be especially careful when setting the shower control.

The radiators can become very hot when the central heating is on.

The towel rail can also become very hot.

Please take care when using the kettle and toaster.

If you use the barbecue, follow the instructions carefully.



4 Slips, trips, bumps and falls

The step from the kitchen to the living room (150 mm high) and the stairs to the bedroom on the mezzanine floor could be slippery for guests wearing socks or slippers with fabric soles. Please use the handrails when using the stairs. A night light is plugged into the socket adjacent to the step from the kitchen to the living room and may be switched on if required.

An anti-slip mat for use in the shower is provided in the cupboard in the shower room.

The minimum door height in the property is 1.85 m (lobby to kitchen). In the bedroom, the maximum clearance of the roof beam is 1.8 m, reducing to 1 m at the external walls. The frame of the bed is wider than the mattress; please be careful when walking around the foot of the bed.

Doors to the shower room, sun room and lobby cupboard (which houses the washing machine) have latches at a height of between 1.3 m and 1.4 m.

Outside the property, in the field to the side and rear, you must not stand or walk near the wall surrounding The Cowshed. Maintain a minimum distance of one metre from the edge.

The floor of the open barn, where the household waste bin and recycling boxes are stored, may become slippery when wet. A notice to this effect is displayed at the barn entrance.

5 Electric shock

Electrical appliances are tested annually. Please do not use any of the property's electric appliances with wet hands or attempt to modify them in any way.

6 Flooding

Please do not leave running taps in the shower room or kitchen unattended.



7 Hygiene and welfare

- No pets are allowed at the property.
- A carbon monoxide detector is located unobtrusively at mezzanine level on the wall to the side of the stairs.
- A selection of toiletries from Options Ltd is provided. The shower gel and shampoo are fragranced with verbena and the soap with jasmine.
- A small first aid kit is located in a kitchen drawer, as is a basic first aid guidance sheet in section 7.
- Due to the property's rural location, it is particularly important that food and food waste are appropriately covered or contained in order not to attract pests and vermin.