

Covid-19 Risk Assessment for Short-Term and Holiday Rentals and Self-Catering Properties

Property Name	Seabay D95 Ladram Bay	Date of Next Review:	Dependent of Govnt Guidance changes
Date of Assessment	4 th July 2020	Notes:	
Assessment Carried out by	A Moore		

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?	Risk Factor / Urgency		
				High	Medium	Low
Person to person contact during COVID 19 pandemic (Host and guest)	Becoming infected with COVID19 and further spread the infection	<p>To minimise/remove contact between two parties: Email instructions Welcome pack sent by post at least a week before visit Guests gain access by sanitised key-safe Providing a pre-arrival/ departure pack for guests explaining procedures. Guests are not present during interim cleans Any issues needing a maintenance visit to be arranged when guests are out of the property where possible (unless an emergency)</p> <p>I provide a FAQ document on all aspects of the property to minimise any visit to the property</p> <p>I have an <i>illness during stay</i> reporting procedure and useful contact numbers in the property</p>			Low	
					Medium	Low
						Low
						Low

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Cleaner / housekeeper not fit for work and infected with COVID 19	Could spread COVID 19 through cleaning within the property	Total Cleaning Services have ongoing checking system and document for staff health / wellbeing				Low
Cleaning regimes not effective / fit for purpose	Contaminated accommodation / spread of COVID 19	Employed certified, professional, accredited, qualified cleaner who follow current Covid 19 guidelines				Low
Incorrect / ineffective cleaning materials used / Cleaning regimes not recorded	Not cleaning or sanitising the property correctly	Employed certified, professional, accredited, qualified cleaner who follow current Covid 19 guidelines				Low
Dealing with a guest who is unwell or infectious outbreak in your property	The spread of an infection outbreak	<p>Guests advised to adhere to current government guidance, currently to go home and advised of costs if they need to self-quarantine in Seabay.</p> <p>Guests email and mobile contact detail recorded to make notification and advise intentions</p> <p>AM to notify Ladram Bay</p>				<p>Low</p> <p>Low</p> <p>Low</p>
Incorrectly laundered bedding	Bacteria not killed off properly	<p>I provide clean protectors and linen bag for the guests to place used protectors in (left in the property)</p> <p>Washed on a full 60 degree wash cycle (not a quick wash)</p>				<p>Low</p> <p>Low</p>
Changeover clean	Contaminated accommodation / spread of COVID 19	<p>All changeover cleans can only be completed once the guests have left the property</p> <p>Cleaner has filled out the fit for work document</p>				<p>Low</p> <p>Low</p> <p>Low</p>

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		<p>All protective clothing is available to cleaner</p> <p>All cleaning / maintenance procedures are adhered to and documented accordingly</p>				Low
Legionella	Infection of Legionella from standing water if the property has been lying empty	The caravan has been occupied for a minimum of 1 week prior to your stay and water system including shower head thoroughly flushed				Low
Notes on completion						