

# Creagan Cottage

[www.creagancottage.com](http://www.creagancottage.com)

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Isle of Tiree, Argyle  
PA77 6UL



## ***Risk Assessment***

***(v1.10)***

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**Contents:**

1.0	Introduction .....	2
2.0	Existing Constraints.....	2
3.0	User Occupation.....	3
4.0	Residual Hazard Management Strategy .....	3

**Appendices:**

Appendix 'A': Hazard Identification Form

Appendix 'B': Risk Assessments

**Document History:**

Reference	Date	Comment
2020 – Rev A	15-02-2020	Document Inception
2020 – Rev B	03-07-2020	Document updated to include Coronavirus hazards

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## 1.0 Introduction:

The purpose of this document is to identify and manage hazards presented by the operation of Creagan Cottage Tiree, as a self-catering accommodation property, available for rental by the general public. Aspects of the self-catering operation and characteristics of the property itself, require to be considered in order to:-

- Remove, where possible, hazards which arise from foreseeable activities during the occupation, cleaning and maintenance phases of each rental period.
- Identify any residual hazards and propose appropriate mitigation which could be implemented to remove, or at least reduce risk, as far as is reasonably practicable.

The management process has been assessed in accordance with the Eliminate, Reduce, Inform & Control (ERIC) principles of best practice to minimise those risks created by the operation of the cottage, as far as it is reasonable to do so.

It has been assumed that for each phase of the rental cycle, information relied upon in the preparation of the management strategy is current and accurate and competent operatives will be engaged to undertake cleaning and maintenance work. All clients and staff are directed to the following Risk Assessments, the Cleaning Checklist, the Cottage Manual and other supporting documentation which may be referred to therein.

An overview of each phase of the rental cycle is provided below. Details of unusual and/or significant residual risks are provided in the Hazard Identification and Risk Assessment forms contained in Appendices 'A' and 'B'.

## 2.0 Existing Constraints:

The property was constructed circa 2013 on a site located adjacent to the main traffic route on the south side of the island and is just a short distance from the tidal waters separating Tiree from the mainland.

The curtilage is fully fenced except for the driveway entrance which is equipped with a cattle grid. Pedestrian gates are located at the front and rear of the property but the driveway entrance has no gates and is therefore 'open' to the highway. The property is bounded on all sides by agricultural land except to the west where a neighbouring domestic property is situated.

The building is 1.5 storey with bedrooms located in the roof space. The roof has a distinct form which is characteristic of many buildings in Tiree, having steep slopes and a curved ridge. Set into the slopes are 'Velux' windows. These pivot about a horizontal axis and have their cills set not far above the upper floor level.

A recent outbreak of SARS-CoV-2 has introduced new requirements for disinfection and management. Some of the proposed protocols require assistance from guests staying in the property. Consequently these protocols can only be as effective as the extent to which guests assist with the implementation of the tasks asked of them.

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### 3.0 User Occupation:

With the exception of the appearance of SARS-CoV-2, there are considered to be no unusual hazards associated with use of the building by guests, and members of the general public who visit the building. However, there are some hazards related to the location of the building, its configuration and the facilities offered at the cottage which do present a degree of risk. In most cases it has not been possible to reasonably remove or reduce these hazards and therefore mitigation and information techniques have been adopted to reduce the risks to a 'LOW' categorisation in all cases.

The existence of SARS-CoV-2 virus is now included in this risk assessment and cleaning procedures and other mechanisms have been introduced to combat same. However at the time of writing there remain a number of unknowns for the scientific community and by implication, disinfectant manufacturers, trade bodies and the property owners. This risk assessment and the protocols adopted by the owners, reflect current best practice. Notwithstanding there remain gaps in the scientific knowledge and the protocols may require to be adjusted as that knowledge develops.

### 4.0 Residual Hazard Management Strategy:

Hazards are categorised by the nature of the harm they could inflict. They are then individually identified and briefly described on the Hazard Identification Form in Appendix 'A'

The Risk Assessment forms to be found in Appendix 'B', describe the hazards, identify elimination or reduction which has been implemented by the owners and then describes mitigating actions and assess the degree of risk before and after mitigation. In so doing it informs guests of the hazards, identifies who is affected and what can be done to reduce the risks which the hazards present and most importantly ensures that the level of risk of the residual hazards is set to a 'low' threshold.

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## **Appendix A**

### Hazard Identification Form

<b>Hazard Identification</b>	<b>General Description Of Hazard</b>
<b>Falls From Height</b>	
Open 1 <sup>st</sup> Floor Windows	Children climbing on or near open bedroom Windows
<b>Collapse &amp; Entrapment</b>	
None	No unusual hazards identified
<b>Vehicles &amp; Machinery</b>	
Vehicle Turning In Driveway	Reversing is required to turn vehicles once in driveway
Restricted Sight Lines	Sight line to west restricted when emerging from driveway onto main road
Adjacent Main Road	Entrance has no driveway gate to keep children/pets isolated from main road
<b>Falling Objects</b>	
None	No unusual hazards identified
<b>Electrocution</b>	
None	No unusual hazards identified
<b>Musculo-Skeletal</b>	
Manual Handling	Patio table awkward to move by a single adult due to shape and weight
Confined Space	Headroom in cupboard below stairs is restricted
<b>Burns, Fire &amp; Explosion</b>	
BBQ Use	Accidental contact, spills and wind
<b>Drowning or Asphyxiation</b>	
Tidal Waters Nearby	Easy access to nearby coastline - large waves in stormy weather
<b>Chemical or Biohazard</b>	
Legionnaires Disease	Disinfection of taps and shower heads required when left unused
Coronavirus	Strict disinfection protocols and vigilance required by guests and staff
<b>Noise &amp; Vibration</b>	
None	No unusual hazards identified
<b>Slips, Trips &amp; Falls</b>	
Timber Deck	Raised edge of deck and timber boards can be slippery when wet
Cattle Grid	Trips likely if crossed. Risk of injury for children/pets due to limb size
<b>Environmental Pollution</b>	
None	No unusual hazards identified

## **Appendix B**

### Risk Assessments

## RISK ASSESSMENT #01

### Hazard:

Falls From Height/ Open 1st Floor Windows

### Description:

Both upstairs bedrooms have large tilting widows. However, there is possible risk that children will want to play and climb near an open window if left unsupervised. The roof pitch is steep and a child permitted to do so, risks a serious fall onto the concrete below.

### Owner Mitigation:

The owner has been unable to reasonably eliminate or reduce the hazard. However the following mitigating factors are in place:-

- The owner is able to raise awareness of the hazard.
- The windows are compliant with the Building Regulations which were in force at the time the cottage was constructed and are therefore set at a heights deemed to be safe.

### Guest Mitigation:

- Windows should be closed when children are playing upstairs.
- Children should not left unsupervised when playing upstairs.

### Risk Assessment:

The perceived likelihoods of the hazardous event occurring and each consequence outcome, are assessed separately using HIGH/MED/LOW banding. These bands have respective values of 3, 2 & 1

Assessed likelihood of **DEATH/DISABILITY** if hazard event occurs: **HIGH (3)**

Assessed likelihood of **TEMP INCAPACITY** if hazard event occurs: **HIGH (3)**

Assessed likelihood of **CUTS & BRUISES** if hazard event occurs: **HIGH (3)**

Assessed likelihood of hazard event occurring **WITHOUT** mitigation: **MED (2)**

Assessed likelihood of hazard event occurring **WITH** mitigation: **LOW (1)**

Risk Index = Event Likelihood x Consequence Likelihood

CONSEQUENCE DESCRIPTION	OUTCOME LIKELIHOOD	NO MITGN LIKELYHOOD	NO MITGN RISK INDEX	WITH MITGN LIKELYHOOD	WITH MITGN RISK INDEX
Death/Disability	3	2	6	1	3
Temporary Incapacity	3	2	6	1	3
Cuts & Bruises	3	2	6	1	3

Risk Level Categories: **LOW=1-3** **MED=4-6** **HIGH=7-9**

**Unmanaged Risk (Without Mitigation)** = **Med**  
**Residual Risk (With Mitigation)** = **Low**  
**Groups at Risk** = **Guests**



## RISK ASSESSMENT #02

### Hazard:

Vehicles & Machinery / Vehicle Turning In Driveway

### Description:

While the driveway is reasonably spacious, reversing is required to turn a vehicle which has entered the curtilage of the property 'nose first'. Beware of people or pets who may be situated such that they are out of view in rear view mirrors. The rear lawn is located beside the driveway and children and pets may run behind a vehicle while they are at play.

### Owner Mitigation:

The owner has been unable to reasonably eliminate or reduce the hazard. However the following mitigating factors are in place:-

- The owner is able to raise awareness of the hazard.

### Guest Mitigation:

- Drivers should ensure nobody is behind the vehicle before and while reversing.

### Risk Assessment:

The perceived likelihoods of the hazardous event occurring and each consequence outcome, are assessed separately using HIGH/MED/LOW banding. These bands have respective values of 3, 2 & 1

Assessed likelihood of **DEATH/DISABILITY** if hazard event occurs: **LOW (1)**  
 Assessed likelihood of **TEMP INCAPACITY** if hazard event occurs: **MED (2)**  
 Assessed likelihood of **CUTS & BRUISES** if hazard event occurs: **HIGH (3)**

Assessed likelihood of hazard event occurring **WITHOUT** mitigation: **LOW (1)**  
 Assessed likelihood of hazard event occurring **WITH** mitigation: **LOW (1)**

Risk Index = Event Likelihood x Consequence Likelihood

CONSEQUENCE DESCRIPTION	OUTCOME LIKELIHOOD	NO MITGN LIKELYHOOD	NO MITGN RISK INDEX	WITH MITGN LIKELYHOOD	WITH MITGN RISK INDEX
Death/Disability	1	1	1	1	1
Temporary Incapacity	2	1	2	1	2
Cuts & Bruises	3	1	3	1	3

Risk Level Categories: **LOW=1-3** **MED=4-6** **HIGH=7-9**

**Unmanaged Risk (Without Mitigation)** = **Low**  
**Residual Risk (With Mitigation)** = **Low**  
**Groups at Risk** = **Guests**

## RISK ASSESSMENT #03

### Hazard:

Vehicles & Machinery / Restricted Sight Lines

### Description:

On leaving the property, as a vehicle emerges from the driveway onto the public highway, the drivers ability to see oncoming traffic is restricted in both directions but particularly to the west. Care should be taken when emerging onto the main road.

### Owner Mitigation:

The owner has been unable to reasonably eliminate or reduce the hazard. However the following mitigating factors are in place:-

- The owner is able to raise awareness of the hazard.

### Guest Mitigation:

- Care should be taken when emerging from the driveway onto the public highway.

### Risk Assessment:

The perceived likelihoods of the hazardous event occurring and each consequence outcome, are assessed separately using HIGH/MED/LOW banding. These bands have respective values of 3, 2 & 1

Assessed likelihood of **DEATH/DISABILITY** if hazard event occurs: **LOW (1)**  
 Assessed likelihood of **TEMP INCAPACITY** if hazard event occurs: **MED (2)**  
 Assessed likelihood of **CUTS & BRUISES** if hazard event occurs: **HIGH (3)**

Assessed likelihood of hazard event occurring **WITHOUT** mitigation: **MED (2)**  
 Assessed likelihood of hazard event occurring **WITH** mitigation: **LOW (1)**

Risk Index = Event Likelihood x Consequence Likelihood

CONSEQUENCE DESCRIPTION	OUTCOME LIKELIHOOD	NO MITGN LIKELYHOOD	NO MITGN RISK INDEX	WITH MITGN LIKELYHOOD	WITH MITGN RISK INDEX
Death/Disability	1	2	2	1	1
Temporary Incapacity	2	2	4	1	2
Cuts & Bruises	3	2	6	1	3

Risk Level Categories: **LOW=1-3** **MED=4-6** **HIGH=7-9**

**Unmanaged Risk (Without Mitigation)** = **Med**  
**Residual Risk (With Mitigation)** = **Low**  
**Groups at Risk** = **Guests, Road Users**

## RISK ASSESSMENT #04

### Hazard:

Vehicles & Machinery / Adjacent Main Road

### Description:

The entrance to the property is equipped with a cattle grid. This is very effective and provides significant convenience over gates. However, children and some pets, may see the opening as an invitation to leave the confines of the fenced garden. The poor sightlines on the road (see Risk Assessment #03) will provide oncoming vehicle drivers little time to take avoiding action should a child or a pet suddenly emerge from the property entrance.

### Owner Mitigation:

The owner has been unable to reasonably eliminate or reduce the hazard. However the following mitigating factors are in place:-

- The owner is able to raise awareness of the hazard.

### Guest Mitigation:

- Children and inquisitive pets should not be left unsupervised in the garden. Many pets seem to consider the grid unpassable but some larger dogs and most cats may make an attempt to cross.

### Risk Assessment:

The perceived likelihoods of the hazardous event occurring and each consequence outcome, are assessed separately using HIGH/MED/LOW banding. These bands have respective values of 3, 2 & 1

Assessed likelihood of **DEATH/DISABILITY** if hazard event occurs: **HIGH (3)**

Assessed likelihood of **TEMP INCAPACITY** if hazard event occurs: **HIGH (3)**

Assessed likelihood of **CUTS & BRUISES** if hazard event occurs: **HIGH (3)**

Assessed likelihood of hazard event occurring **WITHOUT** mitigation: **MED (2)**

Assessed likelihood of hazard event occurring **WITH** mitigation: **LOW (1)**

Risk Index = Event Likelihood x Consequence Likelihood

CONSEQUENCE DESCRIPTION	OUTCOME LIKELIHOOD	NO MITGN LIKELYHOOD	NO MITGN RISK INDEX	WITH MITGN LIKELYHOOD	WITH MITGN RISK INDEX
Death/Disability	3	2	6	1	3
Temporary Incapacity	3	2	6	1	3
Cuts & Bruises	3	2	6	1	3

Risk Level Categories: **LOW=1-3** **MED=4-6** **HIGH=7-9**

**Unmanaged Risk (Without Mitigation)** = **Med**  
**Residual Risk (With Mitigation)** = **Low**  
**Groups at Risk** = **Guests, Road Users**

## RISK ASSESSMENT #05

### Hazard:

Musculo Skeletal / Manual Handling

### Description:

The table which forms part of the garden furniture set, is not too heavy but is awkward to carry. It is however easily carried by two adults. A slightly heavier table is required to combat wind gusts commonly experienced on Tiree.

### Owner Mitigation:

The owner has been unable to reasonably eliminate the hazard. However the following mitigating factors are in place:-

- The owner is able to raise awareness of the hazard.
- The table provided is not particularly heavy but is unlikely to be affected by most summer winds.

### Guest Mitigation:

- Efforts to move the table should be made with the assistance of a second adult.

### Risk Assessment:

The perceived likelihoods of the hazardous event occurring and each consequence outcome, are assessed separately using HIGH/MED/LOW banding. These bands have respective values of 3, 2 & 1

Assessed likelihood of **DEATH/DISABILITY** if hazard event occurs: **LOW (1)**

Assessed likelihood of **TEMP INCAPACITY** if hazard event occurs: **MED (2)**

Assessed likelihood of **CUTS & BRUISES** if hazard event occurs: **HIGH (3)**

Assessed likelihood of hazard event occurring **WITHOUT** mitigation: **LOW (1)**

Assessed likelihood of hazard event occurring **WITH** mitigation: **LOW (1)**

Risk Index = Event Likelihood x Consequence Likelihood

CONSEQUENCE DESCRIPTION	OUTCOME LIKELIHOOD	NO MITGN LIKELYHOOD	NO MITGN RISK INDEX	WITH MITGN LIKELYHOOD	WITH MITGN RISK INDEX
Death/Disability	1	1	1	1	1
Temporary Incapacity	2	1	2	1	2
Cuts & Bruises	3	1	3	1	3

Risk Level Categories: **LOW=1-3** **MED=4-6** **HIGH=7-9**

**Unmanaged Risk (Without Mitigation)** = **Low**  
**Residual Risk (With Mitigation)** = **Low**  
**Groups at Risk** = **Guests**

## RISK ASSESSMENT #06

### Hazard:

Musculo Skeletal / Confined Space

### Description:

The cupboard which is located below the stairs has limited headroom, becoming less the further the cupboard is accessed.

### Owner Mitigation:

The owner has been unable to reasonably eliminate the hazard. However the following mitigating factors are in place:-

- The owner is able to raise awareness of the hazard.
- A cupboard light has been installed.
- Only lightweight items are stored in the cupboard.

### Guest Mitigation:

- Take care not to bang your head on the underside of the stairs.
- Items should be dragged and not be lifted where there is a need to twist or stretch.

### Risk Assessment:

The perceived likelihoods of the hazardous event occurring and each consequence outcome, are assessed separately using HIGH/MED/LOW banding. These bands have respective values of 3, 2 & 1

Assessed likelihood of **DEATH/DISABILITY** if hazard event occurs: LOW (1)

Assessed likelihood of **TEMP INCAPACITY** if hazard event occurs: LOW (1)

Assessed likelihood of **CUTS & BRUISES** if hazard event occurs: MED (2)

Assessed likelihood of hazard event occurring **WITHOUT** mitigation: LOW (1)

Assessed likelihood of hazard event occurring **WITH** mitigation: LOW (1)

Risk Index = Event Likelihood x Consequence Likelihood

CONSEQUENCE DESCRIPTION	OUTCOME LIKELIHOOD	NO MITGN LIKELYHOOD	NO MITGN RISK INDEX	WITH MITGN LIKELYHOOD	WITH MITGN RISK INDEX
Death/Disability	1	1	1	1	1
Temporary Incapacity	1	1	1	1	1
Cuts & Bruises	2	1	2	1	2

Risk Level Categories: LOW=1-3 MED=4-6 HIGH=7-9

**Unmanaged Risk (Without Mitigation)** = Low  
**Residual Risk (With Mitigation)** = Low  
**Groups at Risk** = Guests

## RISK ASSESSMENT #07

### Hazard:

Burns, Fire & Explosion / BBQ Use

### Description:

A BBQ is provided for use at the cottage. There is a risk of it being accidentally knocked over (onto a wooden deck) by people or pets who may receive burns in so doing. Be aware of the wind which may also topple the BBQ. Please also consider the overnight wind forecast where the BBQ is left outside and unattended to cool.

### Owner Mitigation:

The owner has been unable to reasonably eliminate the hazard. However the following mitigating factors are in place:-

- The owner is able to raise awareness of the hazard.
- A quality stable BBQ is made available to guests.

### Guest Mitigation:

- Consider the effects of wind gusts at all times.
- Take care where people or pets are moving around the BBQ.
- Please douse the BBQ with water when you leave it to cool.
- Do not leave it unattended except when it has been doused and is cooling.
- Leave the BBQ overnight on the stone driveway, away from the cottage and with its lid in place.

### Risk Assessment:

The perceived likelihoods of the hazardous event occurring and each consequence outcome, are assessed separately using HIGH/MED/LOW banding. These bands have respective values of 3, 2 & 1

Assessed likelihood of **DEATH/DISABILITY** if hazard event occurs: **LOW (1)**  
 Assessed likelihood of **TEMP INCAPACITY** if hazard event occurs: **LOW (1)**  
 Assessed likelihood of **CUTS & BRUISES** if hazard event occurs: **HIGH (3)**

Assessed likelihood of hazard event occurring **WITHOUT** mitigation: **LOW (1)**  
 Assessed likelihood of hazard event occurring **WITH** mitigation: **LOW (1)**

Risk Index = Event Likelihood x Consequence Likelihood

CONSEQUENCE DESCRIPTION	OUTCOME LIKELIHOOD	NO MITGN LIKELYHOOD	NO MITGN RISK INDEX	WITH MITGN LIKELYHOOD	WITH MITGN RISK INDEX
Death/Disability	1	1	1	1	1
Temporary Incapacity	1	1	1	1	1
Cuts & Bruises	3	1	3	1	3

Risk Level Categories: **LOW=1-3** **MED=4-6** **HIGH=7-9**

**Unmanaged Risk (Without Mitigation)** = **Low**  
**Residual Risk (With Mitigation)** = **Low**  
**Groups at Risk** = **Guests**

## RISK ASSESSMENT #08

### Hazard:

Drowning or Asphyxiation / Tidal Waters Nearby

### Description:

The cottage is located only a short distance from the sea. In bad weather it can look particularly beautiful and there can sometimes be a desire to get closer. Be aware that occasional large waves will land on the shore which could easily drag the unwary into deep water.

### Owner Mitigation:

The owner has been unable to reasonably eliminate or reduce the hazard. However the following mitigating factors are in place:-

- The owner is able to raise awareness of the hazard.

### Guest Mitigation:

- Stay a safe distance from the water.
- Do not stand on rocks which can be slippery.

### Risk Assessment:

The perceived likelihoods of the hazardous event occurring and each consequence outcome, are assessed separately using HIGH/MED/LOW banding. These bands have respective values of 3, 2 & 1

Assessed likelihood of **DEATH/DISABILITY** if hazard event occurs: **HIGH (3)**

Assessed likelihood of **TEMP INCAPACITY** if hazard event occurs: **HIGH (3)**

Assessed likelihood of **CUTS & BRUISES** if hazard event occurs: **HIGH (3)**

Assessed likelihood of hazard event occurring **WITHOUT** mitigation: **MED (2)**

Assessed likelihood of hazard event occurring **WITH** mitigation: **LOW (1)**

Risk Index = Event Likelihood x Consequence Likelihood

CONSEQUENCE DESCRIPTION	OUTCOME LIKELIHOOD	NO MITGN LIKELYHOOD	NO MITGN RISK INDEX	WITH MITGN LIKELYHOOD	WITH MITGN RISK INDEX
Death/Disability	3	2	6	1	3
Temporary Incapacity	3	2	6	1	3
Cuts & Bruises	3	2	6	1	3

Risk Level Categories: **LOW=1-3** **MED=4-6** **HIGH=7-9**

**Unmanaged Risk (Without Mitigation)** = **Med**  
**Residual Risk (With Mitigation)** = **Low**  
**Groups at Risk** = **Guests**

## RISK ASSESSMENT #09

### Hazard:

Chemical or Biohazard / Legionaries Disease

### Description:

Water tanks, taps and shower heads, when left for extended periods may develop a colony of the bacteria which can cause Legionaries Disease.

### Owner Mitigation:

The owner has been unable to reasonably eliminate the hazard. However the following mitigating factors are in place:-

- The owner is able to raise awareness of the hazard.
- The cottage hot water system has an anti-bacterial sterilisation cycle.
- Cleaning staff are required to undertake specific procedures to combat the bacteria.
- Cleaning staff are required to complete a checklist for incoming guest inspection.

### Guest Mitigation:

- None.

### Risk Assessment:

The perceived likelihoods of the hazardous event occurring and each consequence outcome, are assessed separately using HIGH/MED/LOW banding. These bands have respective values of 3, 2 & 1

Assessed likelihood of **DEATH/DISABILITY** if hazard event occurs: MED (2)

Assessed likelihood of **TEMP INCAPACITY** if hazard event occurs: MED (2)

Assessed likelihood of **CUTS & BRUISES** if hazard event occurs: LOW (1)

Assessed likelihood of hazard event occurring **WITHOUT** mitigation: MED (2)

Assessed likelihood of hazard event occurring **WITH** mitigation: LOW (1)

Risk Index = Event Likelihood x Consequence Likelihood

CONSEQUENCE DESCRIPTION	OUTCOME LIKELIHOOD	NO MITGN LIKELYHOOD	NO MITGN RISK INDEX	WITH MITGN LIKELYHOOD	WITH MITGN RISK INDEX
Death/Disability	2	2	4	1	2
Temporary Incapacity	2	2	4	1	2
Cuts & Bruises	1	2	2	1	1

Risk Level Categories: LOW=1-3 MED=4-6 HIGH=7-9

**Unmanaged Risk (Without Mitigation)** = Med  
**Residual Risk (With Mitigation)** = Low  
**Groups at Risk** = Guests



## RISK ASSESSMENT #10

### Hazard:

Chemical or Biohazard / Coronavirus

### Description:

The cottage, with a high turnover of occupants, is at risk of contamination with Coronavirus either from guests who may have brought an infection or have picked up an infection locally or from cleaning staff who are similarly infected, all of which have potential consequences for subsequent bookings.

### Owner Mitigation:

The owner has been unable to reasonably eliminate the hazard. However the following mitigating factors are in place:-

- The owner is able to raise awareness of the hazard.
- Emergency accommodation procedures are in place should an infection occur.
- Cleaning staff are required to undertake specific procedures to combat the virus.
- Inferred guest declaration and required guest actions prior to vacating cottage.
- Cleaning staff are required to complete a checklist for incoming guest inspection.
- Hand sanitizer gel and dispenser provided for guest use in the cottage.

### Guest Mitigation:

- Observe government advice re social distancing, face mask usage and hand washing.
- Fully comply with inferred health declaration (refer T&Cs).
- Carry a personal hand sanitiser gel dispenser and a facemask at all times.
- Ensure required actions are completed when vacating the cottage (refer T&Cs).

### Risk Assessment:

The perceived likelihoods of the hazardous event occurring and each consequence outcome, are assessed separately using HIGH/MED/LOW banding. These bands have respective values of 3, 2 & 1

Assessed likelihood of **DEATH/DISABILITY** if hazard event occurs: **HIGH (3)**

Assessed likelihood of **TEMP INCAPACITY** if hazard event occurs: **HIGH (3)**

Assessed likelihood of **CUTS & BRUISES** if hazard event occurs: **LOW (1)**

Assessed likelihood of hazard event occurring **WITHOUT** mitigation: **Med (2)**

Assessed likelihood of hazard event occurring **WITH** mitigation: **LOW (1)**

Risk Index = Event Likelihood x Consequence Likelihood

CONSEQUENCE DESCRIPTION	OUTCOME LIKELIHOOD	NO MITGN LIKELYHOOD	NO MITGN RISK INDEX	WITH MITGN LIKELYHOOD	WITH MITGN RISK INDEX
Death/Disability	3	3	6	1	3
Temporary Incapacity	3	3	6	1	3
Cuts & Bruises	1	3	3	1	1

Risk Level Categories: **LOW=1-3** **MED=4-6** **HIGH=7-9**

**Unmanaged Risk (Without Mitigation)** = **Med**  
**Residual Risk (With Mitigation)** = **Low**  
**Groups at Risk** = **Guests, Staff, Ferry Crews, Gen Public**

## Risk Assessment #11

### Hazard:

Slips, Trips & Falls / Timber Deck

### Description:

The cottage has a rear deck and a short length of decked walkway along its frontage. In wet weather both may become slippery. Those using the walkway should be careful to note the small change in level between the stone surface of the driveway and the level of the deck.

### Owner Mitigation:

The owner has been unable to reasonably eliminate or reduce the hazard. However the following mitigating factors are in place:-

- The owner is able to raise awareness of the hazard.

### Guest Mitigation:

- None

### Risk Assessment:

The perceived likelihoods of the hazardous event occurring and each consequence outcome, are assessed separately using HIGH/MED/LOW banding. These bands have respective values of 3, 2 & 1

Assessed likelihood of **DEATH/DISABILITY** if hazard event occurs: **LOW (1)**

Assessed likelihood of **TEMP INCAPACITY** if hazard event occurs: **LOW (1)**

Assessed likelihood of **CUTS & BRUISES** if hazard event occurs: **MED (2)**

Assessed likelihood of hazard event occurring **WITHOUT** mitigation: **LOW (1)**

Assessed likelihood of hazard event occurring **WITH** mitigation: **LOW (1)**

Risk Index = Event Likelihood x Consequence Likelihood

CONSEQUENCE DESCRIPTION	OUTCOME LIKELIHOOD	NO MITGN LIKELYHOOD	NO MITGN RISK INDEX	WITH MITGN LIKELYHOOD	WITH MITGN RISK INDEX
Death/Disability	1	1	1	1	1
Temporary Incapacity	1	1	1	1	1
Cuts & Bruises	2	1	2	1	2

Risk Level Categories: **LOW=1-3** **MED=4-6** **HIGH=7-9**

**Unmanaged Risk (Without Mitigation)** = **Low**  
**Residual Risk (With Mitigation)** = **Low**  
**Groups at Risk** = **Guests**

## RISK ASSESSMENT #12

### Hazard:

Slips, Trips & Falls / Cattle Grid

### Description:

The cattle grid located at the entrance to the driveway presents a trip hazard for person or animals attempting to walk over it. It presents a more significant hazard to children and animals whose smaller limbs may be caught and broken should they pass between the bars.

### Owner Mitigation:

The owner has been unable to reasonably eliminate the hazard. However the following mitigating factors are in place:-

- The owner is able to raise awareness of the hazard.
- A pedestrian gate is available at the side of the grid.

### Guest Mitigation:

- The pedestrian gate should be used to access/egress the property

### Risk Assessment:

The perceived likelihoods of the hazardous event occurring and each consequence outcome, are assessed separately using HIGH/MED/LOW banding. These bands have respective values of 3, 2 & 1

Assessed likelihood of **DEATH/DISABILITY** if hazard event occurs: **LOW (1)**

Assessed likelihood of **TEMP INCAPACITY** if hazard event occurs: **MED (2)**

Assessed likelihood of **CUTS & BRUISES** if hazard event occurs: **MED (2)**

Assessed likelihood of hazard event occurring **WITHOUT** mitigation: **MED (2)**

Assessed likelihood of hazard event occurring **WITH** mitigation: **LOW (1)**

Risk Index = Event Likelihood x Consequence Likelihood

CONSEQUENCE DESCRIPTION	OUTCOME LIKELIHOOD	NO MITGN LIKELYHOOD	NO MITGN RISK INDEX	WITH MITGN LIKELYHOOD	WITH MITGN RISK INDEX
Death/Disability	1	2	2	1	1
Temporary Incapacity	2	2	4	1	2
Cuts & Bruises	2	2	4	1	2

Risk Level Categories: **LOW=1-3** **MED=4-6** **HIGH=7-9**

**Unmanaged Risk (Without Mitigation)** = **Med**  
**Residual Risk (With Mitigation)** = **Low**  
**Groups at Risk** = **Guests**