

Background to COVID-19

COVID-19 is a disease which is caused by the SARS-CoV-2 virus, which can be passed via respiratory secretions (i.e. saliva) and faeces, and which can successfully live for up to 2 to 3 days on certain surfaces. COVID-19 is an “enveloped” virus, meaning that it is surrounded by a protective layer of fats and proteins.

COVID-19 can be transferred via hands from one surface to another. By touching a surface which has traces of COVID-19 on it, and then touching your face or eyes, you may become infected with COVID-19.

Soap and hand sanitiser are effective at denaturing the fats and proteins surrounding the virus, and therefore good ways to kill the virus.

The Barn @ Meidrim: Risk Assessment

This risk assessment involves identifying potential risks within the property, and taking active steps to mitigate those risks.

One size does not fit all: This risk assessment is specific to The Barn @ Meidrim and is subject to regular review and updates.

1. **Look:** for the points of transmission for Covid-19, i.e. the touch points.
2. **Decide:** the likelihood of transmission via that touch point.
3. **Evaluate:** whether your current regime is sufficient or whether you need to more and whether it is ‘reasonably practicable’ i.e. you may now need to wipe with a disinfectant cleaner all the door handles, which is reasonably practicable, but it will not be reasonably practicable to wipe down the garden gate!
4. **Record:** your findings and draw up a simple list of guidance points for the person/s who are going to do the cleaning, even if it is yourself.
5. **Review:** as the danger of the virus recedes you may want to gradually alter your regime, e.g. reduce the rate of disinfection or re-introduce removed items.

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

Property Name: The Barn @ Meidrim
 Date of Assessment: 8th Oct 2020
 Assessment Carried out by: Derek Keeling - Manager

Date of Next Review: 31st Jan 2021
 Notes: Review before this date if any changes in local/national COVID advice.

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	Limited contact during check-in with most information provided pre-arrival or located in premises on laminated sheets. No contact required during check-out. No entry to building by staff unless for emergency maintenance. No interim cleans except for stays in excess of one week. In this event clean will be done by arrangement and when guests are not present. Laminate sheets with instructions for all equipment to be in place by 17 th Oct. 2020	Provide info sheet on social distancing while on the Farm. Provide key lock box for remote check-in/out. Ensure all amenities packs are single packaged items Have an illness during stay reporting procedure.			✓

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				High	Medium	Low
Cleaning regimes not effective / fit for purpose	Contaminated accommodation / spread of COVID 19	<p>Cleaning plan in line with Wales Tourism Alliance guidance is in place and includes checklist, signed at Changeover and left in property for transparency.</p> <p>Maintenance checklist also in place for pool/spa building in line with industry guidance to ensure water quality and hygiene levels are maintained.</p> <p>PPE and correct disinfectant products available for use during changeover operations.</p>	Cleaning standards checked periodically by owners.			✓
Incorrect / ineffective cleaning materials used / Cleaning regimes not recorded	Not cleaning or sanitising the property correctly	Info on products and disinfecting regime clearly laid out as part of changeover procedure.	Put a health & safety file together with all cleaning products used and for what purpose, COSHH sheets if required, all previous cleaning / maintenance schedules for the accommodation and all risk assessments			✓

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Dealing with a guest who is unwell or infectious outbreak in your property	The spread of an infection outbreak	<p>A 'what to do if you suspect you as a guest are ill' document is provided including relevant phone numbers and actions required.</p> <p>If informed by the guest of illness then we will phone/ video call them to understand the situation and see if stay needs to be extended as a result of being unable to travel.</p> <p>We will deliver clean linen and linen bag for the guests to place used linen in (leave this in the property) .</p> <p>We will deliver, medicines, food supplies and extra cleaning materials to the outside of the property.</p>	<p>Build into terms and conditions the cost and requirements if a guest has to extend their stay through illness for self-quarantine</p> <p>Build a relationship with fellow property owners (buddy system) to see if arriving guests can be relocated into one of these properties if original booking cannot be fulfilled due to guest illness</p>		✓	
Incorrectly laundered bedding	Bacteria not killed off properly	All bedding to be subject to a 60 deg wash as recommended.				✓

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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>Request guests bag up linen etc. before leaving.</p> <p>All protective clothing is available to cleaner.</p> <p>All cleaning / maintenance procedures are adhered to and documented accordingly.</p>	Monitor and review to ensure controls and procedures are being adhered to.			✓
Legionella	Infection of Legionella from standing water if the property has been lying empty.	Risk and required actions flagged up on Changeover checklist.				✓