

Covid-19 risk assessment: Woodlands Malvern B&B



Address Woodlands, Batchcombe Lane, Storridge, Malvern, WR13 5ES
Date of assessment 18 July 2021
Name of assessor Andrew Burnett
Review Date Annually

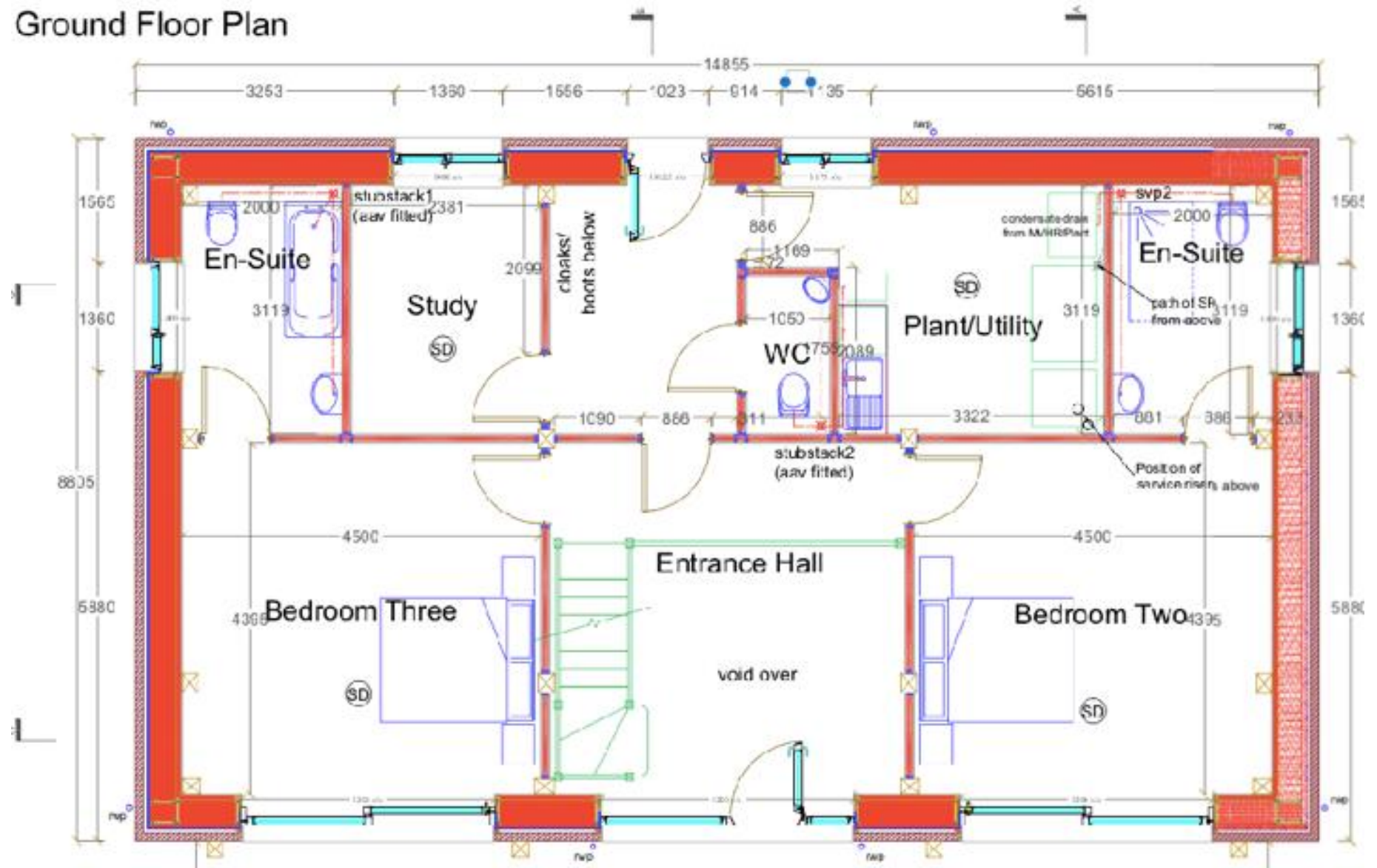
RISK	CURRENT MITIGATION	FURTHER ACTION REQUIRED
Guests and other visitors bringing SARS-CoV-2 virus into the house	<ol style="list-style-type: none"> 1. All guests are asked to practice social distancing 2. We do not offer a room-cleaning service during guest stays but we will offer daily clean towels, fresh milk, mineral water and clean replacement mugs to guests requiring this 	Keep under review in light of changes to advice by the government or UK Health Protection Agency or other appropriate body
Owners contracting SARS-CoV-2 virus	<ol style="list-style-type: none"> 1. We are both fully vaccinated against Covid-19 and take up all offers of booster doses when available 2. We practice social distancing with all guests at Woodlands and when we visit other places 3. Should either of us become Covid-19 symptomatic, and having confirmed that we have Covid-19 using a lateral flow test, we will postpone or cancel all guest stays until we test negative. Should either of us become Covid-19 symptomatic whilst guests are staying the symptomatic person will self-isolate for the remainder of the time that guests are present. Guests will be informed, be offered a refund if their stay is curtailed by one or more days 	Keep under review in light of changes to advice by the government or UK Health Protection Agency or other appropriate body
Airborne transmission of SARS-CoV-2 virus	<ol style="list-style-type: none"> 1. Being a certified Passivhaus, Woodlands has an always-on mechanical ventilation heat recovery (MVHR) system that continuously brings fresh, filtered outdoor air into the house and expels stale air to the outside. Unlike conventional air conditioning/air heating systems, there is no mixing of fresh and stale air in a Passivhaus MVHR system. We turn this up to its maximum setting when guests and others are staying/visiting 2. All rooms in the house except the toilet off the boot room have openable windows should it be desirable to increase airflow still further. This toilet is kept closed when guests are staying 3. All guests and visitors and the owners to maintain social distancing within the house 	Keep under review in light of changes to advice by the government or UK Health Protection Agency or other appropriate body
Guests and other visitors being infected by touching	<ol style="list-style-type: none"> 1. We only allowing single household guests to stay, that is, only one of our guest rooms will be in use at a time unless all guests are from the same household or family group 2. Vacated guest rooms are cleaned before re-use by: (i) steam cleaning tile floors and all sanitaryware; (ii) sanitizing tile floors and all sanitaryware, wood bedroom floor, all surfaces including furniture and 	Keep under review in light of changes to advice by the government or UK

contaminated surfaces	<p>door handles and light switches, hairdryer, kettle, TV and TV remote control etcetera to be sanitized with Peracide™ solution</p> <ol style="list-style-type: none"> The second guest room (unless being used by a guest from the same household), the plant room, the downstairs WC, the study, and our own bedroom are closed when guests are present to prevent access to reduce the risk of contamination of surfaces Breakfast menus and in-room welcome letter are single-use printed sheets There is no in-room guest information book but this information is available on our website Room and house keys are sanitized after a guest stay with Peracide™ solution 	Health Protection Agency or other appropriate body
Guests and other visitors being infected by close contact with Woodlands' owners	<ol style="list-style-type: none"> We encourage social distancing with all guests and visitors. We will serve food to guests choosing to eat in their rooms on a 'butler's trolley' left outside the bedroom door We reduce the risk of SARS-CoV-2 transmission at breakfast time by: (i) washing our hands before laying the breakfast table, (ii) maintaining social distancing and doing so as much as possible when serving food 	Keep under review in light of changes to advice by the government or UK Health Protection Agency or other appropriate body
Guest falling ill with Covid 19-like symptoms during their stay	<ol style="list-style-type: none"> Guest and their partner, if any, to be asked to remain in their room exclusively until they leave Guest to be encouraged to seek medical advice from NHS 111 and/or to seek a test via the website https://www.gov.uk/get-coronavirus-test or by dialling 119 Guests who are unable to travel home will be provided with meals and drinks in their room. These will be left outside on a 'butler's trolley' which can be wheeled in and out of the room by the guest. The trolley itself and all items on it that are not disposed of will be sanitized with Peracide™ solution with crockery, glasses and cutlery being washed in a dishwasher After they have left, their room will be deep cleaned, including the use of X-Mist™ whole-room aerosol sanitizer (which meets standard EN 1276 and has been certified to kill SARS Cov-2 virus, see: https://www.x-mist.co.uk) in addition cleaning and sanitizing of surfaces with to Peracide™ solutionⁱ 	

Review Date	Comments
24 May 2021	Minor amendments made
18 July 2021	Minor amendments made
26 June 2022	Amendments made to take account of 2022 revisions to Covid-19 legislation
11 April 2023	Substantial amendments made to take account of revised government approach to Covid-19

Sketch Plan of Premises (Not to scale)

Ground Floor Plan



First Floor Plan

