

Foxlease Park Risk Assessment



Location:	The Ali Mac – Accessible Suite	Assessor:	H Warwick		
Date of Assessment	16/10/2025	Date of review	31 Oct 2026		
Description of area or activity	The Ali Mac – 2-bedroom self-contained accommodation with Jack&Jill accessible wet room sleeping up to 4 persons.			Technical Adviser (if applicable)	External Fra Appointed
Equipment used:	Fridge, Microwave, Kettle, toaster, Electric Shower			Legionella and Electrical Engineer	YES

Hazard	Description of potential accident/injury/loss	Who is affected	Precautions/controls already in place	Risk Factor= S x L			Further control measures applied	Action by:
				Severity	Likelihood	Factor		
Outside around the grounds Slips, trips, falls	Persons may be injured if they trip over objects, uneven/broken roads, footpaths (man-made /artificial paths and road). Injuries could be potential breaks of bones. It would not be expected to be worse than this, as it is expected that this would be at ground	Users, Volunteers, Work Experience, Contractors, Customers, Visitors.	1) Roads and paths (not natural paths) surface inspected regularly to check for damage by tree roots or cracking. 2) Good lighting in car park, paths. Light bulbs replaced when they have blown and the lights are turned on at dusk. – Monthly checks.	3	3	9	1) Kep steps clear/check for damage/handrails, prior to each booking as part of the pre-handover process. 2) Grass area to be mowed frequently, which also deals with mole hills. 3) Walk site prior to each booking.	Volunteer Co-ordinator

	level only. Persons may be injured if they trip over objects, equipment or railing guy ropes.		3) Steps to Shelter					
Inside Slip, trip, falls.	Persons may be injured if they trip slip in the shower etc. Injuries would be serious and potentially fatal in some circumstances if environment not controlled.		1) Anti-slip flooring in wet room and grab rails installed.	2	2	4	Monitor and check prior to each booking to ensure in good order.	Volunteer Co-ordinator
Electricity and electrical equipment.	Users risk electric fatality from faulty equipment or installation. Staff may also suffer injury from moving parts of equipment or awkward equipment.	Volunteers Contractors Customers Visitors	1) Fixed installations checks carried out every 5 years. 2) PAT testing carried out annually. 3) Duty Volunteers know where the fuse boxes are and how to switch off the supply in an emergency. 4) Safe Stay Guide provides information on what to do if electrical items damaged. 5) Facility checks carried out after each group visit; to check	5	2	10	1) Ensure all new Volunteers know the location of fuse boxes and how to switch off in emergency.	Volunteer Co-ordinator

			<p>fixtures and fittings are in good order.</p> <p>6) Safe Stay Guide provides advice on guests' own electrical equipment on site.</p> <p>All work undertaken by qualified electrician.</p>					
Lighting	<p>There is a potential that children may damage lighting causing breakages, resulting in injury from broken glass.</p>	<p>Volunteers</p> <p>Contractors</p> <p>Customers</p> <p>Visitors</p>	<p>1) Covers (diffusers) provided on lights to protect tubes and light bulbs.</p> <p>2) Volunteers will replace covers if they become damaged.</p> <p>3) Volunteers will replace tubes/bulbs as required at a suitable time where it does not impact on the group in residence.</p> <p>4) Group leaders will clear up broken glass immediately and report to site management of the breakage, so that it can be replaced as per Safe Stay Guide.</p>	3	2	6	<p>1) Volunteers/ Contractors carry out replacement at a suitable time when groups not in residence.</p> <p>2) Safe system of work based on this process to be provided.</p>	<p>Volunteer</p> <p>Co-ordinator</p>

			5) Volunteers received training in working at height for use of step ladders and long ladders.					
Fire	If trapped, guests could suffer fatal injuries from smoke inhalations/burns.	Volunteers Contractors Customers Visitors	1) See fire RA for this building. February 2025.	5	1	5	1) Check that groups are not using any door wedges or using extinguishers to keep fire doors open.	Volunteer Co-ordinator
Water systems (Legionella)	Water system contaminated with various viruses can cause sickness, and for particularly vulnerable persons (low immune systems) death.	Volunteers Contractors Customers Visitors	Water systems, annual review. Water sampling carried out quarterly and risk assessment. Independent contractor DEBA. Temperature checks carried out for hot and cold water for each water system monthly and recorded. Little used outlets are flushed if not used for a week and showers descaled on a regular basis. Cold water tanks and calorifiers cleaned as and when required as highlighted by the contractor (DEBA)	5	1	5	Monitor results of testing and call independent contractor if any results of sampling show areas of concern. Commission cleaning, etc, and retest before further use. Supply of potable water always held for emergencies. All taps have been changed to meet legionella compliance standards for drinking water.	Volunteer Co-ordinator & trained volunteers

Security	Unknown persons or other guests getting into building or on site which could result in violence/assault.	Volunteers Contractors Customers (children) Visitors	1) Volunteers on duty all times of the day and night. 2) Emergency procedures for contacting DM. Contact Police if feeling threatened. 3) Groups checked by volunteers when booking that suitable for attending site (eg youth groups, schools, education groups, special needs etc). 4) Family groups will also be booked where appropriate. 5) Where groups are attending from youth groups checks questions will be asked as to whether staff are DBS checked. 6) Group leaders have keys and are required to ensure building is secure at all times.	4	1	4	1) Policy required to make it clear about customer profile, allocation of site pitches etc including Contractors allocations. 2) Policy to make it clear the behaviour required by all groups.	Volunteer Co-ordinator
Terror Threat	Users at risk	Volunteers Customers	Lead adult/Duty Volunteer to raise	4	1	4	Ensure briefing on leaders' arrival.	Duty Co-ordinator.

			alarm and then follow Run/Hide/Tell approach.					