



Beaundesert Outdoor Adventures

Indoor Accommodation – General Risk Assessment

Date Compiled: 1st January 2026

Compiled by: Martin Kirby – Operations Manager

Area Assessed: Indoor Accommodation Buildings (The Lodge - 25 beds, The Den - 40 beds, The Alpine Barn - 40 beds, The Owls Nest - 24 beds, Chantrey House - 25 beds), Dorothy Dean Cabin (2 beds).

Temporary Accommodation: Tented Village (Anglesey 1, April - September).

Self-Catering Halls: Haden’s Lodge (seating 75-100), The Stables (seating 50), The Warren (seating 50).

Persons at Risk: Staff, Customers (Youth Groups, Campers, Group Leaders), Visitors

Statement of Compliance for Accommodation & Catering Spaces

All accommodation and self-catering areas at Beaundesert Outdoor Adventures are maintained to strict safety standards. This includes compliance with annual external Health & Safety Audits, Fire Risk Assessments, and gas/electrical checks by independent contractors. All site-provided catering holds a 5* food hygiene rating, and externally verified safeguarding policies are strictly enforced.

Risk Assessment Table

Hazard Identified	Risk Level	Control Measures & Procedures
Fire & Evacuation	Medium	<ul style="list-style-type: none"> Automated fire alarms/smoke detection in all main indoor accommodation and halls. Clearly marked, unobstructed fire exits in all buildings, including two fire exits each in The Stables and The Warren, and a dedicated fire exit in the Cabins. Annual Fire Risk Assessment conducted externally; all recommendations implemented.



Hazard Identified	Risk Level	Control Measures & Procedures
		<ul style="list-style-type: none"> • Fire safety and evacuation procedures briefed to Group Leaders. • Cal Day and Haden's Lodge – Extraction Ducts Annually Cleaned to legal standard by external company to stop grease build up and fire risk minimised
Gas Safety & Carbon Monoxide	Medium	<ul style="list-style-type: none"> • All boilers and indoor gas appliances are serviced/certified annually by independent contractors. • Tented Village: Propane gas cooker in the marquee is set up and checked by trained staff. Gas bottles are stored securely outside the marquee structure. Adequate ventilation is maintained in the marquee kitchen area. • Carbon Monoxide detectors are installed where appropriate.
Slips, Trips & Falls	Medium	<ul style="list-style-type: none"> • Corridors, stairwells, and communal areas are well-lit. • Tented Village: Campers and leaders are briefed on the hazards of tent guy ropes and uneven ground in the Anglesey 1 area. • Spillages in self-catering kitchens (Haden's Lodge, Stables, Warren) must be cleaned immediately by the user groups; suitable flooring is installed in these areas.
Burns & Scalds	Medium	<ul style="list-style-type: none"> • Self-Catering Kitchens: Group leaders must supervise the use of the industrial kitchen/extraction unit in Haden's Lodge, and the domestic range cookers in The Stables and The Warren. • Hot water urns (Stables/Warren/ Haden's Lodge) are placed on stable, designated counter spaces away from high-traffic edges to prevent tipping. • First aid kits are available in catering areas.
Falls from Bunk Beds	Low	<ul style="list-style-type: none"> • All upper bunks in main indoor accommodation are fitted with safety guard rails and secure ladders. • Group Leaders are advised to ensure age-appropriate allocation of upper bunks.

Hazard Identified	Risk Level	Control Measures & Procedures
Food Safety & Hygiene	Low	<ul style="list-style-type: none"> • Haden’s Lodge / Stables / Warren: Adequate crockery, cutlery, and cleaning accessories provided. User groups are responsible for washing up and maintaining hygiene during their stay. • Tented Village: Marquee kitchen is equipped with tables/chairs in a canteen style; groups are briefed on safe food storage and preparation in a temporary environment. • Dorothy Dean Cabin: Access to fresh water is located just outside the cabin for drinking and basic hygiene.
Weather & Temporary Structures	Low	<ul style="list-style-type: none"> • Tented Village: Only erected seasonally (April–September). The marquee and tents are securely pegged and regularly inspected by staff, especially before or after high winds.
Electrical Hazards	Low	<ul style="list-style-type: none"> • Fixed wiring is checked and certified annually by independent contractors. • All site-owned portable appliances (including extraction fans and kitchen equipment) undergo regular PAT testing.
Security, Safeguarding & Isolation	Low	<ul style="list-style-type: none"> • Access to main buildings is secure (keys/codes managed by Group Leaders). • Dorothy Dean Cabin: Situated in the woods; Group Leaders using this must ensure they have communication means (mobile phone/radio) to reach the duty staff. • A duty member of staff is available 24/7 via the emergency number.

Emergency Protocol Summary

- **Evacuation:** In the event of a fire alarm or tent emergency, groups must evacuate immediately to their designated assembly point. Group Leaders are responsible for conducting a headcount of their specific building or tented area.
- **Kitchen Emergencies:** Groups utilizing the Haden’s Lodge industrial kitchen, the Stables/Warren range cookers, or the Tented Village propane cookers must isolate the gas/power supply immediately if safe to do so during an emergency.
- **Out of Hours Support:** The 24/7 duty staff member must be contacted immediately for any building faults, gas issues, or emergencies.

Operations Manager – Martin Kirby

Date: 1st January 2026