

# THE DEVON MANOR HOUSE

## Risk Assessment on The Devon Manor House

The Devon Manor House is a Grade 1 listed building set in a listed park located in North Devon. Due to its listed status, the ability to make alterations to either the interior or exterior of the property are very limited. Accordingly, The Devon Manor House has a number of features that guests should be aware of when booking.

### Main Entrance

- Old York Stones surround the exterior of the house, these can be slippery when wet, and care needs to be taken when approaching either the front or rear entrances, or when walking around the immediate exterior areas.
- The wood floors in the main entrance are uneven and a rug covers a large amount of it. Both of these could be a trip hazard.
- Heavy furniture in the main entrance could cause injury if moved.

### Adult Lounge

- The Adult Lounge has wood floors that are covered with rugs that could be a trip hazard.
- Heavy furniture could cause injury if moved.
- A large open fire with fender is only to be lit at the guests own risk. The fender and hearth are also a trip hazard.
- Shutters on the windows could cause injury if not used with care.
- A large mirror and heavy pictures adorn the walls.

### Main Sitting Room

- Wood floor, which is slightly uneven along with rugs should be considered a trip hazard.
- Fire with hearth. The fire is only to be lit at the guests own risk. The hearth is also to be considered as a potential hazard.
- Floor mounted radiator grilles by the windows could cause injury especially to small fingers.
- Shutters on the windows could cause injury if not used with care.

### TV/Family Room

- Flag stone floors that are slightly uneven and can be a trip hazard. The floor can also be slippery if wet.
- There is a rug covering part of the floor which could be a trip hazard.
- Fireplace - fires are to be lit at the guests own risk. There is a hearth around the fire that could be considered a trip hazard.
- Throughout the TV/Family room there are a number of heavy ornaments and an array of heavy furniture that should not be moved or knocked over as this could cause injury.
- Small step down from the TV/Family room to the main corridor.
- Shutters on the windows could cause injury if not used with care.
- Blinds on some of the windows could cause injury, please supervise children.

### All Hallways and Corridors

- Please note that there are uneven floors in the majority of the corridors, as well as a number of steps going up or down from rooms entering the corridors and hallways.
- Rugs in the corridors and hallways could be a trip hazard.
- Guests should also be mindful of the low windows.

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- Upstairs the corridor windows have shutters that could cause injury if not used with care.
- There are window blinds in certain of the corridor windows that could cause injury if children are not supervised.

## Large Kitchen

- As well as the usual kitchen appliances to be aware of in the main kitchen there are several other features to be conscious of in this room, these include the flagstone floors which can be a slip and trip hazard.
- There is a fireplace in this kitchen and steps at both entrances. This fire is not to be lit.
- There are blinds fitted to the windows that could cause injury if children are not supervised.

## The Boot Room

- The Boot Room has original flag stone floors that due to its position near the rear entrance could be slippery when wet.
- There are a number of steps and uneven tiles in the room to be aware of.
- Heavy cast iron furniture could cause injury especially if moved.
- There are two apple stores, which have pull out shelves that could cause injury if children are not supervised around them.

## Family Kitchen

- The second kitchen has a range of appliances to be mindful of including a cooker with hob.
- The flag stone floors if wet could become slippery.
- Shutters on the windows could cause injury if not used with care.

## The Dining Room

- Flag stone floors are slightly uneven and guests could be at risk of slipping if wet.
- There is a step that leads out on to the courtyard, as well as steps to the main entrance.
- Shutters on the windows could cause injury if not used with care.
- There are blinds on three of the windows that could cause injury if children are not supervised.

## The Courtyard

- The courtyard is situated at the centre of the house and features hard flag stones that when wet can be slippery. They are also uneven so guests may be liable to trip if not careful.
- Heavy cast iron furniture is featured in the courtyard and if moved could cause injury.
- A number of pots are displayed around the courtyard, which could cause injury if moved or tripped over.
- There is heavy garden furniture in the courtyard that could cause injury if guests try to move any of it.
- A barbeque is available for guests use in the courtyard. Guests may use this at their own risk
- There are a number of windows around the house that look out onto the courtyard that are at ground floor level.

## The Rear Entrance

- There is a small step at the rear entrance and flag stone floors that can be slippery when wet.
- The doors also have glass panelling.

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## The Back Stairs

- The staircase leading to the two second floor bedrooms are narrow and windy with small lips that could be considered a trip hazard.

## The Second Floor

- The second floor features a number of low beams, ceilings and doorways that could result in bumped heads if not careful.
- The workings to the clock can be seen on the main landing and although hidden by furniture there are wires and holes in the floor for the wires to run through, these cannot be altered due to the listed status of the house.
- The railing by the staircase is not fully covered and has a gap below the lowest wooden panel.

## The Second Floor First Bedroom

- Low beams may be an issue for taller individuals.
- A slightly uneven floor may be a trip hazard.
- A secured panel if removed has an empty space behind.
- Dormer windows have a lock fitted but are low.

## The Second Floor Bathroom

- There is a door that if opened accesses the hot boiler.
- A door beside the toilet if opened has an empty space behind.
- An exposed pipe running along one side of the bathroom, which is to be used as a towel rail could scold when hot.
- There is a small step up into the bath itself that guests need to be aware of when getting in and out of the bath.

## The Second Floor Kitchen

- The second floor kitchenette has a variety of appliances that guests should be conscious of, including a washer/dryer and cooker.
- The wood floor can be slippery when wet.

## The Second Floor Living Area

- There is a step down into the living room.
- Two panels on the walls in the living room that are secured if removed have empty spaces behind.
- The clock at The Devon Manor House has most of its workings in the second floor living room. Around the workings is a small amount of glass on the doors that open onto the workings and a small raised area with step up. The windows are secured by a lock.
- Low beams, as well as a central structural beam are features guests need to be mindful of when in this room.

## The Second Floor Second Bedroom

- A panel in this bedroom if removed reveals an open space.

## The Venetian Staircase

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- The Venetian staircase leads to two bedrooms and has a low bannister to one side that is not fully stable due to the age of the wood.
- A large low window is situated half way up the staircase.
- A central carpet could be a trip hazard on the stairs.

## The Old School Room

- Floor to ceiling windows could be a risk
- Rugs cover the wood floors and could be a trip hazard.
- There is a decorative fire in the Old School Room that guests should be conscious of. The fire is not to be lit at any time.
- Behind a large picture is a wooden panel that if removed opens onto an empty space.
- Shutters on the windows could cause injury if not used with care.

## First Floor Bathroom (shared by The Old School Room and The Rose Suite)

- Hot towel rails in the bathroom could do harm.
- Cast iron base to the basin could cause injury if knocked with feet.
- A step leads up into the shower and guests need to be mindful of this when getting in or out of the shower.
- Shutters on the windows could cause injury if not used with care.
- Cast iron bath with feet could be a trip hazard.

## The Rose Suite

- Wood floors with rug could be considered a trip hazard.
- Shutters on the windows could cause injury if not used with care.
- A large mirror is located on one wall.
- A decorative fireplace could be a trip hazard. This fire should not be lit at any time.
- Guests should be alert to the low windows especially with children.
- Blinds at the windows could cause injury, please supervise children.

## The Old Staircase

- The Old Staircase leads to four of the bedrooms on the first floor and has a carpet covering the central area that could be a trip hazard.

## The Hummingbird Bedroom

- Floor boards with a rug are to be seen as a potential trip hazard.
- Shutters on the windows could cause injury if not used with care.
- Guests should be alert to the low windows especially with children.

## Shower room next to The Hummingbird Bedroom

- Step into the shower that guests should be alert to when entering or exiting the shower.
- Tiled floor can be slippery when wet.
- A heated towel rail can be hot to touch.

## The Pine Suite

- Wood floors with rug should be considered a potential trip hazard.
- Heavy furniture if moved could cause injury.

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- Guests should be conscious of the decorative fire with hearth. This fire is not to be lit at any time.
- Large mirror above fireplace could be a hazard
- Please note guests should be mindful of the low windows especially with children.

## The Pine Suite bath room

- A cast iron bath could cause injury if knocked into.
- Wood floors with rug should be seen as a potential trip hazard. The wood floor may also become slippery if wet.
- Guests should be conscious of the decorative fire with hearth. This fire is not to be lit at any time.
- Guests should be alert to the low windows especially with children.
- A heated towel rail could be hot to touch.

## The Blue Bedroom

- Guests need to be alert to the low windows in this bedroom especially with children.
- Blinds at the windows could cause injury, please supervise children.

## The Blue Bedroom En-Suite

- A cast iron bath may cause injury if tripped over or knocked into.
- Heated towel rail could become hot to touch.
- Guests should be aware of the step into and out of the shower.

## The Long Bedroom

- Wood floors with rug should be considered as a potential trip hazard.
- Guests should be mindful of the low windows especially with children.
- Shutters on the windows could cause injury if not used with care.
- Heavy furniture could cause injury if moved.
- A blind at the window could cause injury, please supervise children.
- A decorative fireplace in this bedroom should be seen as a potential trip hazard. This fire should not be lit at any time.

## The Long Bedroom bathroom

- There is a step up into the bathroom that guests should be alert to especially at night.
- There is a low window that should be considered especially with children.
- Tiles can become slippery when wet.
- Guests should be mindful of a step into and out of the shower.
- A heated towel rail may become hot to touch.

## The Outside Area

There are certain things that guests should be aware of when outside of the Devon Manor House in the gardens and parkland, these include:

- Flag stone pathways around the house can be slippery when wet. Due to their uneven nature they can also be a trip hazard.
- A number of heavy pots around the house can be a trip hazard, or cause injury if moved.

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- There are a number of potential trip hazards caused by the general layout of the estate, including tree stumps, animal holes, low or broken branches and mole hills. Other unknown hazards caused by wildlife and the weather may also be evident.
- An exposed wall beside the side of the house that is not used by guests, near the hunting lodge has a sharp drop behind it. As Guests may use this area for parking they should ensure all guests familiarise themselves with this feature and that any children are supervised when near it.
- There is another exposed wall with a drop into a drainage ditch to the right hand side of the guests main entrance door. All guests should familiarise themselves with this feature and ensure that children are supervised when near it.
- The listed hunting lodge by the back entrance has exposed hooks and a floor that may be slippery when wet. Please approach with care and avoid allowing children to play near here.
- The old ice house is no longer accessible but a trap door is still visible, which could be a trip / slip hazard.
- Please be aware of slippery flagstones near the entrance doors around the house.
- A gas and separate oil tank is located around the grounds.
- There are exposed ponds that guests need to be alert to especially when staying with children or dogs.
- A number of ancient trees on the estate are protected and therefore there is little to be done to keep them from having low branches.
- When the leaves are on the ground they if wet they will be slippery. Please take care on walks.
- Wild animals also call the estate home these include badgers, foxes and deer. Other wildlife may also be seen.
- Fencing around the estate features wire, including barbed wire.
- When wet the mud and lawns can become wet and slippery.
- The old pig pen and chicken pens in the grounds of the estate can cause injury or affect those with allergies.
- There is a potting shed onsite that should be seen as potential for causing injury.

## The Swimming Pool

- Areas around the swimming pool can become wet and slippery.
- The pool may only be used at guests own risk and strict adherence to the pool rules which are clearly displayed. If the guests ignore the rules an injury may occur.
- If the pool house kitchen/wet room are used please be aware of slippery surfaces and the presence of a hob and oven which will be hot if used.
- When using the outdoor swimming pool there is a risk of sunburn if not protected, guest should wear appropriate sun protection, and are advised to avoid the midday sun when it is at its strongest.
- Guests should also be alert of using the swimming pool during adverse weather conditions, including poor light and lightning storms.
- An adult should be present at all times when the swimming pool is being used and should be able to see the whole pool without obstructions.
- Please avoid using the pool after dusk when the light is dwindling.
- Before using the swimming pool please familiarise yourself and other guests with its layout, including the depths, which are clearly marked.

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- Guests should not jump or dive into the swimming pool as these activities may cause spinal injuries.

## The Tennis Court

- Please be aware that the tennis court has a hard surface and can be slippery when wet.

## The Walled Gardens

- Walls in the walled gardens are old and crumbling in places. Please stick to the pathways to avoid injuries.