Title: Iceni House Whole House Risk Assessment	**Date of Assessment**: 1st December 2025

Property Description: Iceni house is a two-storey residential facility, the whole facility has 16 bedrooms (sleeping 46 on the ground floor and 36 on the top floor) two dining rooms, two commercial kitchens, main hall and small multifunction room and on the top floor a lounge.

Key:
Severity Rating: 5 (Catastrophic) 4 (Major) 3 (Moderate) 2 (Minor) 1 (None)
Likelihood Rating: 5 (Almost certain) 4 (Likely) 3 (Possible) 2 (Unlikely) 1 (Insignificant)
Risk Rating:
0-5 = A (Acceptable Risk)
5-15 = RR (Residual Risk remains despite controls)
15-25 = U (Unacceptable Risk, action to be taken immediately)

Hazard: Fire	Severity	Likelihood	Risk rating
Control measures	4	2	RR (8)
1. Fire Risk Assessment had taken place and measure have been implemented			
2. Fire Extinguishing equipment is provided and regularly inspected			
3. Fire call points and alarm is tested regularly.			
4. Centre fire alarm is linked to the Fire Brigade			
5. Guests are verbally told the fire procedures on arrival, and it is also detailed on the information sheet left with them for the duration of their stay. All user are advised to undertake a fire drill once all their party has arrived.			
6. Emergency Voice Communication System is installed on the Top Floor for Disabled users			

Hazard: Electricity	Severity	Likelihood	Risk rating
Control measures	4	2	RR (8)
1. Fixed wire and portable appliance testing take place on a regular basis.			
2. Senior members of staff know location of mains and how to turn off in an emergency.			
3. Guests are responsible for the safety of any electrical equipment that they bring onsite.			

Hazard: Slips, Trips and Falls	Severity	Likelihood	Risk rating

Reviewer: Susan Newton (Centre Manager)

Control measures			
1. Good Housekeeping practices followed and items supplied to ensure that customers can follow this	2	3	RR (6)
2. Sensor lighting provided in corridors.			
3. Floor squeegee supplied for use in bathrooms			

Hazard: Fall from height (Bunkbeds/Windows)	Severity	Likelihood	Risk rating
Control measures	3	3	RR (9)
1. Top Bunks have raised safety rail			
2. Velux windows on the top floor are kept in a 'locked' tilt position.			
3. Hirers on the ground floor are advised that windows fully open and are provided with a key to lock should they feel that is appropriate for their group			

Hazard: Being Stuck in the lift	Severity	Likelihood	Risk rating
Control measures	2	2	A (4)
1. Lift is inspected in line with regulations			
2. Lift call system is not active, centre regularly checks alarm to ensure that it can be heard in the event of an emergency			
3. Not all user provided with lift key, only on a need's basis. Hirers shown how to operate the lift			
4. Second Lift key kept in main office.			

Hazard: Main Kitchen	Severity	Likelihood	Risk rating
Control measures	2	3	RR (6)
1. All electrical appliances tested regularly and maintained to a safe, high standard.			
2. Warning signs displayed around the kitchen as appropriate.			
3. Users shown how to work kitchen appliances on arrival.			

See separate risk assessment for more detailed risk assessment of catering

Hazard: Hazardous Substances	Severity	Likelihood	Risk rating
Control measures	3	2	RR (6)
1. All chemicals are locked away.			
2. COSHH sheets are available in the cleaning cupboard in the event of an emergency			

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This risk assessment should be read and used in conjunction with other centre specific site and activity risk assessments.