

Fire Risk Assessment for Harvey

Address of property assessed: Harvey, Hayle Railway Station, Station Hill, Hayle, Cornwall, TR27 4NG

Number of floors: 1

Number of rooms: 10

Construction: Steel & wood

Assessor: Lizzy Stroud

Date of assessment: 22.11.2024

Responsible person: David Stroud

General Observations

Harvey measures 18.5m x 2.4m (44 Sqm) and is a 1957 BR Mark1 railway carriage converted by Railholiday Ltd into a self catering holiday let. There are 8, 1.8m x 1.8m compartments accessed by sliding doors off the full length side corridor. The compartments have been converted into 2 double bedrooms, a 4 bed bunkroom and 2 lounges each with 2 single sofa beds giving a total capacity of 10 single bed spaces. 10 guests is the maximum party size allowed. The carriage body is made of steel with wood and glass internal structure. It is mounted on a steel chassis on railway track with stepped access to the 2 access doors and the fire escape door.

Fire hazards and controls

Are fixed electrical installations inspected and tested every 5 years?

Yes

Are electrical appliances periodically inspected and tested?

Yes - in-house.

Is the use of trailing leads and adaptors avoided where possible?

Yes

Are gas appliances periodically inspected and tested every 12 months?

N/A

Is smoking permitted on the premises?

No

Are suitable arrangements in place for those who wish to smoke?

Yes - there is a garden outside.

Are the premises adequately secured to prevent unauthorised access?

Yes

Are combustible materials, waste and refuse bins stored safely clear of the premises or in purpose-built compounds/rooms?

Yes

Are fixed heating systems subject to periodic maintenance?

Yes

Are portable heaters subject to periodic inspection and used safely?

Yes

Are there adequate fire precautions in the use of open fires and log burners?

N/A

Are adequate measures taken to prevent fires from cooking?

Yes

Are filters and ductwork subject to regular cleaning?

N/A

Is the standard of housekeeping adequate to avoid the accumulation of combustible materials and waste?

Yes

Are combustible materials kept separate from ignition and heat sources?

Yes

Is it ensured that all contractors who undertake work on the premises are competent and qualified?

Yes

Are suitable measures in place to address the fire hazards associated with the use and storage of dangerous substances?

N/A

Are there any other significant fire hazards in the premises?

See detailed list of potential fire hazards below

Fire protection measures

Are all escape routes kept clear of obstructions to enable people to escape safely?

Yes

Are all fire exits easily and immediately openable?

Yes – checked on every changeover

Are distances of travel considered reasonable?

Yes – The main entrance door at the east end of the carriage is a fire exit as is the entrance door at the west end. There is a dedicated fire exit door in the centre of the carriage. The maximum distance to a fire exit is 4m. Every sleeping compartment has a wall mounted emergency glass hammer for breaking the main window as a means of escape of last resort as is standard practice in the operational railway industry.

Do the walls and structures protecting the stairway and escape routes provide an adequate level of fire resistance?

Yes

Is the fire resistance of doors to stairways and escape routes considered adequate?

Yes

Where necessary, are doors fitted with suitable self-closing devices that close the doors effectively?

N/A

Are there adequate levels of artificial lighting provided in the escape routes?

Yes

Where necessary, has a reasonable standard of emergency escape lighting been provided?

Yes – borrowed light from platform + street lighting

Where necessary, is a reasonable standard of fire exit and fire safety signs provided?

Yes – fire exits are signed

Are smoke and/or heat alarms/detectors provided and is the extent and coverage considered adequate?

Yes – Fire alarms are mains powered with battery backup and hardwire interlinking. There is an optical (smoke) alarm in every sleeping compartment + 1 in each of the 3 lobbies + a heat alarm in each kitchen.

Is there a reasonable provision of firefighting equipment (fire extinguishers, fire blanket)?

Yes - Fire blanket and 2L water mist extinguisher located in the east and west lobbies. This type of extinguisher is suitable for use on all the potential fire types identified in the risk assessment below. It is a P50 type installed in November 2024 and due for replacement in November 2034. It requires an annual check over which is performed by Railholiday staff in accordance with the instructions on the extinguisher and recorded thereon.

As the carriage is an isolated detached property, by far the greatest risk to life is to the guests staying in the carriage itself. Hence they are advised in the Information for Guests book that evacuation is the top priority and that any attempt to fight the fire should not jeopardise their safety.

Management of fire safety

Are procedures in the event of fire appropriate and documented?

Yes

Is the information on fire safety and the action to take in the event of a fire given to guests?

Yes – This is in the Information for Guests file which is emailed to them in advance with a hard copy in the accommodation.

Are any staff members given regular instruction and training on the action to take in the event of a fire?

Yes

Are frequent checks carried out to ensure exit routes are kept clear and fire exits remain easily openable?

Yes – Housekeeping do this on every changeover.

Potential Fire Hazards –

Potential fire hazards HIGH MEDIUM LOW	Potential causes of fire	People at risk	Measures in place to prevent fires	Fire protection measures to keep guests safe	Notes
Fridge	Electrical fault.	Guests staying in carriage	Pulled out and checked/ cleaned behind every 6 months	Equipment to be used in accordance with manufacturer's instructions. Do not use if defective & report to management. All clearly stated in guest information pack.	
Toaster	Electrical fault. Overcooking leading to ignition. Crumb buildup catching fire.	As above	External visual check at each c/o Cleaned out every c/o	As top + Not to be used unattended.	
Electric hob	Electrical fault. Overcooking leading to ignition.	As above	As above	As above	

Microwave	Electrical fault. Overcooking leading to ignition.	As above	As above	As above	
Kettle	Electrical fault	As above	As above	As top	
Television / DVD player / radios	Electrical fault.	As above	External visual check at each c/o	As top	
Extension leads	Electrical fault	As above	As above	As top + Information for Guests states do not overload	
Dehumidifier	Electrical Fault	As above	As above	As top + Information for Guests states do not cover	
Hairdryer	Electrical fault. Hot air igniting combustible materials.	As above	External visual check at each c/o	As above	
Electric fan heaters	Electrical fault. Ignition of combustible materials placed in contact.	As above	As above	As top + Information for Guests states do not cover	

Air to air water heat pump (outside)	Electrical fault	As above	As above	As top	
Fixed lighting	Electrical fault	As above	As above	As top	
Vacuum cleaner	Electrical fault	As above	As above	As top	
Shower fan	Electrical fault	As above	As above	As top	
Router/TV aerial amplifier	Electrical fault	As above	As above	As top	
Consumer unit	Electrical fault	As above	As above	As top	
Guests own BBQ (Outside)	Sparks or embers igniting dry plant material or the carriage/ contents	As above		As top + Only to be used with charcoal + To be used on a non-combustible base at least 3m from the carriage + Max windspeed for use 10mph	
Guests own battery chargers	Electrical fault Battery fault	As above		Only to be used attended	

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