

Fire Risk Assessment for Millpool

Address of property assessed: Millpool, Haparanda Station, St Germans, Cornwall. PL12 5LU

Number of floors: 1

Number of rooms: 3

Construction: Wood

Assessor: Lizzy Stroud

Date of assessment: 29.11.2024

Responsible person: David Stroud

General Observations

Millpool measures 9.5m x 2.4m (23 sqm) and is an 1897 railway carriage converted by Railholiday Ltd into a self catering holiday let. There is one double bedroom and a single sofa bed in the lounge giving a total capacity of 3 guests. The van body is made entirely of wood and is mounted on a steel chassis with ramped access to all 3 doors. It is fully wheelchair accessible and is marketed as such.

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?

Yes

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 which is in the lounge/kitchen area is a fire exit. There is another fire exit door in the wet room.

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

N/A

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

N/A

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 road + maintained emergency light + torch provided

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

N/A

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

Yes - Mains powered combined heat & optical (smoke) alarm in the lounge/diner/ kitchen area and optical alarm in the bedroom.

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

Yes - Fire blanket and 2L water mist extinguisher located by the main entrance door. 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 – Millpool

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.	
Hairdryer	Electrical fault. Hot air igniting combustible materials.	As above	External visual check at each c/o	As above	

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 above	
Extractor fan/ cooker hood	Electrical fault	As above	As above + Deep clean every 6 months	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	
Fixed lighting	Electrical fault	As above	As above	As top	
Bedside lamps	Electrical fault Combustible material ignited by proximity to hot bulb	As above	As above	As top + Guests are asked to turn off lamps when the room is not being used	

Vacuum cleaner	Electrical fault	As above	As above	As top	
Shower fan	Electrical fault	As above	As above	As top	
Router	Electrical fault	As above	As above	As top	
Consumer unit	Electrical fault	As above	As above	As top	
BBQ (Outside)	Sparks or embers igniting dry plant material or the carriage/ contents	As above	Checked for condition twice a year	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	
Chiminea	Sparks or embers igniting dry plant material or the carriage/ contents	As above	Checked for condition twice a year	As top + Max windspeed for use 10mph + Not to be moved from it's position on the patio	
Sewage pump	Electrical fault	As above	Cleaned annually	Guests requested to not put anything down the toilet that would jam the pump	

Guests own battery chargers	Electrical fault Battery fault	As above		Only to be used unattended when in the laundry and games room	