



Risk Assessment

A risk assessment for caravan holiday rentals (typically static caravans or mobile homes rented out as short-term holiday accommodation) identifies potential hazards to guests, owners, and any staff/site operators. This is particularly important in jurisdictions like the UK, where renting to paying guests creates legal duties under health & safety laws (e.g., Regulatory Reform (Fire Safety) Order 2005) and requires documented assessments, especially for fire risks.

This is a **general example** based on common industry guidance, checklists from local authorities (e.g., Eden, Cumberland councils), fire safety resources, and caravan-specific advice. A real assessment must be **site-specific**, reviewed annually (or after changes), and ideally completed by a competent person. For holiday lets, a fire risk assessment is legally required and should be recorded.

Key categories include fire, gas/CO, electrical, slips/trips, structural/site layout, security, and environmental hazards.

1. Fire Hazards

Caravans are compact with limited escape routes, making fires particularly dangerous.

Hazard	Who is at Risk?	Likelihood / Severity	Control Measures
Ignition sources (cooking appliances, heaters, faulty wiring, candles, smoking)	Guests (especially families/children), owners	High / High (rapid spread in small space)	Install & test smoke alarms in every caravan; provide fire extinguishers/blankets; ban indoor smoking/open flames; annual gas/electrical checks; no combustibile storage under units; maintain separation distances between caravans per site licence.
Spread between units (close proximity, decking, vegetation)	All on site	Medium / High	Adequate unit spacing (often 6m+); no sheds/storage in separation zones; keep vegetation cut back; fire points with hoses/extinguishers within 50m.
Blocked escape routes (furniture, clutter)	Guests	Medium / High	Clear instructions to guests on arrival; emergency evacuation plan displayed; regular checks.

Note: A dedicated fire risk assessment is mandatory for paying guest accommodation. Use free templates from VisitBritain or GOV.UK sleeping accommodation guidance.

2. Carbon Monoxide (CO) Poisoning

Odourless gas from incomplete combustion of gas/oil appliances — a leading risk in caravans.

Hazard	Who is at Risk?	Likelihood / Severity	Control Measures
Faulty/malfunctioning gas appliances, poor ventilation, blocked flues	All occupants (fatal quickly at high levels)	High / Very High	Install audible CO detectors in every sleeping area & test regularly; annual Gas Safe registered engineer inspection; advise guests no portable BBQs/heaters indoors or in awnings; good ventilation; never use ovens for heating.

3. Electrical Hazards

Older caravans or site hook-ups can pose shocks or fires.

Hazard	Who is at Risk?	Likelihood / Severity	Control Measures
Faulty wiring, damaged cables, overloaded sockets	Guests, children	Medium / High	Annual PAT testing & fixed installation checks by qualified electrician; RCD protection; visual checks for damage; no DIY extensions; isolate unused pitches.
Overhead power lines	Children playing, tall vehicles	Low / Very High	Insulated lines, anti-climb devices, warning signs, advice to guests.

4. Slips, Trips & Falls

Common in holiday settings with unfamiliar layouts.

Hazard	Who is at Risk?	Likelihood / Severity	Control Measures
Wet floors (rain, spills), steps/decking without handrails, loose rugs, poor lighting	All guests (elderly, children)	High / Medium	Non-slip surfaces, handrails on steps, adequate external lighting, welcome info on hazards, regular maintenance of paths/decking.

5. Gas Safety (beyond CO)

LPG systems are standard in caravans.

Hazard	Who is at Risk?	Likelihood / Severity	Control Measures
Leaks, explosions from poor installation/maintenance	All occupants	Medium / Very High	Annual Gas Safe check; emergency shut-off valve access; guest instructions on use; no modifications without certification.

6. Structural & Site-Specific Risks

For static caravan rentals.

Hazard	Who is at Risk?	Likelihood / Severity	Control Measures
Caravan movement/siting (if repositioned)	Contractors, public	Low / High	Planned procedures, exclude public during work, competent contractors.
Extreme weather (storms, flooding)	Guests, property	Medium / Medium	Secure fittings, weather warnings to guests, insurance coverage.
Security (break-ins, theft when unoccupied)	Owners, property	Medium / Medium	Alarms, secure locks, lighting, valuables out of sight advice.

7. Other Considerations

- **Children & families** — Extra vigilance for drowning (nearby pools/lakes), burns, access to hazards.
- **Accessibility** — Risks for disabled guests (steps, narrow doors).
- **Guest responsibilities** — Provide clear welcome packs with safety info, rules (e.g., no indoor BBQs), emergency contacts.
- **Review & record** — Document findings, actions taken, and review dates. Keep records available for inspection.

If you're the owner/operator of a specific caravan or site, consult local fire service guidance (e.g., GOV.UK fire safety for sleeping accommodation), a qualified assessor, or use templates from sources like VisitBritain. For a single static caravan rental, focus heavily on fire, CO, gas, and electrical certifications — these are non-negotiable for compliance and insurance.

If you provide more details (e.g., location, number of units, or specific concerns like pools/play areas), I can refine this further!

Fire Risk Assessment Template – Caravan Holiday Rental

1. General Information

Responsible person (owner/operator): Griffin Rentals

Caravan address / plot number: Southview Holiday Park

Date of assessment: 23/02/2026

Assessor name & competence: John McCarthy (e.g., owner with guidance from GOV.UK / VisitBritain)

Review date: 23/02/2027 (at least annually)

2. Step 1: Identify Fire Hazards

List sources of ignition, fuel, and oxygen that could start or help a fire spread.

Hazard Category	Specific Hazards Identified	Location in Caravan/Site	Existing Controls (if any)
Ignition sources	Cooking appliances (gas hob/oven), electric heaters, faulty wiring, candles, smoking, chargers/overloaded sockets	Kitchen, lounge, bedrooms	Annual Gas Safe check; no candles/smoking policy; PAT tested electrics
Fuel sources	Upholstery/furnishings, bedding, curtains, stored items under caravan, decking/awnings (if combustible), LPG cylinders	Throughout, external	Flame-retardant fabrics (BS 7176); minimal storage; LPG stored externally
Oxygen/enrichment	Open windows/doors, poor ventilation in some cases	General	N/A (natural ventilation)
Other	Portable BBQs/heaters, faulty appliances brought by guests	External/awnings	Guest rules prohibit indoor use

3. Step 2: Identify People at Risk

Who could be harmed and how? Consider vulnerable groups.

- Guests: Adults, children, elderly, disabled (limited mobility, unfamiliar layout).
- Number typically: Up to ___ people (e.g., 4–6 in a standard caravan).
- Special risks: Sleeping occupants, children playing near hazards, reduced escape ability at night.
- Others: Cleaners/maintenance staff, neighbours on site.

4. Step 3: Evaluate, Remove/Reduce Risks & Protect

Assess risk level (Low/Medium/High) before/after controls. Add actions needed.

Significant Hazard	Who at Risk?	Current Risk Level (Likelihood x Severity)	Control Measures in Place	Further Actions Required	Residual Risk Level	Responsible Person & Deadline
Cooking-related fire (e.g., unattended hob)	All guests	High / High	Fire blanket & extinguisher in kitchen; guest instructions	Add timer reminder signage; check blanket expiry	Medium	Owner – Immediate
Electrical fault / overloaded sockets	All	Medium / High	Annual PAT & fixed wiring test; RCD protection	None	Low	N/A
LPG leak / CO poisoning (related fire risk)	All	High / Very High	Annual Gas Safe inspection; audible CO alarm fitted & tested	Guest info on ventilation/no indoor heaters	Medium	Engineer – Annual
Rapid fire spread in compact space	Sleeping guests	High / Very High	Interlinked smoke alarms (Grade F1 or D1 per BS 5839-6); clear escape routes	Test alarms monthly; display evacuation notice	Medium	Owner – Ongoing
Blocked escape routes (clutter, furniture)	All	Medium / High	Guest welcome pack with rules; no external storage blocking exits	Regular checks on arrival	Low	Owner
External spread (decking, vegetation, close units)	Neighbours/guests	Medium / High	6m+ separation per site rules; no combustibles under unit	Trim vegetation; check site licence compliance	Low	Owner/Site manager
No detection at night	Sleeping guests	High / High	Smoke/heat alarms in key areas (kitchen, hallways, bedrooms)	Ensure interlinked & long-life battery	Low	Owner

