

HOLIDAYFOX

Health & Safety Starter Guide

The essentials every UK camping & glamping site needs to have in place — a clear, structured checklist you can work through and keep on file.

Before you start

Running a campsite or glamping site in the UK comes with a set of legal duties around fire, gas, electrics, water and general safety. This guide sets out each one clearly, with a tick-box checklist per area and a one-page self-audit at the end.

Important — please read. This guide is general information to help you get organised, *not* legal or professional health-and-safety advice. Requirements vary by council and by the type of site you run. Always confirm the specifics with your **local authority** and, where a "competent person" is required (fire, gas, electrical, legionella), use a suitably qualified professional. HolidayFox cannot accept responsibility for compliance on your site.

1. Site licensing & planning

Two separate things that people often confuse — you usually need **both**.

Site licence

Most campsites need a **caravan/campsite licence** from your local council under the Caravan Sites and Control of Development Act 1960. Some sites are exempt (for example certificated sites operating under an exempting body such as the Camping and Caravanning Club, or short-term use under the "28-day rule"). Glamping units generally still count.

Planning permission

Planning permission is a **separate** consent from the licence. Change of use of land, or putting up permanent glamping structures, will often need it. Check with your council's planning department before you build.

- ☐ I've confirmed with my council whether I need a site licence (or a valid exemption applies)
- ☐ I hold a current site licence, or written confirmation I'm exempt
- ☐ Planning permission is in place for the use of the land and any permanent structures
- ☐ I'm operating within any conditions on the licence/permission (pitch numbers, season, spacing)

2. Fire safety highest priority

This is the single most important area for a camping or glamping site.

Under the **Regulatory Reform (Fire Safety) Order 2005** you are the "Responsible Person" for your site and must carry out — and keep — a written **fire risk assessment**. Review it regularly and whenever things change.

On the ground

- **Spacing:** keep adequate separation between units — commonly a 6-metre gap between structures/caravans to stop fire spreading.
 - **Fire points:** extinguishers and/or fire points positioned around the site, checked and in date.
 - **Escape & assembly:** clear escape routes, a marked assembly point, and a way for guests to raise the alarm.
 - **Signage:** what-to-do-in-a-fire notices, no-BBQ zones, and directions to the assembly point.
 - **Wood-burners/stoves:** anything that burns fuel needs a **carbon monoxide (CO) alarm** in the unit plus regular flue/chimney maintenance.
- ☐ Written fire risk assessment completed and dated (reviewed at least annually)
 - ☐ Adequate spacing maintained between units
 - ☐ Fire extinguishers / fire points in place, serviced and in date
 - ☐ Clear escape routes, signage and a marked assembly point
 - ☐ Means for guests to raise the alarm / call for help
 - ☐ CO alarms fitted in every unit with a stove, fire or fuel-burning appliance
 - ☐ Flues and chimneys swept / maintained on schedule

3. Gas & electrical safety

Gas (LPG and appliances)

Gas appliances, cylinders and pipework must be installed and checked by a **Gas Safe registered** engineer, with checks at least annually. Keep the certificates.

Electrical

Electrical hook-ups and site distribution must be installed and periodically inspected by a competent electrician to the current wiring regulations (BS 7671). Keep inspection reports and act on any remedial items.

- ☐ All gas appliances/installations checked annually by a Gas Safe engineer — certificate on file
- ☐ Gas cylinders stored safely (ventilated, secured, away from ignition sources)
- ☐ Electrical hook-ups and site wiring inspected by a competent electrician
- ☐ Current electrical inspection report on file; remedial items actioned
- ☐ RCD protection on hook-ups where required

4. Water & hygiene

Legionella

Any stored or hot water — showers, taps, hot tubs — carries a **legionella** risk. Carry out a legionella risk assessment and follow a simple control regime (temperature checks, flushing little-used outlets, records).

Hot tubs

Hot tubs are a significant risk in their own right. Follow HSE guidance (**HSG282**): a water-testing routine, cleaning/dosing schedule, and written records for every tub.

Drinking water

If you use a **private water supply** (borehole/spring rather than mains), it must meet drinking-water quality standards — your council can advise on testing.

- ☐ Legionella risk assessment done; control regime and records in place
- ☐ Each hot tub has a testing/dosing routine and a written log (per HSG282)
- ☐ Private water supply tested to drinking-water standards (if applicable)
- ☐ Toilets/showers/washing facilities cleaned on a documented schedule

5. General health & safety duties

If you employ anyone

The **Health and Safety at Work etc. Act 1974** applies, and **Employers' Liability insurance is compulsory** (with limited exceptions). With five or more employees your general risk assessment must be written down.

Insurance

Public Liability insurance is effectively essential for any site open to guests, even with no employees.

Site risk assessment

Walk your site and assess the everyday hazards: water bodies (ponds, rivers, pools), uneven or slippery ground, livestock and farm activity, play equipment, fire pits/BBQs, and any mix of vehicles and pedestrians.

- ☐ Public Liability insurance in place and current
- ☐ Employers' Liability insurance in place (if I employ anyone)
- ☐ General site risk assessment completed (written down if 5+ employees)

- ☐ Water bodies, play equipment and fire/BBQ areas assessed and managed
- ☐ Vehicle and pedestrian movement considered (speed limits, signage, parking)
- ☐ First-aid provision available on site

6. Records to keep

If it isn't written down, it's hard to show you did it. Keep these together and up to date.

- Fire risk assessment (and review dates)
- Gas Safe certificates and electrical inspection reports
- Legionella assessment and hot-tub logs
- Accident book — plus awareness of **RIDDOR** reporting for serious incidents
- Insurance certificates (Public and, if relevant, Employers' Liability)
- Site and activity risk assessments

Your one-page self-audit

Print this page and work down it. Anything marked "No" is your to-do list. Anything you're unsure about, check with your local authority or a qualified professional.

Do you have this in place?	Yes / No	Who / when
Site licence (or confirmed exemption)	☐ ☐	
Planning permission for use of land & structures	☐ ☐	
Written fire risk assessment (dated, reviewed)	☐ ☐	
Adequate spacing between units	☐ ☐	
Extinguishers / fire points serviced & in date	☐ ☐	
Escape routes, signage & assembly point	☐ ☐	
CO alarms in units with stoves/fires	☐ ☐	
Annual Gas Safe check — certificate on file	☐ ☐	
Electrical inspection by competent person	☐ ☐	
Legionella assessment & controls	☐ ☐	
Hot-tub testing log (per tub)	☐ ☐	
Public Liability insurance current	☐ ☐	
Employers' Liability insurance (if staff)	☐ ☐	
General site risk assessment	☐ ☐	
First aid provision on site	☐ ☐	
Accident book & RIDDOR awareness	☐ ☐	

Where to get the official guidance

- **Health and Safety Executive (HSE)** — general duties, hot tubs (HSG282), legionella: [hse.gov.uk](https://www.hse.gov.uk)
- **GOV.UK** — caravan/campsite licensing and planning: [gov.uk](https://www.gov.uk) (search "caravan site licence")
- **Your local council** — the definitive word on licensing, planning and private water supplies in your area
- **Fire & Rescue Service** — guidance on the Fire Safety Order and your fire risk assessment
- **Gas Safe Register** — find a registered engineer: [gassaferegister.co.uk](https://www.gassaferegister.co.uk)

Need a hand getting set up on HolidayFox? This guide is about your site's safety obligations. For anything to do with your listing, bookings, calendars or payments, your HolidayFox contact is happy to help.

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