

Risk Assessment for Brambles Chine 153

Compiled by Stephen Gardiner

16th April 2018

Brambles Chine No. 153 is a two bedroom holiday bungalow belonging to Stephen Gardiner and Susan Bird. The bungalow is generally of sound construction and non combustible materials.

It has a floor area of just under 40 square metres and the main entrance is in the lounge/kitchen via a double glazed door which slides open. This would be the main exit in the event of a fire and is considered satisfactory as it is on the opposite side to the kitchen where a fire is most likely to occur. Persons in the room would therefore be moving away from the source of the fire. The bungalow does have a further exit to the rear of the property where there are french type doors in the larger of the two bedrooms. An additional exit is also available via the side opening window within the smaller bedroom. The aforementioned are considered to be usable by all but the infirm, physically handicapped or elderly. Although such persons may use the bungalow it is noted that it is predominately rented by young/middle aged couples with children.

The bungalow has a fire blanket and fire extinguisher attached to the wall within the kitchen area. These were purchased on the 10th March 18 and 5th April 18 respectively, they are both deemed to be satisfactory. The fire blanket can be easily removed by pulling the release tag.

A torch can be found within the kitchen door beneath the microwave.

A new boiler was installed on the 1st March 18. A gas safety check was performed on the same day of the installation of the boiler. A copy of the gas safety certificate can be found within the brown folder titled "153 Brambles Chine, Quick Guides, Electrical & Boiler" and is located in the unit beneath the stereo within the lounge area.

There are a total of three smoke detectors installed. One is installed in the Lounge/Kitchen area and one in each bedroom. New batteries were installed on the 9th March 18. The test buttons were pressed on all three smoke detectors and all were found to be in good working order.

There is also a carbon monoxide detector in the Lounge/Kitchen area. New batteries were installed on the 9th March 18. The test button was pressed and the detector was shown to be in good working order.

The soft furnishings in the lounge and bedrooms are all compliant with fire safety regulations.

All portable electrical items have been PAT tested (Portable Appliance Testing). The majority of the electrical items were tested on the 29th January 18. The Fridge and Washing machine were subsequently tested on the 26th March 18.

The bungalow was completely re-plastered during 2012.

Stephen Gardiner
(Owner 153 Brambles Chine)
16th April 2018