

RISK ASSESSMENT FOR BRAMBLES CHINE 179
COMPILED BY ERNEST SAILL
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Brambles Chine 179 is a 2 bedroom holiday bungalow in the Linstone Chine holiday village, Freshwater. It is generally of sound construction of non-combustible materials.

It has a floor area of just under 40 sq m and the main entrance is in the lounge/kitchen via a double glazed door which opens outwards. 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 area away from the source of fire. There is no exit via the bedroom windows. Only the top part of the windows open outward. It is impossible to escape through there. We have decided not to install a second fire exit because of the reasons mentioned above and the way the bungalows are built this would not have been possible anyway. We will however shortly install a keyless access to the main door from the inside of the bungalow.

The bungalow has a general-purpose dry powder fire extinguisher on the work surface and a fire blanket on the wall in the kitchen area. They have been tested annually and found fit for purpose or have been replaced where instructed to do so. A battery powered torch supplies emergency lighting within the property and this is in working order and batteries are replaced when necessary. The gas hob is fixed in the cabinet provided for in the built-in kitchen and the oven is electric. They are in good working order. They have also been tested annually and have passed the tests. An annual gas and electric safety certificate is available.

A smoke alarm and a Carbon monoxide detector were installed and they get tested annually. They are both battery operated.

The soft furnishings (sofa and armchair or beanbag) in the lounge are compliant with the fire safety regulations. The beds are iron in the main bedroom and wood in the 2nd one. The mattresses were all purchased in 2013 and because they are relatively new are considered compliant with the latest regulations.

All portable electrical fittings have been PAT tested and have test labels with the relevant details of the annual test. The boiler is being tested and serviced annually.

Ernest Sall
Owner of 214 Brambles Chine
23 April 2018