

Risk Assessment for Brambles Chine 201 March 2018

Brambles Chine 201 is a two bedroom holiday bungalow belonging to Linstone Chine Holiday Services Limited. 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 is 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 fire. Additional exits are via the main, side opening, windows in the bedrooms. These 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 predominantly hired by young / middle aged couples with children, and therefore it is not considered worth the expense of installing a second fire exit

The bungalow has a general purpose dry powder fire extinguisher, in a purpose made bracket, attached firmly to the wall in the kitchen area. This was tested in March 2015, and deemed to be satisfactory. , A fire blanket is also positioned near the cooker. A torch supplies emergency lighting within the property. A new battery was fitted in March 2015. The gas oven was chained to the wall and the connection appeared to be in good order.

A smoke / carbon monoxide detector has recently been installed in the hall of the property. A new battery was fitted in March 2018, and appears to work satisfactorily.

The soft furnishings in the lounge were found to be compliant with the fire and safety regulations 1988, whilst those in the bedrooms were compliant with the 1991 regulations to BS 7177.

It was noted that all portable electrical fittings have an in date PAT test label and that the gas water heater has been tested within the specific period.

D. Hayward (Owner) March 2018