

103 Brambles Chine
Monks Lane,
Freshwater,
Isle of Wight. PO40 9SQ

Risk Assessment for 103 Brambles Chine

Date of assessment: 12 April 2021

- The property is constructed with brick and block cavity walls, and a flat roof. The internal concrete floor area is approximately 40 m². All electrical appliances are PAT tested annually.
- The consumer unit is situated in the cupboard to the left of the sink.
- The gas cooker has tested annually and fixed by chain to the wall. The cooker is not to be left unattended during use.
- The gas boiler is tested annually.
- Gas meter is fitted within the cupboard under the sink.
- All furniture and fittings comply with fire safety regulations.
- No smoking or vaping is allowed anywhere in the property. Candles, tea lights or incense sticks are not allowed in the property. There are no matches kept in the property.
- Maximum number of guests is four. No staff will be on the premises with the exception of cleaners during holiday lets.
- The property is a single story building where the escape route is via a single inward opening door at the front of the property.

- It would also be possible to escape via the rear bedroom windows, and it is advised that these windows are kept unlocked during occupancy. These escape routes are considered to be available to all, with the exception of the infirm, physically handicapped or elderly.
- There is a smoke detector fitted to the ceiling between the front and rear rooms. There is a fire blanket and carbon monoxide detector and alarm fitted to the rear left wall of the lounge. There is a dry powder fire extinguisher in the kitchen.
- The internal water supply can be turned off at the stopcock, which is located at the rear of the bathroom if any emergency arises.