**RISK ASSESSMENT FOR BC171 BRAMBLES CHINE**

Brambles Chine BC171 is a 2-bedroom holiday bungalow.   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 where a fire is most likely to occur.  Persons in the room would therefore be moving away from the source of the fire.  Additional exits are via the main, side opening windows in the bedrooms.  These are considered to be useable by all but the infirm, disabled 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 firmly attached to the wall near the cooker in the kitchen area.  There is also a fire blanket and these are both checked annually and both deemed to be satisfactory. A torch is kept in the kitchen area on a hook so that it is visible in case of an emergency with the lighting within the property and new batteries are inserted on a regular basis. The gas cooker is run from the main supply and it has electric ignition to all burners.  All the connections appeared to be in good order.

A smoke alarm is installed in the kitchen/lounge area in the ceiling near the door to the bedroom area and the CO2 detector is on top of a kitchen unit near to the cooker and the water heater.  The batteries are checked on a regular basis and new ones installed when necessary.

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

All portable electrical fittings are PAT tested in annually in February and have in date PAT test labels.  The gas water heater is also tested annually in February

It has been suggested that the artex used on the ceilings may contain some form of asbestos.  Although this cannot be verified a specialist contractor will be engaged should any work be required on the ceiling.