

Risk assessment for 99 Brambles Chine

99 Brambles Chine is a single storey, 2 bedroom, brick built holiday bungalow within the Linstone Chine holiday complex in Freshwater.

The floor area is approximately 40 sq. metres

The main entrance is via an outward opening double-door to the lounge/kitchen area. This door has a key-activated 3 point locking system. Door width upstand 4"

There are large opening windows in the bedrooms which may possibly be used as exit points in the event of an emergency.

Please familiarise yourself with any possible ways out.

The bungalow has a portable fire extinguisher and a fire blanket which are kept in the kitchen by the boiler.

The internal water supply stopcock can be turned off at the access point which is at floor level on the outer wall of the shower-room.

The gas supply/meter/on-off valve is located in the cupboard adjacent to the kitchen sink.

Should the electricity trip out one of the switches in the electric consumer unit will be in the down position. Should this happen there will probably be too many electrical items being used at the same time overloading the system. You will need to turn some items off and re-set the switch to continue. The consumer unit is in the cupboard adjacent to the cooker.

A carbon monoxide and smoke detector are fitted and both are tested annually. All gas and electrical safety certificates are available.

All portable appliances are also tested annually for safety.

The sofa and chair have fire compliant labels attached.

The gas heating is safety tested on an annual basis.

Please be aware that the water from the taps/shower can be very hot, please test before using.

No smoking/vaping, candles, tea lights or incense sticks are allowed in the property.