



Risk Assessment

IMS Form048
Issue 01 Dated Oct 2020

Operation / Task:	Working in Occupied Domestic Premises	Name of Assessor:	Rhys Milton
Assessment Ref:	RA017	Date of Assessment:	02.01.2024
Persons at Risk:	ASW Employees	Reviewed by	R. Milton
Location / Area:	ASW Health and Safety Assessment 2024	Review date	31.12.2024

Ref	Activity	Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
				L	S	LxS		L	S	LxS	
1	Working in or Visiting Occupied Domestic Premises	Aggressive occupants	Physical violence/verbal abuse	4	5	20	Provide specific information, instruction and training (e.g. emergency procedures, personal safety training, etc). At the first sign of threatening behaviour by resident leave vicinity immediately. Increased communication systems / procedures with office e.g. mobile phone. Increase security arrangements (e.g. CCTV, 'tracker' devices on vehicles, secure access, personal alarms, etc).	1	5	5	
		Blocked Emergency egress due to occupant locking doors	Serious or Fatal injury as Trapped in unsafe / burning building	4	5	20	Ensure that if doors are locked, the key is retained in the lock.	1	5	5	
		Dangerous pets and animals	Physical attack Zoonotic illnesses	4	5	20	Request all animals are secured in a different part of the premises.	1	5	5	
		Passive smoke inhalation Unhygienic Conditions	Occupational health issues related to passive smoke inhalation	4	5	20	Request that tenants refrain from smoking whilst works are taking place.	1	5	5	
		Dangerous conditions caused by occupant modifications (Gas, Electric, Bannister removal, Removal of safety glass from internal glazing etc)	Electric shock Falls from height Loss of life or limb. Serious or fatal burns Cuts and abrasions	4	5	20	Advise occupant that the work cannot be carried out and report to management.	1	5	5	

[illegible]