

Designer Contracts Ltd

Risk Assessment

Reference: WIOP

Title	Working in Occupied Properties	Date Of Assessment	Wed 17 Dec 2025
Site	Designer Contracts Ltd	Location	All Occupied Properties
Risk Assessor	Laura Cross	Assisted By	Antony Maidens
Non-Employees Involved	-	People At Risk	Residents, Employees, Contractors
Task Description	Working in Occupied Properties		
Review Date	Mon 04 Jan 2027	Reviewer	Laura Cross

Hazards

Hazard	Manual handling
Risk Of Harm	Injury to self and others
Existing Control Measures	1. Follow appropriate manual handling techniques at all times. Ensure 2-man lift where necessary. 2. Take care when moving furniture and return to the original location when works are complete.

Hazard	Uneven, Wet or Slippery Floors
Risk Of Harm	Serious Injury to self and others
Existing Control Measures	1. Cut up removed flooring into smaller pieces and return to vehicle where possible. Ensure all rubbish is removed when leaving the property.

Hazard	Cuts
Risk Of Harm	Cuts to body parts
Existing Control Measures	1. Refer to the Using knives risk assessment 2. Level 5 Cut resistance safety gloves and sleeves must be worn when cutting. 3. Ensure full length trousers and knee pads are worn 4. Ensure any cuts or lacerations are treated to prevent infection.

Hazard	Vulnerable Persons
Risk Of Harm	Vulnerable Persons
Existing Control Measures	1. Ensure DBS certificate is available upon request. 2. Respect the rights, wishes and feelings of children, young people and vulnerable adults. 3. Ensure that employees and subcontractors obtain consent if access is required outside of the designated work area. 4. Work area to be segregated to avoid any contact between contractors and children, young people or vulnerable adults. Ensure that employees and subcontractors work only within the confines of the agreed site or work area. 5. Avoid contact with any children/young people/vulnerable adults whilst on site. Any contact that does take place must be supervised with a member of staff or a suitably vetted volunteer. 6. Report any matters out of the ordinary, or of concern, immediately to the Site Manager who will escalate this further if necessary.

Hazard	Electrical
Risk Of Harm	Electrical
Existing Control Measures	1. Use 110 volts or battery operated tools where possible and ensure they are PAT tested. 2. Use care when moving or handling electrical items – Check plumbed in appliances are disconnected.

Hazard	General Health and Safety
Risk Of Harm	General Health and Safety
Existing Control Measures	1. Always park in appropriate areas and identify yourself to the homeowner. 2. Ensure correct PPE is worn, hard hat, hi visibility vest/jacket, knee pads, safety boots, gloves and shoe covers when entering the property. 3. Be courteous at all times and explain replacement procedure to the homeowner. 4. Do not use household facilities without permission from the homeowner. If permission is not granted please use public amenities' close by. 5. Ensure you are familiar with and have sight of COSHH sheets of the products being used and appropriate risk assessments. 6. If Household has pets, request for them to be closed away from the area you are working in. 7. Make sure the home owner keeps children away from the work environment until all work has been completed