

Working in Occupied Houses

Introduction

When working in premises which may be occupied, whether the occupants are present or not, LA1 Construction will work with the following principles, this policy also applies when working in areas used by adjoining occupiers, the general public and others.

Work undertaken in this type of premises will also be undertaken in conjunction with the following policies:

-  Health and Safety Policy
-  Environmental and Sustainability Policy
-  Handover and Customer Care Policy

Occupied Properties

Work in domestic occupied property shall be undertaken taking into account additional health and safety precautions to protect occupiers and staff working in occupied premises. Prior to undertaking construction work carry out a risk assessment including obtaining information concerning property and persons who occupy the property that may be relevant to health and safety. Plan work including taking suitable precautions to eliminate hazards and/or reduce risk with regard to occupiers.

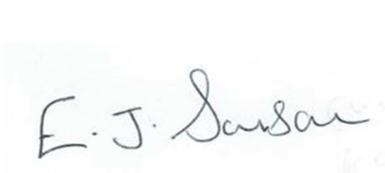
The nature of risk assessment will depend on the nature of work undertaken and the property. On minor repairs it may only require the workman to check the work area before starting. On larger works a formal written assessment by an experienced member of staff may be appropriate.

LA1 Construction require our staff and subcontractors to behave in a proper manner towards residents and tenant and shall:

-  Not play radios CD or similar devices (unless consent is given by tenant in which case they must be played in a considerate manner)
-  Not smoke (unless consent is given by tenant but in any event not whilst carrying out construction work).
-  Take care of tenants' possessions, fixtures and fittings whatever condition they may be in.

- ✚ Behave in a reputable manner, avoiding swearing and avoiding racist, sexist or other behaviour that may cause offence.
- ✚ Arrange working within normal working hours unless requested otherwise by tenant. (Contractors are not obliged under this policy to comply with a tenant's request to work out of hours).
- ✚ Health and safety precautions shall not unduly inconvenience occupier. Where LA1 Construction believes work cannot be safely undertaken or undertaken without unduly inconveniencing occupier they shall advise at time of tender in order that an alternative such as rehousing may be considered.

Signed for and on behalf of LA1 Construction Ltd:



Elliot Sansom

Managing Director



Sam Mayer

Managing Director

Date: 01/03/2021