Aves Housing

Risk assessment form		
Activity assessed:	**Assessment date:**	**Assessment reference:**
Name of assessor:	**Review date:**	

This report outlines the top organisational risks identified for Aves Housing as of July 2025, along with mitigation strategies and a stress testing assessment to evaluate operational resilience. The risk register covers operational, regulatory, financial, IT and client-related domains.

ID	Hazard	Impact (Persons, process or systems at Risk and How They Might be Harmed)	Current Risk Level				Current Controls in Place	Residual Risk Level				Furher Controls to be Implemented	Action		
			L	S	R	Risk Rating		L	S	R	Risk Rating		Owner	Due Date	Completion Date
1															
2															
3															
4															
5															

Risk Assessment Information

This risk assessment is based on the 5 Steps to Risk Assessment model and uses numerical values to calculate the levels of risk.

In practice this means we simply assign a value of 1-5 for the likelihood of the hazard causing harm and a value of 1-5 for the severity of the harm should it occur (1 being the lowest value, 5 being the highest). The two figures are then multiplied to achieve a risk rating score: L x S = R.

For example if a worker changes a light bulb in an indoor ceiling light using a stepladder twice a year, then we can rate the likelihood as '1' due to the low frequency of the activity being performed. However as injuries as a result of falls from height can be serious (even from relatively short distances) then we can rate the severity as a '4', Using the calculation we multiply 1 x 4 = 4. This produces a 'Very Low' Risk Level on the Risk Rating Key.

Another example would be for a worker who regularly has to change light bulbs as a part of their job, sometimes outside and in adverse weather conditions. The likelihood would increase to '5', reflecting the regularity of the action and the potentially increased chance of falling while working outside on uneven ground and in bad weather, while the severity would remain at '4'. Again using the calculation we multiply 5 x 4 = 20. This returns a Risk Rating of High on the Risk Rating Key.

Likelihood		Severity	
Rating	Guide words	Rating	Guide words
1	Extremely unlikely	1	No/Minor harm
2	Unlikely	2	Moderate harm
3	Likely	3	Serious harm
4	Extremely likely	4	Major harm
5	Almost certain	5	Catastrophic

Risk Rating Key:

Score	Risk Level	Description
1-4	Very Low	These risks are within acceptable tolerance. Ongoing monitoring is required to ensure existing controls remain effective.
5-10	Low	Additional controls are not required unless they can be implemented with negligible cost or effort. Further mitigation actions are low priority. Measures should be put in place to ensure current controls remain in effect.
11-15	Medium	Efforts to reduce these risks should be considered, balancing potential benefits against the cost of further mitigation. Any agreed measures should be delivered within a defined timeframe. Control arrangements must be upheld, especially where risks may result in adverse or harmful outcomes
15-20	High	Urgent action is needed to reduce this risk. Controls must be introduced promptly and within a specified period. If necessary, the activity should be paused or limited, with temporary safeguards in place until full measures are implemented. Additional resources may be required. Controls must be maintained, especially where the risk could result in severe or catastrophic harm
20+	Very High	This level of risk is intolerable. Major improvements to risk controls are essential to lower the risk to an acceptable threshold. The activity must not proceed until such controls are implemented. If the risk cannot be sufficiently reduced, the activity must remain prohibited

Definitions:

Risk Assessment	A structured five-step process for assessing workplace risks: Hazard Identification – Determine potential sources of harm within the environment. Risk Profiling – Identify individuals or groups who may be affected and the nature of potential harm. Risk Evaluation – Assess the adequacy of existing controls and identify any additional measures required. Documentation – Record the findings of the assessment, including control recommendations and responsible parties. Review and Update – Periodically revisit the assessment to ensure continued relevance and effectiveness.
Hazard	Anything that could potentially cause injury or ill health, including equipment (e.g. tools, machinery), substances, workstations, or unsafe methods of working
Harm	The harm a hazard can cause—ranging from physical and mental health issues (like injury or stress) to lost productivity and damage to the workplace or equipment.
Likelihood	The probability that a hazard will actually cause injury, illness, or damage.
Severity	Magnitude of adverse consequences, including physical harm, property damage, or operational disruption.
Risk	The probability (or chance) that a hazard will lead to injury, illness, or damage.
Controls	Steps taken to reduce the chance of injury or damage to people, machinery, or buildings.