



**SOMPO  
INTERNATIONAL**  
INSURANCE

## **SOMPO GLOBAL RISK SOLUTIONS**

# **Residential Real Estate Risk Control**



*We take a collaborative approach to assist our clients with their safety and risk management efforts...*

Whether a condominium, co-op or residential apartment, residents should consider their home a safe haven. While the types of amenities provided from building to building may vary from high-rise to low-rise, maintaining a safe environment is critical to a building owner or property management company's success. Educating tenants on important safety issues as well as ensuring that property management, on-site and other staff employed by the complex are properly trained on safety tasks can be challenging.



Residential property risk management starts with educating employees on company safety policies and procedures tailored to their specific roles. Porters and janitors should understand how to safely handle trash; engineers should be trained on the proper maintenance of generators and fire protection equipment; security personnel or designated staff should be familiar with accident reporting and procedures; and the resident superintendent should know how to safely handle chemicals. All staff should be trained on the importance of using Personal Protective Equipment (PPE) and also tasked with ensuring that fire exits are unobstructed and that the grounds are regularly inspected for uneven walk surfaces or other hazards. Taking these risk management measures can significantly decrease the potential for resident and worker related injuries.

We take a collaborative approach to assist our clients with their safety and risk management efforts, increasing awareness of the importance of risk mitigation, instilling a safety culture, improving employee morale and productivity, and reducing accident frequency and severity.

## Sompo Global Risk Solutions Capabilities

With a dedicated team of Real Estate Risk Specialists we can gain a thorough understanding of your operations and bring to bear our insights on the accident trends that are specific to the residential real estate industry. Our risk control service begins with a detailed loss analysis. We assist our clients in ensuring that safety programs address all key elements and work with you to tailor risk mitigation approaches and to develop risk mitigation goals. In addition, we focus on safety program details and accountability requirements. A well written safety program that is properly implemented is a critical element in accident reduction.

We also provide the following services tailored for our real estate clients:

- Ergonomic Assessments (Porters, Janitors, Engineers, Office Staff, or other)
- Development of Client Specific General Liability, Property, or Workers Compensation Self-Inspection Forms
- Development of Best Practices (for specific work tasks)
- High Foot Traffic Area Assessment
- Safety Responsibility & Accountability Assessment
- Accident Investigation Training (in person or webcast)
- Risk Control Surveys (Client Specific Evaluation of Management Safety Systems)
- Material Handling Training
- Safety Training for Property Managers
- Snow Removal Assessment
- Hot Work Programs
- OSHA Program Consultation
- Specialized Custom Training (such as Legionella controls for cooling towers)



### FOR MORE INFORMATION, CONTACT:

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