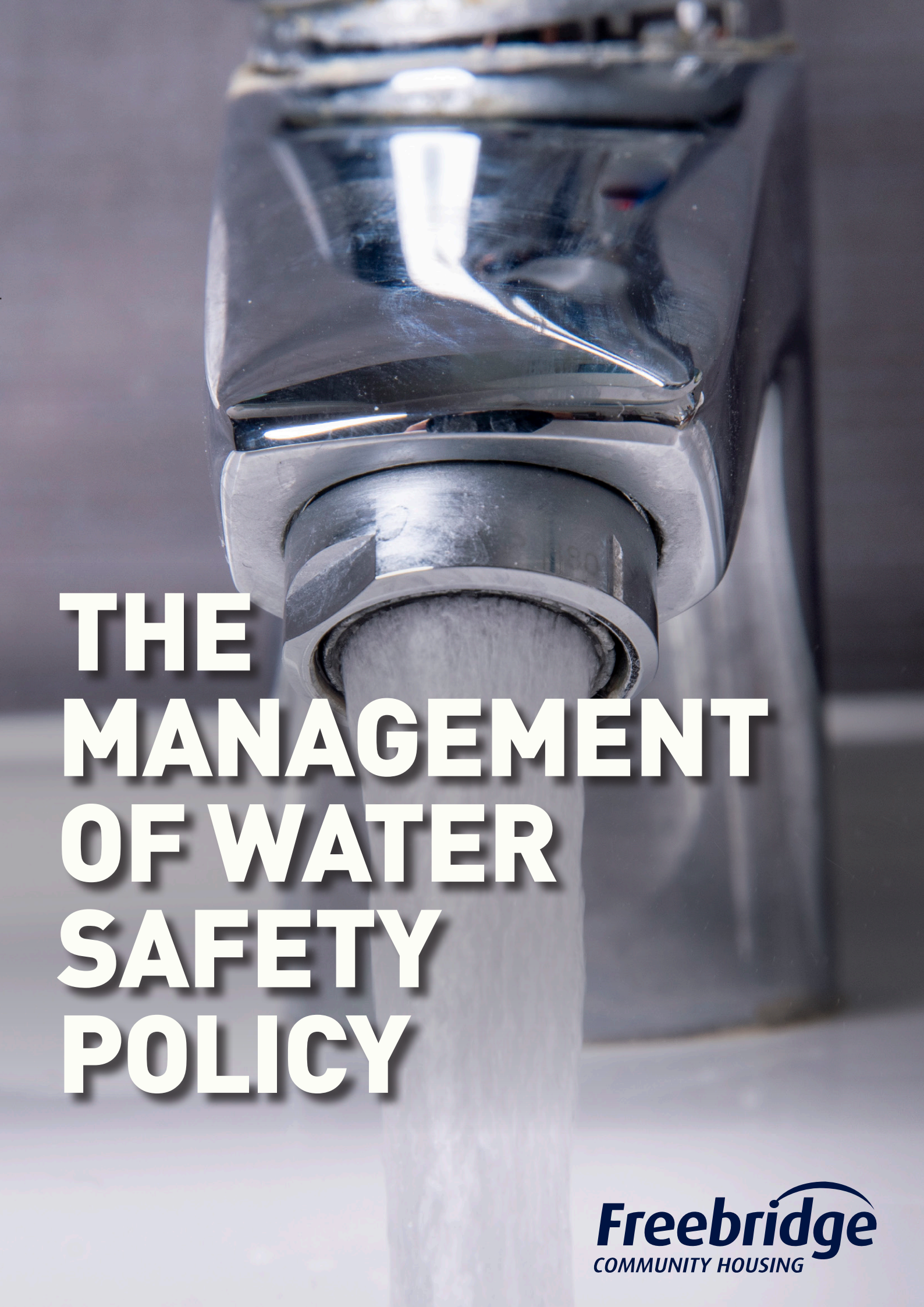




THE MANAGEMENT OF WATER SAFETY POLICY

Freebridge
COMMUNITY HOUSING



Water Safety Policy			
Last Reviewed	July 2026	Next Review	July 2029
Responsible Officer	Chief Operations Officer		

Policy Statement:

Freebridge is fully committed to protecting the safety of all its residents, employees, contractors and 3rd parties in our buildings. We will take all reasonably practicable steps to minimise risk and ensure compliance with the law.

Detailed procedures (Management Plans) are in place for each health and safety compliance function, including the safety of Water Hygiene. The Management of Water Safety Procedure (Management Plan) is available separately to this policy.

Freebridge continuously reviews changes in legislation and will ensure we continue to provide a full and appropriate response. This policy will be amended accordingly as changes occur.

The Control of Substances Hazardous to Health Regulations 2002 (COSHH), the Management of Health and Safety at Work Regulations 1999 and the Health and Safety at Work Act 1974 place a duty, to Freebridge to take suitable precautions to prevent or control the risk of exposure to legionella and scalding. Freebridge will ensure that only suitably qualified and competent individuals/contractors are employed to the Water Hygiene within its properties.

Policy Detail:

Roles and Responsibilities

Overall accountability for health and safety lies with the Chief Executive.

The Responsible people are Leadership Team; the below table describes the responsibility of each Leadership Team member regarding supporting the policy aims.

Role	Responsibility
Chief Operations Officer	The sponsor of this policy and to own and ensure delivery of the Customer Safety Policies and Procedures relating to the management of Freebridge's properties.
Commercial Director	To ensure the delivery of Freebridge's Customer Safety policies and procedures regarding new build homes.
Chief Finance and Technology Officer	To ensure the appropriate finances are available to achieve Freebridge's Customer Safety policies and procedure outcomes.
Chief Corporate and Partnerships Officer	To provide a training framework to support staff across Freebridge to deliver the Customer Safety policies and procedures objectives.
Head of Safety	To provide second and third line of defence assurance to the business that the Customer Safety policies and procedures objectives are being met.

The Accountable person(s) are listed in the table below.

Building Type	Role
Sheltered Schemes	Head of Housing
Offices	Head of People
Community Centre	Head of Comms & Engagement
Voids	Head of Repairs
General Needs Properties	Head of Housing
Commercial Properties	Head of New Homes
Leasehold Properties (Commercial/Residential)	Leaseholder

Performance Controls and Business Risk:

Compliance with this policy is monitored by the Compliance Team

Performance in the delivery of the service is assessed by the Head of Asset Management through a monthly review of Key Performance Indicators (KPIs). These KPIs are provided to Senior Leadership to ensure strong governance and oversight.

This Policy will be made available to all internal stakeholders of Freebridge Community Housing.

Freebridge will carry out a fundamental review of this policy will be carried out every three years, or sooner subject to legal and regulatory changes, or if internal changes require it.

Appendix 1: Related legislation and regulatory instruments

(Please note that the below is not intended to be exhaustive)

- ACOP L8 – Legionnaires’ disease: The control of legionella bacteria in water systems, HSE
- ACoP L8 - ‘Legionnaires’ disease: The control of legionella bacteria in water systems
- HSG274 - Legionnaires’ disease: Technical guidance Part 1: The control of legionella bacteria in evaporating cooling systems (2013).
- HSG274 - Legionnaires’ disease: Technical guidance Part 2: The control of legionella bacteria in hot and cold-water systems (2014).
- HSG274 - Legionnaires’ disease: Technical guidance Part 3: The control of legionella bacteria in other risk systems (2013).
- INDG458 - Legionnaires’ disease: A guide for duty holders Leaflet (HSE Books 2012).
- The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013 (RIDDOR)
- Control of Substances Hazardous to Health Regulations 2002
- The Construction (Design and Management) Regulations 2015
- Equality Act 2010
- The Health and Safety at Work Act 1974
- The Housing Act 2004
- The Landlord & Tenant Act 1985
- Housing Health and Safety Rating System (HHSRS) 2006
- Homes (fitness for Human Habitation) Act 2018
- HSG274 guidance
- The Management of Health and Safety at Work Regulations 1999
- Managing for Health & Safety HSG65
- Provision & Use of Work Equipment Regulations (PUWER) 1998
- The Regulatory Reform (Fire Safety) Order 2005
- Work at Height Regulations 2005
- Workplace (Health, Safety & Welfare) Regulations 1992
- RSH Consumer Standards – Homes: 1.1; 1.2; 2.2.1
- Social Housing (Regulation) Act 2023