



GAS & HEATING SAFETY POLICY

Freebridge
COMMUNITY HOUSING



Gas and Heating Safety Policy			
Last Reviewed	May 2026	Next Review	May 2027
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 Management Plans are in place for each health and safety compliance function, including Gas and Heating Safety. The Gas and Heating Safety Management Plan is available separately to this policy.

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

This policy includes for all Freebridge owned heating appliances, including:

- Gas
- Solid Fuel
- Liquefied Petroleum Gas (LPG)
- Oil
- Biomass (wood chips)
- Air Source Heat Pumps

Policy Detail:

Roles and Responsibilities

Overall responsibility for Customer Safety lies with the Chief Executive.

The Responsible people are Leadership Team; the below table describes the responsibility of each Leadership Team member in regard to 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.
Head of People	To provide a training framework to support staff across Freebridge to deliver the Customer Safety policies and procedures objectives.
Head of Governance	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) is 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 Repairs
Leasehold Properties (Commercial/Residential)	Leaseholder/Freebridge - confirmation via leasehold/tenancy agreement.

Competency

Freebridge will ensure that only suitably qualified and competent individuals/contractors are employed to work on Freebridge's heating appliances. Individuals/contractors should be affiliated with one of the following and regular checks

undertaken by the relevant contract administrator at monthly meetings. For the applicable fuel/heat type

Combustion appliances

Type of appliance: Scheme(s)

- Gas: Gas Safe Register
- Oil (including liquid biofuels): APHC, BESCA, Blue Flame Certification, Certsure, NAPIT, OFTEC
- Solid fuel (including biomass): APHC, BESCA, Certsure, HETAS, NAPIT, OFTEC

Electrical installations

Type of installation, Schemes

- In dwellings - installation of fixed low or extra-low voltage electrical installations, BESCA, Blue Flame Certification, Certsure, NAPIT, OFTEC
- In dwellings - fixed low or extra-low voltage electrical installations as part of other work being carried out by the registered person, APHC, BESCA, Blue Flame Certification, Certsure, NAPIT
- Buildings other than dwellings - installation of lighting or electrical heating systems, BESCA, Blue Flame Certification, Certsure, NAPIT

Heating and hot water systems

Type of installation: Schemes

- Heating or hot water system, or its associated control: APHC, BESCA, Blue Flame Certification, Gas Safe Register, Certsure, HETAS, NAPIT, OFTEC
- Microgeneration and renewable technologies. The authorised schemes are: APHC, BESCA, Certsure, HETAS, NAPIT, OFTEC

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 Leadership Team to ensure strong governance and oversight.

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

Freebridge will carry out a fundamental review of this policy 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 L143 – *Managing and Working with Asbestos* (HSE)
- ACOP L153 – *Managing Health & Safety in Construction* (HSE)
- ACOP L56 – *Safety in the Installation and Use of Gas Systems and Appliances* (HSE)
- BS 7671:2018 Requirements for Electrical Installations
- Building Regulations
- The Construction (Design and Management) Regulations 2015
- The Control of Asbestos Regulations 2012
- The Control of Substances Hazardous to Health Regulations 2002
- Defective Premises Act 1972
- The Electricity at Work Regulations 1989
- Electricity at Work Regulations, Guidance HSR25
- Equality Act 2010
- Fire Safety (Employees Capabilities) (England) Regulations 2010
- Gas Safety (Installation & Use) Regulations 1998
- HSG274 Legionnaire's Disease Technical Guidance
- The Health and Safety at Work Act 1974
- The Housing Act 2004
- IET *Guidance Note 3* on inspection & testing
- The Landlord & Tenant Act 1985
- 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
- The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013 (RIDDOR)
- Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022
- Work at Height Regulations 2005
- RSH Consumer Standards – Homes: 1.1; 1.2; 2.2.1