



ELECTRIC SAFETY POLICY

Freebridge
COMMUNITY HOUSING



Electrical Safety Policy			
Last Reviewed	June 2026	Next Review	June 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 Electrical Safety. The Electrical Safety 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.

Freebridge will ensure that only suitably qualified and competent individuals/contractors are employed to carry out electrical testing and repairs in 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.
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) 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 Repairs
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.

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)

- BS 7671:2018 Requirements for Electrical Installations
- The Electricity at Work Regulations 1989
- Electricity at Work Regulations, Guidance HSR25
- Equality Act 2010
- The Health and Safety at Work Act 1974
- The Housing Act 2004
- IET *Guidance Note 3* on inspection & testing
- The Landlord & Tenant Act 1985
- Maintaining portable electrical equipment in low-risk environments – HSE 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
- The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013 (RIDDOR)
- Work at Height Regulations 2005
- Workplace (Health, Safety & Welfare) Regulations 1992
- RSH Consumer Standards – Homes: 1.1; 1.2; 2.2.1
- The Electrical Safety Standards in the Private Rented Sector (England) (Amendment) (Extension to the Social Rented Sector) Regulations 2025