

M&G Affordable Living RP Limited (“MAL”)

Electrical Safety Policy

Landlord: MAL Affordable Living RP Limited “MAL”

Version: MAL 1.0

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Authors: Director Asset Management

1. Our policy statement

- 1.1. MAL acknowledges and accepts its responsibilities to ensure the safety of people that live in the property we own.
- 1.2. To meet the requirements of all relevant legislation and regulation for properties under our control, we will ensure that managing agents acting on our behalf:
 - have a valid Electrical Installation Condition Report (EICR) or Electrical Installation Certificate (EIC) or that is no older than five years.
 - Confirm the installation is in a satisfactory condition at the time of inspection.
 - All blocks with Lightning Protection will have been inspected annually by a specialist engineer and subject to an earth continuity test that is not older than five years.
- 1.3. We will ensure that managing agents keep detailed electronic information of all landlords electrical safety and lightning protection servicing records relating to communal blocks.
- 1.4. We will ensure that all electrical installation, maintenance, and safety checks are conducted by a suitably qualified and registered engineer.
- 1.5. We will ensure that managing agents keep electronic copies of any Minor Electrical Installation Works Certificate (MEIWC) carried out within the blocks they manage on our behalf.
- 1.6. We will ensure all newly acquired properties have evidence in place to demonstrate that all electrical installations meet the required design standards and electrical wiring regulations.
- 1.7. Our tenancy agreements include specific terms and conditions for access to be given to undertake emergency or essential works. If access is not given, we will investigate options to ensure that we meet our legal obligations and keep our residents safe, which may include the use of forced access injunction.
- 1.8. We will inform residents of the importance of carrying out periodic electrical inspection and testing in their own homes through the provision of information via our website, newsletters, and leaflets.

2. Legal Framework

- 2.1 The IET Wiring Regulations (BS 7671:2018) places a duty on landlords to maintain the safety of all electrical installations in residential buildings. MAL ensures that periodic electrical inspection and testing is carried out in accordance with these regulations.
- 2.2 BS EN 62305 Protection Against Lightning places a duty on landlords to maintain the safety of all lightning protection systems in residential buildings. MAL ensures that periodic inspection and testing is carried out in accordance with these regulations.
- 2.3 This policy should be read in conjunction with:

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- The Management of Health and Safety at Work Regulations 1999.
- The Building Regulations in England & Wales.
- Construction, Design and Management Regulations 2015.
- Electricity at Work Regulations 1989
- Homes (Fitness for Human Habitation) Act 2018
- General Data Protection Regulations and Data Protection Act 2018
- Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (RIDDOR) 2013

3 The scope of this policy

- 3.1 This applies to all properties that are owned by MAL , the common parts of the buildings in which they are located and dwellings let under social rent tenures, and any other properties or parts where MAL has a legal interest.
- 3.2 MAL employs managing agents to ensure the buildings are safe and that electrical testing is carried out periodically. Where MAL does not hold responsibility for completing the electrical safety maintenance and inspections (e.g., where such obligations legally or contractually sit with a Managing Company or superior landlord), we will use all reasonable endeavours to obtain documentary evidence of compliance and will retain copies within our management systems.
- 3.3 We do not undertake testing, maintenance, and/or replacement of any electrical safety equipment for Shared Owners and Leaseholders, but we will periodically communicate with customers to remind them of the importance of undertaking these checks.

4 Equality, diversity and inclusion

- 4.1 MAL is committed to ensuring all services are accessible to all our customers. Our staff and agents will be trained to ensure they are communicating appropriately with our customers, and they have the relevant information.
- 4.2 This policy will be applied in a way which ensures we treat all customers with fairness and respect. We recognize our duty to advance equality of opportunity and prevent discrimination or victimization on the grounds of age, sex, sexual orientation, disability, race, religion or belief, gender reassignment, pregnancy and maternity, marriage and civil partnership, and any other protected characteristic defined within the Equality Act 2010.
- 4.3 On request, we will provide translations of all our documents, policies, and procedures in various languages and formats including braille and large print.

5 Policy review

We will review this policy at least once every two years to make sure it remains relevant and accurate, or more frequently where:

- Legislation/regulation or industry changes require otherwise, making sure that it continues to meet our aims and industry best practice
- We identify any problems or failures in this procedure as a result of customer and stakeholder feedback, complaints, or findings from any independent organisations
- We become aware of any other circumstances which may affect the content of this policy.

6. Version Control

Version	Checked by	Amendments	Date of Approval	Review date
V1.0	Director Fund Management	Policy adoption.	Feb. 2026	Feb. 2028