

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

Fire Safety Policy

Landlord: MAL Affordable Living RP Limited “MAL”

Version: MAL 1.0

Created: February 2026

Review: February 2028

Authors: Director Asset Management

1. Purpose of this Policy

Ensure MAL establishes clear guidelines and responsibilities for ensuring fire safety in properties owned and managed by managing agents and third-party management companies acting on their behalf.

The policy outlines steps to comply with relevant fire safety legislation and ensure the safety of residents through regular assessments, maintenance, and effective communication.

2. Accountable Person/Duty Holder

The accountable persons for this policy are the managing agents and third-party management companies, acting on behalf of MAL, who oversee compliance in respect of fire safety regulations and the completion of risk assessments and inspections across the shared ownership portfolio.

3. Equality, Diversity and Inclusion

MAL is committed to ensuring that assets in its ownership are accessible to all our customers. We will ensure our Managing Agents and their staff managing the shared ownership portfolio, will be trained to ensure they are communicating appropriately with our customers, and they have the relevant information.

This policy will be applied in a way which ensures we treat all customers with fairness and respect. We recognise our duty to advance equality of opportunity and prevent discrimination or victimisation 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.

On request, we will ensure our managing agents, and third-party management companies provide translations of all our documents, policies, and procedures in various languages and formats including braille and large print.

4. Policy Statement

MAL accepts its responsibility, and that of managing agents and third party management companies acting on its behalf, to protect residents' safety within its properties by adhering to fire safety legislation. We will ensure that managing agents and third party management companies:

- Conduct and document Fire Risk Assessments (FRAs) in all managed blocks.
- Maintain a comprehensive register of completed FRAs, including dates of assessments.
- Provide assurance that all actions identified in FRAs have been completed within required timescales, as recommended by accredited professionals.

Keep a record of when the inspection of fire safety equipment and fire doors have been undertaken to ensure compliance, where appropriate.

Facilitate prompt communication of fire safety and emergency procedures to residents.

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Partner with the Fire Services for resident safety checks where needed, especially for vulnerable tenants.

Conduct additional FRAs following any significant fire incident or structural change affecting fire safety in our premises.

Enforce tenancy agreement terms regarding essential access for safety works and inspections, including the use of forced access injunctions if necessary.

We will ensure that managing agents and third-party management companies acting on our behalf report compliance on a quarterly basis, providing the necessary assurance and oversight through the submission of MAL’s Quarterly H&S Compliance Report.

5. Scope of this Policy

This policy applies to all properties owned by MAL, including shared building areas and properties where MAL holds a legal interest.

Properties managed by managing agents and third-party management companies, we will seek assurance from accountable persons that evidence of compliance has been achieved.

This policy excludes individual shared owners' fire equipment, though they will be reminded periodically of the importance of equipment checks.

6. Policy review

We will review this policy at least 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 policy or procedure as a result of customer, colleague or stakeholder feedback, complaints, or findings from an independent organisation.
- We become aware of any circumstances which may affect the content of this policy.

7. Version Control

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