

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

## Gas Safety Policy

Landlord: MAL Affordable Living RP Limited “MAL”

Version: MAL 1.0

Created: February 2026

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Authors: Director Asset Management

### 1. Our policy

- 1.1. MAL acknowledges and accepts its responsibilities to ensure the safety of people living in our homes.
- 1.2. To meet the requirements of all relevant legislation and regulations, including but not limited to the Gas Safety (Installation and Use) Regulations 1998, for properties under our control, we will ensure that managing agents acting on our behalf:
  - Repair and maintain gas pipework, flues, and appliances, that the landlord is responsible for, in a safe condition.
  - Undertake a gas safety check on every gas appliance and system that MAL is responsible for at least every 12 months, keeping a record of the same.
  - Display a copy of the communal Landlord Gas Safety Record (LGSR) in the premises where the gas appliance serves a communal heating system to multiple homes and provide a copy
  - Provide a copy of the Landlord Gas Safety Record (LGSR) to residents occupying individual dwellings within 20 working days, on request.
- 1.3. Keep detailed electronic information (for at least two years) of all LGSR certificates.
- 1.4. Provide a comprehensive service to deal with gas heating and hot water repairs and maintenance.
- 1.5. Ensure that all gas installation, maintenance, and safety checks are undertaken by a suitably qualified and registered Gas Safe engineer.
- 1.6. Ensure all newly acquired properties meet the legislative requirements set out in the Building Regulation and have a current Gas Safe commissioning certificate on completion.
- 1.7. Ensure that our tenancy agreements and leases include specific terms and conditions to allow MAL, or its appointed agents, to gain access to undertake essential works. If access is not given, we will investigate options to ensure we meet our legal obligations and keep our residents safe, which may include the use of forced access injunctions.
- 1.8. We will periodically inform shared ownership and leaseholders of the importance of carrying out gas safety checks within their homes. We will also make them aware of the emergency procedures in the event of gas escape/suspected carbon monoxide, through the provision of information via our website, newsletters, and leaflets.

### 2. Legal Framework

- 2.1. The Gas Safety (Installation and Use) Regulations 1998 places a duty on landlords to service and maintain all gas installations, appliances and flues in residential buildings.
- 2.2. This policy should be read in conjunction with:
  - The Management of Health & Safety at Work Regulations 1999.
  - The Building Regulations in England and Wales.

- Construction, Design and Management Regulations 2015.
- IET Wiring Regulations (BS 7671:2018).
- Regulatory Reform (Fire Safety Order) 2005.
- Electricity at Work Regulations 1989.
- Homes (Fitness for Habitation) Act 2018.
- Decent Homes Standard 2006.
- General Data Protection Regulations and Data Protection Act 2018.

### **3. Scope of the Policy**

- 3.1. This policy applies to all properties owned and managed by MAL, the common parts of the buildings in which they are located, and any other properties where MAL has a legal interest.
- 3.2. 3.2 Where MAL does not hold responsibility for completing gas safety maintenance and inspections, e.g., where such obligations (legally or contractually) sit with a managing agent, superior landlord or other third party organisations, we will use all reasonable efforts to obtain documentary evidence of their obligations have been met.
- 3.3. 3.3 We do not undertake testing, maintenance, and/or replacement of any gas safety equipment for shared owners or leaseholders, but we will periodically communicate with them 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, including managing agents acting on our behalf, will be trained to ensure they communicate appropriately with our customers and have the relevant information.
- 4.2. This policy will be applied in a way that 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.
- 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**

- 5.1. We will review this policy at least once every two years to ensure it remains relevant and accurate, or more frequently where:
  - Legislation, regulation or industry changes require otherwise, ensuring it continues to meet our aims and industry best practices.
  - We identify any problems or failures in our procedures as a result of customer and stakeholder feedback, complaints, or findings from any independent organisations.
  - We become aware of any other circumstances that 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