Modern Slavery & Human Trafficking Statement 2026

Introduction

This statement is made in compliance with section 54(1) of the Moderns Slavery Act 2015 and constitutes MSV's Anti Modern Slavery and Human Trafficking Statement for the financial year ending 31 March 2027.

The Modern Slavery Act 2015 requires organisations supplying goods or services with a turnover of above £36million to prepare and publish an annual Modern Slavery statement.

This statement sets out the steps MSV Housing has taken to ensure modern slavery or human trafficking is not takin place in its organization activities or supply chain.

Organisational structure

This section covers the activities of MSV, including its subsidiary companies and the supply chains it works with.

MSV Housing is a registered charitable social housing provider with approximately 9000 homes and for the year ended 31 March 2025 we achieved a turnover of over £62 million. We employ approximately 420 people.

MSV's business is primarily centred on the following services:

- Housing and tenancy management services covering varied tenure types
- Letting of properties
- Repair and maintenance of properties
- Rent collection
- Tenancy sustainment support
- Training and employment support
- Supporting vulnerable client groups
- Development of new homes.

MSV was formed in 2017 as a result of the merger of two housing associations. MSV is the Group parent and owns the majority of the social housing assets of the Group.

MSV Invest Ltd (MSVI) was formed to hold the Group's commercial housing asset portfolio. It is the investing body in the GMJV FundCo LLP on behalf of the Group.

GMJV FundCo LLP (FundCO) is an equal joint venture with nine other Registered Providers who, along with the Greater Manchester Combined Authority, created Hive Homes (Greater Manchester) LLP, the aim of which is to undertake property development for market sales. MSVI does not control FundCo.

There are no inactive entities within the MSV Group.

Assessing and managing risk

MSV actively manages risk both at a strategic and operational level, in line with its Risk Management Policy. To date there are no areas of its activities that are considered to be a high risk of modern slavery or human trafficking.

Policy Framework

MSV has a comprehensive Policy Framework where strategies, policies and associated procedures are reviewed regularly to ensure we continue to comply with our regulatory and statutory obligations. Key strategies/policies which contribute to minimizing the risk of modern slavery and human trafficking, include:

- Procurement
- Financial Regulations & Delegations
- Safeguarding Policy
- Whistleblowing
- Anti-Fraud and Money Laundering
- Anti-Bribery and Corruption
- Probity
- Code of Conduct
- Equality, Diversity & Inclusion
- Recruitment & Selection
- Lettings
- Risk Management
- Antisocial Behaviour
- Hate Crime
- Domestic Abuse

Due Diligence Processes for Modern Slavery and Human Trafficking

Due diligence in key areas of our activities is well developed as set out below:

1. Recruitment
    - Pre-employment checks, such as eligibility to work in the UK and Disclosure Barring Service (DBS) checks are conducted as appropriate for the role.
    - Temporary Agency Workers – we only use reputable employment agencies to source temporary agency staff and undertake the necessary checks. We also verify the practices of any new agencies we intend to us.

2. Procurement
    - Our procurement policy and procedures provide that anyone responsible for purchasing works, goods or services from suppliers is expected to observe the highest standards of probity and fairness and work in a manner which ensures full accountability, consistent with MSV's values.
    - We have implemented structured supplier checks using questionnaires and checklists

- All suppliers on the MSV suppliers list are required to comply with the Act, implement controls to detect and prevent modern slavery and notify MSV immediately upon becoming aware of any modern slavery within their supplies.

3. Safeguarding
    - Our safeguarding policy has recently been reviewed, and the associated procedures have been implemented.
    - Safeguarding training is a mandatory requirement for the majority of roles.

4. Lettings
    - We conduct pre-tenancy checks with applicants for our properties including confirmation of:
        - Proof of identity
        - Right of residence
        - Work/economic status
        - Tenancy reference checks

5. Tenancy Checks
    - Once properties are let, tenancy and estate audits are carried out on a regular basis, to include checks to ensure properties are not occupied for illegal purposes, including modern slavery.

Reporting concerns

Any colleague, contractor, supplier acting on MSV's behalf must raise any concerns or suspicions of incidents of modern slavery and/or human trafficking with their line manager, the Director – Strategy & Inclusive Culture or a Safeguarding Champion (see Safeguarding Policy).

In the event of a serious concern colleagues/suppliers may also contact:

- The Modern Slavery Helpline on 0800 121700 or via www.modernslaveryhelpline.org
- The Police on 101 or 999 if an emergency.
- Crimestoppers on 0800 555111

Our ongoing commitment to the Modern Slavery Act

- Continue to embed our procurement policy and associated procedures.
- Assess outcome of annual structured supplier checks undertaken by the Procurement team.
- Continue to work with our repairs, asset management, compliance and development teams in particular to ensure we have appropriate assurance that modern slavery risks are being appropriately addressed in their supply chains.
- Ensure Modern Slavery awareness training via our online learning platform is delivered on a regular basis.

- Continue to regularly review policies which link with Modern Slavery Act 2015.
- Continue to take advice from the Group’s auditors and legal advisers where appropriate.

Declaration

We are not aware of any modern slavery or human trafficking incidents that have occurred within MSV or our supply chain but will continue to act vigilantly and in line with the Modern Slavery Act during the 2026/27 financial year.

This policy and statement have been approved by Board on 31/05/2026