

Social Housing Bill [HL]

RUNNING LIST OF ALL AMENDMENTS IN COMMITTEE OF THE WHOLE HOUSE

*Tabled up to and including
5 June 2026*

The amendments are listed in accordance with the following Instruction –

Clauses 1 to 12	Clauses 14 and 15
Schedule 1	Schedule 3
Clause 13	Clauses 16 to 20
Schedule 2	Title

[Amendments marked ★ are new or have been altered]

Clause 1

BARONESS O'NEILL OF BEXLEY

Clause 1, page 1, line 6, leave out “ten” and insert “five”

Member's explanatory statement

This probing amendment seeks to enable a debate on the Government's decision to extend the right to buy eligibility period from 3 years to 10 years.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

The above-named Lords give notice of their intention to oppose the Question that Clause 1 stand part of the Bill.

Member's explanatory statement

This amendment seeks to probe the Government's rationale behind extending the qualifying period for Right to Buy.

After Clause 1

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 1, insert the following new Clause –

“Transitional arrangements relating to qualifying period for right to buy

- (1) Section 119 of the Housing Act 1985 (qualifying period for right to buy) is amended as follows.
- (2) After subsection (A1) insert –
 - “(A2) Subsection (A1) does not apply in relation to a secure tenancy entered into before the coming into force of section 1 of the Social Housing Act 2026.
 - (A3) In relation to a tenancy within subsection (A2), the right to buy does not arise unless the period which, in accordance with Schedule 4, is to be taken into account for the purposes of this section is at least three years.”

Member's explanatory statement

This amendment seeks to extend the transition period for the commencement of provisions in clause 1 in relation to secure tenancies.

Clause 5

BARONESS COFFEY

Clause 5, page 5, line 4, leave out “five” and insert “20”

Member's explanatory statement

This replaces the proposed reduction to the right to buy discount to five per cent with a reduction to 20 per cent, from the current rate of 35 per cent for houses and 50 per cent for flats.

BARONESS COFFEY

Clause 5, page 5, line 6, leave out “15” and insert “30”

Member's explanatory statement

This replaces the proposed reduction of the maximum right to buy discount to 15 per cent with a maximum of 30 per cent, from the current maximum of 60 per cent for houses and 70 per cent for flats.

Clause 6

BARONESS SCOTT OF BYBROOK

Baroness Scott of Bybrook gives notice of her intention to oppose the Question that Clause 6 stand part of the Bill.

Member's explanatory statement

This italic notice seeks to remove the extension of the Right of First Refusal in perpetuity.

Clause 7

BARONESS COFFEY

Clause 7, page 6, leave out lines 6 and 7

Member's explanatory statement

This is a probing amendment to understand the interaction with Clause 8(2) of the Bill.

BARONESS COFFEY

Clause 7, page 6, leave out lines 15 to 18

Member's explanatory statement

This allows shared cost accommodation to be eligible for right to buy.

BARONESS COFFEY

Clause 7, page 6, leave out lines 19 to 21

Member's explanatory statement

This is a probing amendment to test if there will be delays in what is deemed practical completion to avoid giving a right to buy.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

Clause 7, page 7, leave out lines 29 and 30 and insert —

“(c) may not be made unless a draft of the regulations has been laid before and approved by a resolution by both Houses of Parliament.”

Member's explanatory statement

This amendment would require an affirmative parliamentary approval for regulations defining rural areas exempt from the Right to Buy.

Clause 9

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

Clause 9, page 8, line 35, at end insert –

- “(5F) Before making a determination relating to the use of capital receipts under this section, the Secretary of State must consult local housing authorities.”

Member's explanatory statement

This amendment would require consultation before determinations are made on the use of capital receipts.

After Clause 9

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 9, insert the following new Clause –

“Review of the impact of this Act on home ownership

- (1) Within the period of two years beginning with the day on which this Act is passed, the Secretary of State must publish a review of the impact of this Act on rates of home ownership among former social tenants.
- (2) The review under subsection (1) must include an assessment of this Act on –
 - (a) the number of Right to Buy applications,
 - (b) the number of completed Right to Buy purchases, and
 - (c) the ages of former social tenants who successfully purchased their homes through Right to Buy,in the calendar year prior to the review.
- (3) The Secretary of State must lay a copy of this review before both Houses of Parliament.”

Member's explanatory statement

This amendment would require a review of the impact of this Act on rates of home ownership.

Clause 11

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

Clause 11, page 10, line 23, at end insert –

- “(7) In exercising functions under this section, the Secretary of State must have regard to the operational and financial independence of private registered providers.”

Member's explanatory statement

This amendment would require the Secretary of State to have regard to the independence of housing associations when exercising powers under new section 171B.

After Clause 11

LORD LANSLEY

★

After Clause 11, insert the following new Clause –

“Large-scale housing stock transfers

After section 92K of the Housing and Regeneration Act 2008 (fundamental objectives) insert –

“92KA Code of Guidance on large-scale housing stock transfers

In pursuance of the objective in section 92K(2)(b), the regulator may issue a Code of Guidance on large-scale housing stock transfers, to which registered providers must have regard.”

After Clause 12

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 12, insert the following new Clause –

“Local connection requirements

- (1) The Secretary of State must, using powers under section 166A(7) and 167(3) of the Housing Act 1996, require that local housing authorities ensure that reasonable preference in allocations policies takes account of local connection.
- (2) For the purpose of subsection (1), local connection includes –
 - (a) residence,
 - (b) employment,
 - (c) family association, or
 - (d) service in His Majesty's Armed Forces.

- (3) The Secretary of State may by regulations issue guidance on the implementation of subsections (1) and (2).
- (4) A statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of either House of Parliament.”

Member's explanatory statement

This amendment would strengthen local connection considerations in social housing allocations.

LORD BEST

After Clause 12, insert the following new Clause –

“Duty to ensure continuity of secure tenancy in cases of threat to safety

In the Housing Act 1985, after section 86 (periodic tenancy arising on termination of fixed term), insert –

“86ZA Duty to ensure continuity of secure tenancy in cases of threat to safety

- (1) This section applies where –
 - (a) a registered provider of social housing has granted a secure and assured tenancy of a dwelling-house in England to a person (whether as the sole tenant or a joint tenant), and
 - (b) the registered provider is satisfied that there is a threat to the personal safety of that person or of a member of that person’s household which means there is a risk to their personal safety unless they move.
- (2) When subsection (1) applies, the regulator must ensure that the registered provider grants the tenant a new secure tenancy which is –
 - (a) on terms at least equivalent to the existing tenancy, and
 - (b) in a dwelling where the threat to the tenant’s personal safety does not apply.
- (3) In this section, a “threat to personal safety” means any threat of violence, including in circumstances of –
 - (a) domestic abuse where the perpetrator does not live at the same address as the victim;
 - (b) an escalating neighbour dispute;
 - (c) a threat of targeted youth or gang violence.
- (4) In assessing the threat under subsection (1)(b), the registered provider must act in accordance with any relevant police advice provided to –
 - (a) the registered provider,
 - (b) the tenant, or
 - (c) any member of the tenant’s household.
- (5) In the event that a registered provider is unable to ensure the provision of an appropriate new secure tenancy pursuant to subsection (2), the regulator must ensure that the registered provider concerned co-operates

with other registered providers to ensure an appropriate new secure tenancy is provided in a timely manner.””

Schedule 1

BARONESS NEATE

Schedule 1, page 31, line 13, at end insert—

- “(2) In section 160ZA of the Housing Act 1996 (allocation only to eligible and qualifying persons: England), after subsection (11), insert—
 - “(12) In deciding what classes of persons are not qualifying persons under subsection (7), a local housing authority must not have regard to any debt that was accrued by an applicant for housing accommodation, or by a member of their household, where that debt was accrued in connection with domestic abuse.
 - (13) For the purposes of subsection (12), “domestic abuse” has the meaning given by section 1 of the Domestic Abuse Act 2021.”
- (3) In section 160A of the Housing Act 1996 (allocation only to eligible persons: Wales), after subsection (11), insert—
 - “(12) In deciding if an applicant is to be treated as ineligible for an allocation of housing accommodation under subsection (7), a local housing authority must not have regard to any debt that was accrued by an applicant, or by a member of their household, where that debt was accrued in connection with domestic abuse.
 - (13) For the purposes of subsection (12), “domestic abuse” has the meaning given by section 1 of the Domestic Abuse Act 2021.”
- (4) In section 166A of the Housing Act 1996 (allocation in accordance with allocation scheme: England), after subsection (14), insert—
 - “(15) A local housing authority in England must not, in preparing or modifying their allocation scheme, have regard to any debt that was accrued by an applicant for housing accommodation, or by a member of their household, where that debt was accrued in connection with domestic abuse.
 - (16) For the purposes of subsection (15), “domestic abuse” has the meaning given by section 1 of the Domestic Abuse Act 2021.”
- (5) In section 167 of the Housing Act 1996 (allocation in accordance with allocation scheme: Wales), after subsection (8), insert—
 - “(9) A local housing authority in Wales must not, when adopting or altering their allocation scheme, have regard to any debt that was accrued by an applicant for housing accommodation, or by a member of their household, where that debt was accrued in connection with domestic abuse.
 - (10) For the purposes of subsection (9), “domestic abuse” has the meaning given by section 1 of the Domestic Abuse Act 2021.””

Member's explanatory statement

This amendment is intended to ensure that people in England and Wales who have incurred debt, for example rent arrears, as the result of domestic financial abuse are not prevented from bidding for social housing.

Schedule 3

LORD YOUNG OF COOKHAM

Schedule 3, page 35, line 26, leave out paragraph 1

Member's explanatory statement

This is a probing amendment to consider the alternatives to secure tenancies for life.

After Clause 16

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 16, insert the following new Clause —

“Access to social housing: British citizenship

- (1) Where a dwelling is social housing within the meaning of Part 2 of the Housing and Regeneration Act 2008, the landlord must be satisfied that the lead tenant is a British citizen.
- (2) Where the landlord is not a local authority, the relevant local authority should take all reasonable steps to ensure compliance with subsection (1).”

Member's explanatory statement

This amendment seeks to ensure that those who are not British citizens cannot access social housing.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 16, insert the following new Clause —

“Tenancy review for persistent anti-social behaviour

- (1) A social landlord must conduct a tenancy review where a tenant has engaged in persistent anti-social behaviour.
- (2) Persistent anti-social behaviour refers to repeated conduct capable of causing harassment, alarm or distress to neighbouring residents.
- (3) The Secretary of State may by regulations issue guidance under this section.
- (4) A statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of either House of Parliament.”

Member's explanatory statement

This amendment would strengthen powers available to social landlords in cases of persistent anti-social behaviour.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 16, insert the following new Clause—

“Brownfield land social housing development strategy

- (1) The Secretary of State must publish a strategy for prioritising the development of brownfield land for social housing.
- (2) The strategy must include—
 - (a) measures to accelerate planning approvals on brownfield sites for social housing, and
 - (b) incentives for regeneration of derelict urban land for the purpose of social housing.”

Member's explanatory statement

This amendment seeks to require the Government to publish a brownfield-first social housing development strategy.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 16, insert the following new Clause—

“Review of regulatory burdens

- (1) The Secretary of State must conduct a review of regulatory burdens affecting local authorities and registered providers of new social housing relating to social housing provision.
- (2) The review under subsection (1) must consider—
 - (a) administrative costs,
 - (b) duplication of regulatory requirements,
 - (c) barriers to social housing development, and
 - (d) opportunities for simplification.
- (3) The Secretary of State must lay the review before Parliament within the period of 12 months beginning with the day on which this Act is passed.”

Member's explanatory statement

This amendment would require a review of cumulative regulatory burdens affecting social housing delivery.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 16, insert the following new Clause —

“Fiscal impact assessment

- (1) Within the period of six months beginning with the day on which this Act is passed, the Secretary of State must publish an assessment of the fiscal impact of this Act.
- (2) The assessment under subsection (1) must consider —
 - (a) the impact on local authority finances,
 - (b) to what extent social housing represents value for money for the taxpayer, and
 - (c) the financial ability of social housing tenants to access Right to Buy.
- (3) The Secretary of State must lay the assessment before Parliament.”

Member's explanatory statement

This amendment would require the Secretary of State to carry out a fiscal impact assessment of the Act.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 16, insert the following new Clause —

“Eligibility for social housing: foreign public office holders and associated persons

- (1) The Secretary of State may issue guidance concerning access to social housing by foreign public office holders.
- (2) A local housing authority must have regard to guidance issued by the Secretary of State concerning applications for social housing made by foreign public office holders and associated persons including —
 - (a) persons holding senior public office in a foreign state;
 - (b) spouses or civil partners of such persons;
 - (c) persons subject to sanctions imposed by the United Kingdom.
- (3) Guidance under subsection (1) may include provision relating to disclosure requirements and verification of overseas assets.
- (4) The Secretary of State must lay any guidance issued under this section before Parliament.”

Member's explanatory statement

This amendment would require guidance relating to social housing eligibility for certain foreign public office holders and associated persons.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 16, insert the following new Clause—

“Illegal subletting of social housing: enforcement review

- (1) The Secretary of State must publish a review of the effectiveness of enforcement activity relating to illegal subletting of social housing.
- (2) The review must include—
 - (a) rates of prosecution,
 - (b) recovery of properties, and
 - (c) barriers to enforcement.
- (3) The review must be laid before Parliament.”

Member's explanatory statement

This amendment would require review of enforcement activity relating to illegal subletting of social housing.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 16, insert the following new Clause—

“Standards relating to maintenance of social housing

- (1) The Secretary of State must publish guidance relating to standards for maintenance of social housing, in line with the Hazards in Social Housing (Prescribed Requirements)(England) Regulations 2025 (S.I. 2025/1042).
- (2) Guidance under subsection (1) must include provision relating to—
 - (a) damp and mould,
 - (b) electrical safety,
 - (c) response times for repairs, and
 - (d) tenant complaints procedures.
- (3) Registered providers must have regard to guidance issued under this section.”

Member's explanatory statement

This amendment would require guidance relating to maintenance standards in social housing.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 16, insert the following new Clause —

“Fixed term tenancies for social housing

Nothing in this Act prevents a local housing authority or registered provider from granting a fixed-term tenancy for social housing in accordance with existing enactments.”

Member's explanatory statement

This amendment would preserve local authority discretion to use fixed-term tenancies for social housing.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 16, insert the following new Clause —

“Review of fixed-term tenancy reforms

- (1) The Secretary of State must review the operation of fixed-term social housing tenancies introduced under the Housing and Planning Act 2016.
- (2) The review must assess —
 - (a) tenancy sustainability,
 - (b) housing mobility,
 - (c) efficient use of social housing stock, and
 - (d) impact on waiting lists.
- (3) The review must be laid before Parliament.”

Member's explanatory statement

This amendment would require review of fixed-term social housing tenancy reforms.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 16, insert the following new Clause —

“Shared ownership strategy

- (1) Within the period of 12 months beginning with the day on which this Act is passed, the Secretary of State must publish a strategy for increasing opportunities for shared ownership
- (2) The strategy must include proposals relating to —
 - (a) first-time buyers,
 - (b) key workers,
 - (c) housing association provision, and

- (d) staircasing arrangements.
- (3) The strategy must be laid before Parliament.”

Member's explanatory statement

This amendment would require publication of a strategy for expanding shared ownership.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 16, insert the following new Clause —

“Higher-income social tenants

- (1) The Secretary of State may by regulations made by statutory instrument make provision requiring registered providers and local housing authorities to charge higher rents to households whose income exceeds a prescribed threshold.
- (2) Regulations under subsection (1) must provide for —
 - (a) regional variation,
 - (b) household composition, and
 - (c) affordability considerations.
- (3) A statutory instrument containing regulations under this section may not be made unless a draft of the instrument has been laid before and approved by a resolution of each House of Parliament.”

Member's explanatory statement

This amendment would enable higher rents to be charged to higher-income social housing tenants.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 16, insert the following new Clause —

“Review of income eligibility for social housing

- (1) The Secretary of State must review income eligibility thresholds for social housing every five years.
- (2) A review under subsection (1) must consider —
 - (a) earnings growth,
 - (b) regional housing costs,
 - (c) housing affordability, and
 - (d) demand for social housing.
- (3) The Secretary of State must publish the findings of each review and lay them before Parliament.”

Member's explanatory statement

This amendment would require regular reviews of income eligibility thresholds for social housing.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 16, insert the following new Clause —

“Assessment of social housing demand arising from net migration

- (1) The Secretary of State must publish annual estimates of additional social housing demand arising from net migration.
- (2) Estimates under subsection (1) must include regional assessments.
- (3) The estimates must be laid before Parliament.”

Member's explanatory statement

This amendment would require publication of estimates of social housing demand arising from net migration.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 16, insert the following new Clause —

“National audit of social housing

- (1) The Secretary of State must publish a national audit of social housing stock within the period of 12 months beginning with the day on which this Act is passed.
- (2) The audit must include information relating to —
 - (a) stock condition,
 - (b) occupancy levels,
 - (c) rates of under-occupation,
 - (d) regional demand, and
 - (e) void properties.
- (3) The Secretary of State must lay the audit before Parliament.”

Member's explanatory statement

This amendment would require a publication of a national audit of social housing stock.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

After Clause 16, insert the following new Clause —

“Assessment of temporary asylum accommodation and social housing demand

- (1) The Secretary of State must publish an assessment of the impact of temporary asylum accommodation on local social housing demand.
- (2) The assessment must include —
 - (a) geographic concentration,

- (b) local authority housing pressures, and
 - (c) impacts on temporary accommodation provision.
- (3) The assessment must be laid before Parliament.”

Member's explanatory statement

This amendment would require assessment of the impact of temporary asylum accommodation on local social housing demand.

EARL RUSSELL

After Clause 16, insert the following new Clause –

“Overheating in new social housing

- (1) The Secretary of State must by regulations make provision requiring that new social housing in England is designed and constructed so as to reduce the risk of overheating during periods of high external temperature.
- (2) Regulations under subsection (1) may in particular make provision about –
 - (a) ventilation,
 - (b) shading and solar control,
 - (c) thermal performance of the building fabric, and
 - (d) any other measures the Secretary of State considers appropriate for reducing overheating risk.
- (3) Regulations under this section must secure at least equivalent protection against overheating to that required for new residential buildings under the Building Regulations 2010.
- (4) Regulations under this section are to be made by statutory instrument.
- (5) A statutory instrument containing regulations under this section may not be made unless a draft of the instrument has been laid before and approved by a resolution of each House of Parliament.”

Member's explanatory statement

This amendment creates a power to regulate that new social housing in England be constructed to reduce overheating risk.

BARONESS O'NEILL OF BEXLEY

After Clause 16, insert the following new Clause –

“Review of mayoral accountability for social housing delivery

- (1) The Secretary of State must publish a review of mechanisms for strengthening accountability in relation to social housing delivery by elected mayors.
- (2) The review must consider –
 - (a) social housing delivery performance,

- (b) accountability to local electors, and
 - (c) options to recall or other democratic accountability mechanisms.
- (3) The review must be laid before Parliament within 12 months of the day on which this Act is passed.”

Member's explanatory statement

This probing amendment would require a review of mechanisms for strengthening accountability for elected mayors in relation to social housing delivery.

BARONESS O'NEILL OF BEXLEY

After Clause 16, insert the following new Clause –

“Review of incentives for social housing delivery by elected mayors

- (1) The Secretary of State must publish a review of incentives designed to improve social housing delivery by elected mayors.
- (2) The review must consider –
 - (a) performance measures relating to social housing delivery,
 - (b) financial incentives linked to delivery outcomes, and
 - (c) the impact of such incentives on social housing supply.
- (3) The review must be laid before Parliament.”

Member's explanatory statement

This probing amendment would require a review of incentives linked to social housing delivery by elected mayors.

BARONESS O'NEILL OF BEXLEY

After Clause 16, insert the following new Clause –

“Mayoral remuneration and social housing delivery performance

- (1) The Secretary of State must by regulations establish a framework linking a proportion of remuneration payable to elected mayors of combined authorities to social housing delivery performance.
- (2) The framework must include –
 - (a) measurable social housing delivery targets,
 - (b) assessment of social housing delivery, and
 - (c) criteria for adjustment of remuneration based on performance.
- (3) Regulations under this section are to be made by statutory instrument.
- (4) A statutory instrument containing regulations under this section may not be made unless a draft of the instrument has been laid before and approved by a resolution of each House of Parliament.”

Member's explanatory statement

This probing amendment would require a statutory framework linking mayoral remuneration to social housing delivery performance.

Clause 17

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

Clause 17, page 13, line 16, leave out subsections (4) and (5) and insert –

“(4) Regulations under this section may not be made unless a draft of the regulations has been laid before and approved by a resolution by both Houses of Parliament.”

Member's explanatory statement

This amendment would require an affirmative parliamentary procedure for regulations made under Clause 17.

Clause 19

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

Clause 19, page 13, line 28, leave out paragraph (a)

Member's explanatory statement

This amendment, and another in the name of Baroness Scott of Bybrook, would prevent section 1 of this Bill coming into effect on the day on which the Act is passed, instead making the commencement of section 1 to be three years following the day on which the Act is passed.

BARONESS SCOTT OF BYBROOK

Clause 19, page 14, line 3, leave out first “or” and insert “to”

Member's explanatory statement

This amendment, and another in the name of Baroness Scott of Bybrook, would prevent section 1 of this Bill coming into effect on the day on which the Act is passed, delaying commencement until three years following that day.

BARONESS SCOTT OF BYBROOK
LORD JAMIESON

Clause 19, page 14, line 16, at end insert –

“(3A) Section 1 (right to buy: qualifying period) comes into force at the end of the period of three years beginning with the day on which this Act is passed.”

Member's explanatory statement

This amendment, and another in the name of Baroness Scott of Bybrook, would prevent section 1 of this Bill coming into effect on the day on which the Act is passed, delaying commencement until three years following that day.

Social Housing Bill [HL]

RUNNING LIST OF ALL AMENDMENTS IN COMMITTEE OF THE WHOLE HOUSE

*Tabled up to and including
5 June 2026*

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PUBLISHED BY AUTHORITY OF THE HOUSE OF LORDS