

Social Housing Bill [HL]

MARSHALLED
LIST OF AMENDMENTS
TO BE MOVED
IN COMMITTEE OF THE WHOLE HOUSE

The amendments have been marshalled in accordance with the Instruction of 1st June 2026, as follows –

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]

**Amendment
No.**

Before Clause 1

BARONESS BENNETT OF MANOR CASTLE

- 1★** Before Clause 1, insert the following new Clause –
- “Abolition of Right to Buy**
- (1) The Right to Buy scheme is abolished.
 - (2) The Housing Act 1985 is amended as follows –
 - (a) omit Part 5 (the right to buy);
 - (b) omit schedule 4;
 - (c) omit schedule 5;
 - (d) omit schedule 6;
 - (e) omit schedule 6A;
 - (f) omit schedule 9A.”

Member's explanatory statement

This amendment seeks to abolish the Right to Buy scheme.

Clause 1

BARONESS EATON

- 2 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.

LORD HOLMES OF RICHMOND

- 3★ Clause 1, page 1, line 6, at end insert –

“(b) after subsection (2) insert –

- “(3) The Secretary of State must by regulations made by statutory instrument make provision for a right to buy Digital Lifecycle Service.
- (4) The Digital Lifecycle Service must –
 - (a) track, in respect of each qualifying tenant, the period of time which has elapsed towards satisfaction of the qualifying period under subsection (A1);
 - (b) notify the tenant at prescribed milestones during that period, including at the halfway point and at intervals of not less than one year in the final three years, in plain and accessible language;
 - (c) provide step-by-step guidance to tenants on the process for exercising the right to buy, including on the application process, timescales, and available financial assistance.
- (5) The Digital Lifecycle Service must be accessible to tenants through web, telephone, and SMS channels and must comply with accessibility requirements specified in regulations by statutory instrument made within 12 months of the day on which the Social Housing Act 2026 was passed.
- (6) 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 requires the Secretary of State to establish a right to buy Digital Lifecycle Service that proactively manages the 10-year eligibility countdown on behalf of tenants, and provides milestone notifications and plain-language guidance. The Service must be accessible across multiple channels.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON
BARONESS BENNETT OF MANOR CASTLE

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 is to probe the Government's rationale behind extending the qualifying period for Right to Buy.

After Clause 1

BARONESS TAYLOR OF STEVENAGE

4 After Clause 1, insert the following new Clause —

“Exercise of the right to buy by residential property owners

Before section 121A of the Housing Act 1985 insert —

“121ZC Exercise of the right to buy by residential property owners

Prohibition on exercise of right to buy

- (1) The right to buy may not be exercised if any of the following persons owns other residential property —
 - (a) the person, or any of the persons, to whom the right to buy belongs;
 - (b) the spouse or civil partner of the person, or any of the persons, to whom the right to buy belongs (if they are living together at the relevant time in relation to the right to buy);
 - (c) the co-habitee of the person, or any of the persons, to whom the right to buy belongs;

and, for that purpose, one person is the co-habitee of another person if they live together as if they were a married couple or civil partners.
- (2) But that prohibition does not apply if —
 - (a) the landlord is satisfied that —
 - (i) the person or any of the persons to whom the right to buy belongs (“A”) has at any time within the relevant period been a victim of domestic abuse within the meaning given by section 1 of the Domestic Abuse Act 2021, and
 - (ii) within that period A has for reasons connected to the abuse moved from the accommodation that they were occupying (whether or not more than once), and
 - (b) the right to buy is being exercised by A (whether alone or with other persons).

Residential property

- (3) In this section —

- (a) “other residential property” means residential property other than the dwelling-house to which the right to buy relates;
- (b) “residential property” means a building or a part of a building (whether in the United Kingdom or elsewhere) that consists of, or includes, property that –
 - (i) is being used wholly or partly as a dwelling, or
 - (ii) is constructed or adapted for use as a dwelling, but is not being used wholly or partly as a dwelling.

Ownership: England, Wales and Northern Ireland

- (4) Subsections (5) to (7) apply for the purpose of determining whether a person owns other residential property that is in England, Wales or Northern Ireland.
- (5) The person owns the other residential property if the person is the beneficial owner, or one of the beneficial owners, of a qualifying interest in the other residential property.
- (6) For the purposes of subsection (5), any of the following is a “qualifying interest” –
 - (a) the freehold;
 - (b) a lease that was originally granted for a term of 21 years or longer.
- (7) For the purposes of subsection (5), a person (P) is a beneficial owner of a qualifying interest if –
 - (a) the qualifying interest is not held on trust and P holds, or is one of the persons who hold, the qualifying interest, or
 - (b) the qualifying interest is held on trust and P has, or is one of the persons who have, a beneficial interest under the trust;
 (and accordingly if P holds, or is one of the persons who hold, the qualifying interest on trust, P is not a beneficial owner unless P also has a beneficial interest under the trust).

Ownership: Scotland

- (8) Subsections (9) and (10) apply for the purpose of determining whether a person owns other residential property that is in Scotland.
- (9) The person owns the other residential property if the person is the owner, or one of the owners, of the other residential property.
- (10) But where a person (“T”) holds other residential property in trust under the law of Scotland on terms such that, if the trust had effect under the law of England and Wales, one or more persons would be regarded as having an equitable interest in the trust property (the “notional beneficiary or beneficiaries”) –
 - (a) the notional beneficiary or beneficiaries are to be treated as being the owner or owners of the residential property despite no such interest being recognised under the law of Scotland, and
 - (b) T is the owner only if T is a notional beneficiary.

Ownership: outside the United Kingdom

- (11) In determining whether a person owns other residential property outside the United Kingdom, regard must be had to the desirability of producing an effect that is as consistent with the effect produced by subsections (5) to (7) as is practicable (taking into account, in particular, any ways in which the law relating to the other residential property differs from the laws of the United Kingdom).

Trusts and trustees: other provision

- (12) For the purposes of this section –
- (a) a qualifying interest (in relation to England, Wales or Northern Ireland), or ownership (in relation to Scotland), is not to be regarded as held on a trust created by a will unless and until the qualifying interest or ownership has been vested in the trustees;
 - (b) a person is not to be regarded as holding a qualifying interest (in relation to England, Wales or Northern Ireland), or ownership (in relation to Scotland), if they hold it as a trustee in bankruptcy or otherwise in accordance with any legislation of any part of the United Kingdom relating to insolvency.”

Member's explanatory statement

This would prevent the right to buy from being exercised if any person to whom the right belongs, or their spouse, civil partner or co-habitee, already owns other residential property.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 5 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 2

BARONESS TAYLOR OF STEVENAGE

- 6 Clause 2, page 1, line 8, leave out from beginning to “Exercise” in line 9 and insert –
“(1) After section 121ZC of the Housing Act 1985 (inserted by section (*Exercise of the right to buy by residential property owners*)) insert –
“121ZD””

Member's explanatory statement

This would be consequential on the new Clause (Exercise of the right to buy by residential property owners) in my name.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 7★ Clause 2, page 1, leave out lines 15 to 18

Member's explanatory statement

This amendment probes whether Right to Buy should be restricted on the basis that a spouse or civil partner has exercised it in the past.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 8★ Clause 2, page 1, leave out lines 19 to 21

Member's explanatory statement

This amendment probes whether Right to Buy should be restricted on the basis that a deceased spouse or deceased civil partner has exercised it in the past.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 9★ Clause 2, page 2, leave out lines 37 to 39

Member's explanatory statement

This amendment probes how a landlord can be satisfied that persons were not married or in a civil partnership, but were living together in that way.

BARONESS BENNETT OF MANOR CASTLE

- ★ *Baroness Bennett of Manor Castle gives notice of her intention to oppose the Question that Clause 2 stand part of the Bill.*

Clause 3

BARONESS BENNETT OF MANOR CASTLE
BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- ★ *The above-named Lords give notice of their intention to oppose the Question that Clause 3 stand part of the Bill.*

Clause 4

LORD HOLMES OF RICHMOND

- 10★ Clause 4, page 4, line 10, at end insert —
“(1A) The Digital Lifecycle Service established under section 119 must flag automatically to the landlord any application which presents indicators of suspected fraud for the purposes of this section.”

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 11★ Clause 4, page 4, line 23, leave out “as soon as reasonably practicable” and insert “within 14 days”

Member's explanatory statement

This amendment probes what is considered to be reasonably practicable.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 12★ Clause 4, page 4, line 25, leave out “as soon as reasonably practicable” and insert “within 14 days”

Member's explanatory statement

This amendment probes what is considered to be reasonably practicable.

LORD HOLMES OF RICHMOND

- 13★ Clause 4, page 4, line 40, at end insert —

“124B Blockchain audit trail for right to buy applications

- (1) The Secretary of State must by regulations made by statutory instrument require each landlord to maintain an immutable distributed ledger record (“the RTB audit trail”) in respect of every claim to exercise the right to buy made under section 122.
- (2) The RTB audit trail must record —

- (a) the date on which each section 122 notice was served;
 - (b) any previous exercise of the right to buy by any person within the scope of section 121ZC;
 - (c) the date, grounds, and outcome of any fraud suspension under section 124A;
 - (d) the date and outcome of any investigation conducted under section 124A(3).
- (3) Records in the RTB audit trail must be –
- (a) cryptographically secured against retrospective alteration;
 - (b) accessible to the Regulator of Social Housing on request;
 - (c) retained for a period of not less than 12 years from the date of each entry.
- (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 amendment requires landlords to maintain a blockchain-based audit trail for all right to buy applications, recording previous exercises of the right, fraud suspension records, and investigation outcomes in a cryptographically secured ledger that cannot be retrospectively altered. This directly supports the fraud suspension provisions in section 124A.

BARONESS BENNETT OF MANOR CASTLE

- ★ *Baroness Bennett of Manor Castle gives notice of her intention to oppose the Question that Clause 4 stand part of the Bill.*

Clause 5

BARONESS COFFEY

- 14 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

- 15 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.

BARONESS BENNETT OF MANOR CASTLE
 BARONESS O'NEILL OF BEXLEY
 LORD JAMIESON

- ★ *The above named Lords give notice of their intention to oppose the Question that Clause 5 stand part of the Bill.*

Clause 6

BARONESS O'NEILL OF BEXLEY
 LORD JAMIESON
 BARONESS BENNETT OF MANOR CASTLE

The above-named Lords give notice of their 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.

After Clause 6

BARONESS PINNOCK
 BARONESS BENNETT OF MANOR CASTLE

- 16 After Clause 6, insert the following new Clause—

“Buyback of right to buy properties: resources and monitoring

- (1) The Secretary of State must ensure that local housing authorities in England have access to sufficient resources to exercise the right of first refusal under section 156A of the Housing Act 1985 (right of first refusal for landlord etc.).
- (2) The Secretary of State must, within 18 months of the day on which this Act is passed and annually thereafter, publish a report on the exercise of that right, which must include—
 - (a) the number of properties offered to local housing authorities under section 156A,
 - (b) the number of those properties purchased by local housing authorities, and
 - (c) the Secretary of State's assessment of whether resource constraints prevented authorities from purchasing properties they wished to acquire.
- (3) Where the report identifies resource constraints under subsection (2)(c), the Secretary of State must set out the steps proposed to address them.”

Member's explanatory statement

This amendment requires the Secretary of State to ensure local housing authorities have sufficient resources to exercise the right of first refusal over former right to buy properties, and to report annually on how effectively that right is being used in practice.

Clause 7

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 17★ Clause 7, page 5, line 25, leave out subsection (2)

Member's explanatory statement

This amendment probes the necessity of replacing the specific and widely understood term “warden” with the general and less specific term “manager”.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 18★ Clause 7, page 5, line 29, leave out from beginning to end of line 7 on page 6

Member's explanatory statement

This amendment probes why those living in National Parks, Areas of Outstanding Natural Beauty, and areas designated as rural should be exempt from Right to Buy.

LORD FULLER

- 19★ Clause 7, page 5, line 32, at end insert —

“(aa) a National Landscape,”

Member's explanatory statement

This amendment seeks to ensure that the protections intended for National Parks are extended to the National Landscapes, which is the new term for areas of natural beauty.

LORD CAMERON OF DILLINGTON
LORD BEST
BARONESS THORNHILL

- 20 Clause 7, page 5, line 36, leave out from beginning to end of line 7 on page 6 and insert —

“(c) any area with a population density of no more than two persons per hectare and a population of 3,000 or fewer.”

BARONESS COFFEY

- 21 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 O'NEILL OF BEXLEY
LORD JAMIESON

22★ Clause 7, page 6, line 14, leave out “35” and insert “15”

Member's explanatory statement

This is a probing amendment that seeks to understand the rationale behind setting a 35-year limit.

BARONESS COFFEY

23 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

24 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 O'NEILL OF BEXLEY
LORD JAMIESON

25 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 of 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.

BARONESS BENNETT OF MANOR CASTLE

★ *Baroness Bennett of Manor Castle gives notice of her intention to oppose the Question that Clause 7 stand part of the Bill.*

Clause 8

BARONESS BENNETT OF MANOR CASTLE

★ *Baroness Bennett of Manor Castle gives notice of her intention to oppose the Question that Clause 8 stand part of the Bill.*

Clause 9

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 26★** Clause 9, page 8, line 7, leave out “a determination” and insert “regulations”

Member's explanatory statement

This amendment removes the power of the Secretary of State to make a determination, but that changes to the use of capital receipts must be made by regulations instead.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 27★** Clause 9, page 8, line 14, leave out “determination” and insert “regulations”

Member's explanatory statement

This amendment removes the power of the Secretary of State to make a determination, but that changes to the use of capital receipts must be made by regulations instead.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 28★** Clause 9, page 8, line 17, leave out “determination” and insert “regulations”

Member's explanatory statement

This amendment removes the power of the Secretary of State to make a determination, but that changes to the use of capital receipts must be made by regulations instead.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 29★** Clause 9, page 8, line 18, leave out “A determination” and insert “Regulations”

Member's explanatory statement

This amendment removes the power of the Secretary of State to make a determination, but that changes to the use of capital receipts must be made by regulations instead.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 30★** Clause 9, page 8, leave out lines 21 to 27

Member's explanatory statement

This amendment would remove the Secretary of State's ability to make different provisions in respect of different local authorities and to make retroactive provisions through a determination.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 31★ Clause 9, page 8, line 27, leave out “determination is” and insert “regulations are”

Member's explanatory statement

This amendment removes the power of the Secretary of State to make a determination, but that changes to the use of capital receipts must be made by regulations instead.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 32★ Clause 9, page 8, leave out lines 29 to 35

Member's explanatory statement

This amendment removes the power of the Secretary of State to make a determination, but that changes to the use of capital receipts must be made by regulations instead.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 33 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.

BARONESS BENNETT OF MANOR CASTLE

- ★ *Baroness Bennett of Manor Castle gives notice of her intention to oppose the Question that Clause 9 stand part of the Bill.*

After Clause 9

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 34 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.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

35★ After Clause 9, insert the following new Clause—

“Guidance relating to Right to Buy and financial literacy

- (1) Within 12 months of the day on which this Act is passed the Secretary of State must publish guidance promoting awareness of the Right to Buy scheme and financial literacy in relation to Right to Buy among young people.
- (2) Guidance under subsection (1) may include provision relating to Right to Buy and its interaction with—
 - (a) mortgages,
 - (b) savings,
 - (c) shared ownership, and
 - (d) household budgeting.”

Member's explanatory statement

This amendment would require the Secretary of State to issue guidance promoting the Right to Buy scheme and financial literacy among young people.

Clause 11

BARONESS COFFEY

36★ Clause 11, page 9, line 15, at end insert “, or the dwelling is in a rural area”

LORD BEST
LORD STONEHAM OF DROXFORD

37 Clause 11, page 9, line 26, at end insert—

“(d) the Regulator of Social Housing.”

Member's explanatory statement

This amendment seeks to extend the notification of proposed sale to cover the Regulator of Social Housing.

LORD BEST
LORD STONEHAM OF DROXFORD

- 38 Clause 11, page 9, line 27, leave out “four weeks” and insert “eight weeks, or twelve weeks if the property is in an area designated as a rural area under paragraph 17(1)(c) of Schedule 5 to the Housing Act 1985,”

Member's explanatory statement

This amendment seeks to extending the timescale for notice to be given of a sale.

BARONESS COFFEY

- 39★ Clause 11, page 9, line 27, leave out “four” and insert “eight”

LORD STONEHAM OF DROXFORD
BARONESS COFFEY

- 40★ Clause 11, page 9, line 30, at end insert —

“(4A) A sale notice given under subsection (2) must be given to the Regulator of Social Housing at the same time as it is given to the persons specified in that subsection.”

Member's explanatory statement

This amendment requires the Regulator of Social Housing to receive a copy of every sale notice at the same time as local housing authorities and registered providers are notified.

LORD STONEHAM OF DROXFORD
BARONESS COFFEY

- 41★ Clause 11, page 9, line 33, at end insert —

“171AA Right of first refusal: local housing authorities

- (1) This section applies where—
 - (a) a sale notice has been given under section 171A in relation to a dwelling, and
 - (b) the dwelling—
 - (i) is let at social rent, or
 - (ii) was previously transferred from a local housing authority.
- (2) During the period specified in section 171A(3), the local housing authority for the area in which the dwelling is situated may make an offer to acquire the dwelling.

- (3) Where an offer is made under subsection (2), the private registered provider must dispose of the dwelling to the local housing authority at existing use value for social housing.
- (4) A dwelling acquired under this section must be retained as social housing within the meaning of Part 2 of this Act.
- (5) Any dispute as to the existing use value for social housing shall be determined by an independent valuer appointed by the Royal Institution of Chartered Surveyors.
- (6) The Secretary of State may by regulations make provision about the operation of this section.”

Member's explanatory statement

This amendment gives local housing authorities a right of first refusal to acquire social rent dwellings and dwellings previously transferred from local authorities at existing use value for social housing.

LORD STONEHAM OF DROXFORD
BARONESS COFFEY

42★

Clause 11, page 9, line 33, at end insert —

“171AA Right of first refusal: registered providers

- (1) This section applies where —
 - (a) a sale notice has been given under section 171A in relation to a dwelling, and
 - (b) the dwelling —
 - (i) is let at social rent, or
 - (ii) was previously transferred from a local housing authority.
- (2) During the period specified in section 171A(3), any registered provider which received a sale notice under section 171A(2) may make an offer to acquire the dwelling.
- (3) Where an offer is made under subsection (2), the private registered provider must dispose of the dwelling to the registered provider at existing use value for social housing.
- (4) A dwelling acquired under this section must be retained as social housing within the meaning of Part 2 of this Act.
- (5) Any dispute as to the existing use value for social housing shall be determined by an independent valuer appointed by the Royal Institution of Chartered Surveyors.
- (6) The Secretary of State may by regulations make provision about the operation of this section.”

Member's explanatory statement

This amendment gives registered providers a right of first refusal to acquire social rent dwellings and dwellings previously transferred from local authorities at existing use value for social housing.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

43 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.

LORD BEST

44 Clause 11, page 10, line 43, at end insert —

“(h) whether the dwelling has been adapted to make it accessible for wheelchair users or people with mobility problems.”

Member's explanatory statement

This amendment seeks to make information regarding the accessibility of the dwelling to wheelchair users and people with mobility problems relevant when a sale notice is made.

LORD STONEHAM OF DROXFORD
BARONESS COFFEY

45★ Clause 11, page 10, line 43, at end insert —

“(h) whether the dwelling is let at social rent,
(i) the dwelling's energy performance certificate rating,
(j) whether the dwelling meets the Decent Homes Standard,
(k) whether the interest to be disposed of is freehold or leasehold,
(l) details of any accessibility adaptations made to the dwelling,
(m) details of any public grant received in relation to the dwelling, including any disabled facilities grant, and
(n) whether the dwelling was previously transferred from a local housing authority and, if so, the consideration paid on that transfer.”

LORD CAMERON OF DILLINGTON
LORD BEST
BARONESS THORNHILL

46 Clause 11, page 11, line 12, at end insert —

“171CA Requirement to consult with a relevant local authority before a planned disposal in a designated rural area

- 5 (1) A private registered provider must provide the relevant local authority in a designated rural area with a report on social housing stock condition information on an annual basis.
- (2) A private registered provider must consult with the relevant local authority on options to regenerate social housing in the designated rural area before any decision to dispose of a property in the area has taken place.
- 10 (3) For the purposes of this section, a designated rural area is defined as any area with a population density of no more than two persons per hectare and a population of 3,000 or fewer.”

Member's explanatory statement

This amendment seeks to ensure that the private registered provider and relevant local authority discuss appropriate solutions to the possible disposal of affordable housing in sensitive rural communities well before a disposal has taken place.

BARONESS COFFEY

As an amendment to Amendment 46

47★ In inserted subsection (3), leave out “3,000” and insert “1,000”

LORD HOLMES OF RICHMOND

48★ Clause 11, page 11, line 36, at end insert —

“171E Blockchain audit trail for disposal notifications

- (1) The Secretary of State must by regulations require each private registered provider to maintain an immutable distributed ledger record (“the disposal audit trail”) in respect of every sale notice given under section 171A.
- (2) The disposal audit trail must record —
 - (a) the date on which each sale notice was given and to whom;
 - (b) any response received from a local housing authority or other notified person within the period specified in section 171A(3);
 - (c) the outcome of the proposed sale, including whether the dwelling was acquired by a notified person and retained within the social housing sector.

- (3) The Secretary of State must publish annually an analysis of disposal audit trail data, cross-referenced with local housing need data, identifying areas of net social housing stock loss.
- (4) Records in the disposal audit trail must be cryptographically secured against retrospective alteration and retained for not less than 12 years.”

Member's explanatory statement

This amendment requires private registered providers to maintain a tamper-proof blockchain audit trail of all section 171A disposal notifications, recording responses and outcomes. It also requires annual publication of disposal data cross-referenced with housing need, identifying areas of net stock loss.

LORD HOLMES OF RICHMOND

49★ Clause 11, page 11, line 38, leave out "or 171B" and insert ", 171B or 171E"

BARONESS TAYLOR OF STEVENAGE

50 Clause 11, page 11, line 39, leave out paragraph (b)

Member's explanatory statement

This would be consequential on new Clause (Health and safety lead: Parliamentary procedure). That would insert a generally-worded exclusion into section 320(7)(d) HRA 2008, and therefore remove the need for the specific exclusion inserted by clause 11(3)(b).

After Clause 11

LORD LANSLEY

51 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.””

LORD FULLER

52 After Clause 11, insert the following new Clause—

“Local recycling of right to buy receipts

- (1) Where a local authority is unable to apply capital receipts arising from the disposal of dwellings under the right to buy within the period prescribed by regulations, those receipts must first be offered for use by another local housing authority within the same strategic housing market area before being applied elsewhere.
- (2) Where a registered provider of social housing is unable to apply such receipts within the prescribed period, those receipts must first be applied towards the provision of social housing within the same strategic housing market area before being applied elsewhere.
- (3) The Secretary of State may by regulations made by statutory instrument make provision for the operation of this section.
- (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 ensure that, where right to buy receipts cannot be spent by the original recipient, they are first recycled within the same housing market area before being redistributed elsewhere.

BARONESS THORNHILL

53 After Clause 11, insert the following new Clause—

“Local authority registers of social housing stock change

- (1) Each local housing authority must maintain a register recording—
 - (a) the number of dwellings sold by the authority under the right to buy in each financial year,
 - (b) the number of new social housing dwellings provided by or on behalf of the authority in each financial year, and
 - (c) the net change in the authority's social housing stock resulting from the figures in paragraphs (a) and (b).
- (2) A local housing authority must publish its register under this section annually and make it available to the public in such manner as the authority considers appropriate.
- (3) The Secretary of State must publish a summary of the information contained in registers under this section across all local housing authorities in England.
- (4) The summary under subsection (3) must identify authorities where the number of dwellings sold under the right to buy exceeds the number of new social housing dwellings provided in the same period.”

Member's explanatory statement

This amendment requires local housing authorities to maintain and publish annual registers recording dwellings sold under the right to buy against new social housing provided, enabling public scrutiny of whether authorities are failing to replenish lost stock.

LORD HOLMES OF RICHMOND

54★ After Clause 11, insert the following new Clause —

“Statutory replacement obligation for right to buy disposals

- (1) Where a dwelling is disposed of under the right to buy conferred by Part 5 of the Housing Act 1985, the landlord must, except as permitted by regulations made under subsection (4), secure the provision of a replacement dwelling that —
 - (a) is social housing within the meaning of Part 2 of the Housing and Regeneration Act 2008;
 - (b) is situated, wherever reasonably practicable, in the same local authority area as the disposed dwelling.
- (2) A replacement dwelling must be provided within three years of the disposal.
- (3) Each local housing authority must publish annually —
 - (a) the number of dwellings disposed of under the right to buy in the preceding year;
 - (b) the number of replacement dwellings provided under subsection (1);
 - (c) the number of replacement dwellings outstanding.
- (4) The Secretary of State may by regulations made by statutory instrument make further provision about the application of subsection (1), including provision about cases in which provision of a replacement in the same local authority area is not reasonably practicable.
- (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 introduces a statutory obligation to replace every dwelling sold under right to buy on a like-for-like basis, situated in the same local authority area wherever reasonably practicable, within three years of disposal. It requires annual publication of disposal and replacement data.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

55★ After Clause 11, insert the following new Clause —

“Report: replacement of social housing stock

- (1) Within 12 months of the day on which this Act is passed, the Secretary of State must undertake a replacement of social housing stock review.

- (2) The review under subsection (1) must consider the appropriateness of establishing a statutory requirement on local authorities to deliver one additional social rented dwelling for every social rented dwelling disposed of within the period of three years beginning with the date of disposal.
- (3) Within one month of the review under subsection (1) being completed, the Secretary of State must lay a report before both Houses of Parliament stating whether the Secretary of State considers the proposed statutory requirement in subsection (2) would be appropriate.
- (4) Social rented dwelling in subsection (1) has the meaning given to “low-cost rental” by section 69 of the Housing and Regeneration Act 2008 (low cost rental).”

Member's explanatory statement

This amendment would require the Secretary of State to consider the appropriateness of a one-for-one replacement policy for homes sold under the Right to Buy.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

56★ After Clause 11, insert the following new Clause —

“Replacement of social housing stock data

- (1) Within 12 months of the day on which this Act is passed, the Secretary of State must publish the number of new dwellings for social rent that have been delivered within the preceding 12 months and make the same publication annually thereafter.
- (2) When the Secretary of State publishes the data required by subsection (1) the Secretary of State must publish the number of dwellings for social rent that have been disposed of by local authorities within the preceding 12 months.”

Member's explanatory statement

This amendment would require the Secretary of State to publish annual data on the amount of social housing which is replaced once sold.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

57★ After Clause 11, insert the following new Clause —

“Social housing estates: regeneration

- (1) The Secretary of State must, within 12 months of the day on which this Act is passed, lay before Parliament a document setting out proposals to support the regeneration of existing social housing estates.
- (2) The document under subsection (1) must include proposals relating to —
 - (a) funding to deliver alternative housing for existing tenants during the redevelopment of social housing estates,

- (b) support for increasing density as part of social housing redevelopment where appropriate,
 - (c) the use of public land and housing assets to facilitate regeneration, and
 - (d) grant funding for energy efficiency improvements as part of redevelopment schemes.
- (3) In preparing the document under this section, the Secretary of State must have regard to the need to increase overall housing supply within existing urban areas.”

Member's explanatory statement

This amendment would require the Government to bring forward proposals within 12 months to support regeneration of social housing estates, including decant funding and densification opportunities.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

58★ After Clause 11, insert the following new Clause –

“Housing and stock management strategy

- (1) The Secretary of State must publish a strategy for the provision of supported housing within the social housing system.
- (2) The strategy must consider –
 - (a) the relative cost-effectiveness of supported housing compared to institutional care,
 - (b) barriers to delivery of supported housing,
 - (c) integration of supported housing within social housing stock management, and
 - (d) long-term demand projections.
- (3) The Secretary of State must lay the strategy under subsection (1) before Parliament within 12 months of the day on which this Act is passed.”

Member's explanatory statement

This amendment would require a strategy on supported housing as part of effective social housing stock management.

Clause 12

LORD HOLMES OF RICHMOND

59★ Clause 12, page 12, line 5, at end insert –

- “(2) A landlord who holds personal data in connection with any function conferred by Schedule 1 must –
- (a) ensure that all such data is stored in encrypted form with access restricted to persons who require it for the purposes of those functions;
 - (b) maintain a complete audit log of all access to and processing of such data;

- (c) report any breach of security in respect of such data to the Information Commissioner within 24 hours of becoming aware of the breach, and to the affected individual as soon as reasonably practicable;
 - (d) comply with minimum security standards specified by the Secretary of State in regulations made by statutory instrument under this subsection.
- (3) A statutory instrument containing regulations under subsection (2) 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 imposes minimum cybersecurity requirements on landlords handling personal data generated by the domestic abuse protections in Schedule 1, including encrypted storage, access controls, audit logging, and a 24-hour mandatory breach notification to the Information Commissioner.

LORD HOLMES OF RICHMOND

60★ Clause 12, page 12, line 5, at end insert —

- “(2) The Secretary of State must establish and fund a pilot programme to test the use of zero-knowledge proof cryptographic techniques (“ZKP techniques”) for the verification of entitlement to social housing protections for tenants who are victims of domestic abuse without disclosure of identifying information about the person claiming those protections.
- (3) The pilot programme must —
- (a) test the use of ZKP techniques for that purpose in at least three local authority areas;
 - (b) be completed within three years of the commencement of this section;
 - (c) be evaluated by an independent body appointed by the Secretary of State.
- (4) The Secretary of State must lay a report of the evaluation before Parliament and, if the evaluation concludes that ZKP techniques are effective, must within 12 months, by regulations made by statutory instrument, mandate their use in verification of entitlement to social housing protections for tenants who are victims of domestic abuse.
- (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 requires the Secretary of State to establish a pilot programme testing zero-knowledge proof techniques to verify domestic abuse victims' eligibility for housing protections without exposing their identity, location, or case details to landlords or other parties. If the pilot is successful, the Secretary of State must bring forward regulations mandating their use.

After Clause 12

LORD BEST

61 After Clause 12, insert the following new Clause –

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

After section 86 of the Housing Act 1985 (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.””

LORD BEST

62★ After Clause 12, insert the following new Clause—

“Access to dwellings for registered providers of social housing to comply with relevant statutory safety duties

- (1) This section applies where—
 - (a) a registered provider of social housing makes a request of an occupier to enter relevant premises;
 - (b) the purpose of the request is to comply with a relevant statutory safety duty.
- (2) In this section “relevant statutory safety duty” means a duty imposed on a landlord by or under any of the following—
 - (a) regulations 36(2) and (3) of the Gas Safety (Installation and Use) Regulations 1998 (S.I. 1998/2451),
 - (b) regulation 3 of the Electrical Safety Standards in the Private Rented Sector and Social Rented Sector (England) Regulations 2020 (S.I. 2020/312), and
 - (c) regulation 4(1)(c) of the Smoke and Carbon Monoxide Alarm (England) Regulations 2015 (S.I. 2015/1693) as amended by regulation 5 of the Smoke and Carbon Monoxide Alarm (Amendments) Regulations 2022 (S.I. 2022/707).
- (3) Upon an application by a registered provider of social housing under this section, the court may make an order as it considers appropriate for the purpose of enabling the registered provider of social housing to comply with the relevant statutory safety duty, including—
 - (a) authorising entry to the relevant premises,
 - (b) authorising the use of reasonable force to gain entry, if necessary, and
 - (c) authorising the carrying out of specified inspections, testing or works.
- (4) The court must not make any order unless the registered provider of social housing has, in the three month period prior to the date of the application, served on the occupier the relevant requests for access complying with subsections (5) to (8), which must comprise an initial request, final request, and breach notice.
- (5) The “initial request” must—
 - (a) outline the relevant statutory safety duty or duties to be complied with,
 - (b) outline the inspection, testing or works to be carried out,
 - (c) provide the date and time, or period, during which the registered provider of social housing requests entry to the relevant premises for the purpose of complying with the relevant statutory safety duty,
 - (d) provide a period of at least 14 days prior to the date and time, or period, provided in accordance with paragraph (c) during which the occupier may contact the registered provider of social housing in order to make an appointment for access to the relevant premises, and

- (e) provide the contact details of the registered provider of social housing so that such an appointment for access can be made by the occupier of the relevant premises.
- (6) The “final request” must –
 - (a) be served at least seven days after the ending of the period in subsection (5)(d),
 - (b) outline the relevant statutory safety duty or duties to be complied with,
 - (c) outline the inspection, testing or works to be carried out,
 - (d) provide a date, time and duration when entry to the relevant premises is required, which must be at least seven days after service, and
 - (e) provide the contact details of the registered provider of social housing where an alternative appointment for access can be made by the occupier of the relevant premises.
- (7) The “breach notice” must –
 - (a) be served not less than three days after the date in subsection (6)(d),
 - (b) provide the details of the occupier’s failure to comply with the initial request and final request,
 - (c) specify a date, which must be at least seven days from service, after which the application for an order under subsection (3) will be made, and
 - (d) provide the contact details of the registered provider of social housing where an appointment for access can be made.
- (8) An order under this section must –
 - (a) specify the purpose for which entry is authorised,
 - (b) limit entry to what is reasonably required to achieve that purpose, and
 - (c) specify the period during which entry may take place, which may not be longer than three months.
- (9) Subsection (4) does not apply where the registered provider of social housing reasonably considers that there is an imminent risk to the health or safety of any person arising from –
 - (a) a gas installation or appliance,
 - (b) an electrical installation, or
 - (c) the absence or failure of a smoke alarm or carbon monoxide alarm,and in such a case the court may make such order as it considers just.
- (10) In this section –
 - “occupier” means a person in possession or with a right to possession of the relevant premises, including a tenant or licensee;
 - “registered provider of social housing” has the meaning given by section 80 of the Housing and Regeneration Act 2008;
 - “relevant premises” means a building or part of a building occupied or intended to be occupied as a separate dwelling.
- (11) Nothing in this section limits any right of entry which a registered provider of social housing may have apart from this section.”

LORD HOLMES OF RICHMOND

63★ After Clause 12, insert the following new Clause—

“Protection for vulnerable groups

- (1) The Secretary of State must by regulations made by statutory instrument specify the provision that local housing authorities must make in respect of allocation of social housing and provision for support in relation to social housing for vulnerable people, including in respect of—
 - (a) priority in allocation decisions;
 - (b) co-ordination with relevant support services.
- (2) For the purposes of subsection (1), vulnerable people include—
 - (a) disabled persons within the meaning of the Equality Act 2010;
 - (b) persons with mental health conditions;
 - (c) older persons;
 - (d) former members of the armed forces;
 - (e) persons leaving care settings, including hospital discharge and custodial settings;
 - (f) families with dependent children in temporary accommodation.
- (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 extends the principle of specific statutory provision – which the Bill applies to domestic abuse victims – to a broader range of vulnerable groups in the social housing population: disabled people, those with mental health conditions, older tenants, veterans, care leavers, and families with children in temporary accommodation.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

64★ After Clause 12, insert the following new Clause—

“Report: domestic abuse and social housing allocation

- (1) The Secretary of State must undertake a review and publish a report on the effectiveness of the courts in determining—
 - (a) whether domestic abuse has occurred within a household which holds a social housing tenancy, and
 - (b) the identity of victims and perpetrators for social housing allocation purposes.
- (2) The report under subsection (1) must include an assessment of delays in court proceedings affecting housing decisions in such cases.

- (3) The Secretary of State must lay the report under subsection (1) before Parliament within 12 months of the day on which this Act is passed.”

Member's explanatory statement

This amendment would require an assessment of court delays and decision-making in domestic abuse cases affecting housing allocations and tenancy decisions.

Schedule 1

BARONESS NEATE
BARONESS HUSSEIN-ECE
BARONESS TEATHER
BARONESS LISTER OF BURTERSETT

65 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 housing-related debt or other priority 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 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 housing-related debt or other priority 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.””

Member's explanatory statement

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

Clause 14

BARONESS O'NEILL OF BEXLEY

★

Baroness O'Neill of Bexley gives notice of her intention to oppose the Question that Clause 14 stand part of the Bill.

Member's explanatory statement

This is to probe the rationale behind repealing these powers.

Schedule 3

LORD YOUNG OF COOKHAM

66 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.

Clause 16

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

★

The above named Lords give notice of their intention to oppose the Question that Clause 16 stand part of the Bill.

Member's explanatory statement

This is to oppose provisions in the Bill which amend existing legislation regarding rents for high income social tenants

After Clause 16

BARONESS TAYLOR OF STEVENAGE

67 After Clause 16, insert the following new Clause –

“Health and safety lead: Parliamentary procedure

In section 320 of the Housing and Regeneration Act 2008 (orders and regulations), in subsection (7)(d), for “sections 70 and 72” substitute “those sections referred to in subsection (3)(d)”.

Member's explanatory statement

Section 320(3)(d) HRA 2008 applies affirmative procedure to regulations under section 126A of that Act. Section 126A is not expressly excepted from section 320(7)(d) (which applies negative procedure), and so there could be uncertainty about which resolution procedure applies. This amendment would prevent any such doubt.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

68 After Clause 16, 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.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON
LORD JACKSON OF PETERBOROUGH

69 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 O'NEILL OF BEXLEY
LORD JAMIESON
LORD JACKSON OF PETERBOROUGH

70 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 O'NEILL OF BEXLEY
LORD JAMIESON

71 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 O'NEILL OF BEXLEY
LORD JAMIESON

72 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 O'NEILL OF BEXLEY
LORD JAMIESON

73 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 O'NEILL OF BEXLEY
LORD JAMIESON

74 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 O'NEILL OF BEXLEY
LORD JAMIESON

75 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 O'NEILL OF BEXLEY
LORD JAMIESON

76 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 O'NEILL OF BEXLEY
LORD JAMIESON

77 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 O'NEILL OF BEXLEY
LORD JAMIESON

78 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 O'NEILL OF BEXLEY
LORD JAMIESON

79 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 O'NEILL OF BEXLEY
LORD JAMIESON

80 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 O'NEILL OF BEXLEY
LORD JAMIESON

81 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 O'NEILL OF BEXLEY
LORD JAMIESON
LORD JACKSON OF PETERBOROUGH

82 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 O'NEILL OF BEXLEY
LORD JAMIESON

83 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 O'NEILL OF BEXLEY
LORD JAMIESON

84 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

85 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 EATON

86 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 EATON

87 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 EATON

88 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.

LORD FULLER
BARONESS BENNETT OF MANOR CASTLE

89 After Clause 16, insert the following new Clause —

“Protections for adapted social housing

- (1) This section applies where —
 - (a) a dwelling owned by the local housing authority or a registered provider of social housing has been substantially adapted for occupation by a person with a disability or support need, or
 - (b) a Disabled Facilities Grant has been used to fund substantial adaptations to that dwelling.
- (2) Before such a dwelling is allocated through the general housing allocation process, the landlord must take reasonable steps to offer the dwelling to a person whose needs would substantially benefit from those adaptations.
- (3) In this section, “substantially adapted” has such meaning as the Secretary of State may prescribe by regulations made by statutory instruments.

- (4) A statutory instrument containing regulations under this Act 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 require social landlords to protect the pool of adapted housing by giving preference to applicants who could benefit from existing adaptations before allocating adapted homes through the general housing allocation process.

LORD FULLER

90 After Clause 16, insert the following new Clause —

“Social purpose of registered providers of social housing

- (1) The Secretary of State must issue guidance on the social purpose of registered providers of social housing.
- (2) The guidance must include —
- (a) promoting tenant wellbeing;
 - (b) effective state management;
 - (c) the prevention and reduction of antisocial behaviour;
 - (d) community engagement;
 - (e) the provision and maintenance of safe and sustainable neighbourhoods;
 - (f) the balance between development activity and social responsibilities of registered providers.
- (3) Registered providers must have regard to guidance issued under this section.
- (4) The Secretary of State must lay a copy of the guidance before Parliament.”

Member's explanatory statement

This probing amendment would require the Secretary of State to issue guidance on the social purpose of registered providers of social housing and the wider responsibilities expected of them beyond housing development.

BARONESS TEATHER
BARONESS BAKEWELL OF HARDINGTON MANDEVILLE

91 After Clause 16, insert the following new Clause —

“Review of access to social housing for former service personnel

- (1) The Secretary of State must undertake a review of the level of access to social housing for former members of the armed forces.
- (2) The review must in particular assess —
- (a) whether current allocation schemes give sufficient priority to former members of the armed forces,

- (b) the adequacy of provision for former members of the armed forces with disabilities or other needs arising from their service, and
 - (c) the effectiveness of existing support in assisting former members of the armed forces to access and sustain social housing tenancies.
- (3) The Secretary of State must lay a report of the review before Parliament within 12 months of the day on which this Act is passed.”

Member's explanatory statement

This amendment requires the Secretary of State to review and report to Parliament on the extent to which former members of the armed forces are able to access social housing.

BARONESS THORNHILL

92 After Clause 16, insert the following new Clause –

“Guidance on affordable and social housing

- (1) The Secretary of State must publish guidance on the distinction between “affordable housing” and “social housing” for the purposes of this Act.
- (2) Before publishing guidance under this section, the Secretary of State must consult such persons as the Secretary of State considers appropriate.
- (3) The Secretary of State may revise and republish the guidance.”

Member's explanatory statement

This new Clause requires the Secretary of State to publish guidance clarifying the distinction between “affordable housing” and “social housing”.

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE

93 After Clause 16, insert the following new Clause –

“Review of access to social housing for former offenders

- (1) The Secretary of State must undertake a review of the level of access to social housing for former offenders.
- (2) The review must in particular assess –
 - (a) whether current allocation schemes give sufficient priority to former offenders seeking to resettle in the community,
 - (b) the adequacy of provision for former offenders with vulnerabilities or other needs arising from their offending history or period of custody, and
 - (c) the effectiveness of existing support in assisting former offenders to access and sustain social housing tenancies.
- (3) The Secretary of State must lay a report of the review before Parliament within 12 months of the day on which this Act is passed.”

Member's explanatory statement

This amendment requires the Secretary of State to review and report to Parliament on the extent to which former offenders are able to access social housing.

LORD FARMER

94 After Clause 16, insert the following new Clause —

“Provision of information to local housing authorities about prison leavers

- (1) The Secretary of State has a duty to ensure that local housing authorities receive information necessary to provide housing to prison leavers at risk of homelessness.
- (2) The Secretary of State must, by regulations made by statutory instrument, publish requirements for the nature of the information that must be shared with local housing authorities, and the timescales on which it must be provided to local housing authorities.
- (3) Within 12 months of the day on which this Act is passed, and annually thereafter, the Secretary of State must publish a report setting out the number of prison leavers provided with social housing by local housing authorities on release from prison.
- (4) The Secretary of State must lay the report under subsection (3) before Parliament.
- (5) 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 seeks to place a duty on the Secretary of State to ensure that local housing authorities receive information necessary to provide housing to prison leavers at risk of homelessness, and to require the Secretary of State to publish an annual report on social housing provision to prison leavers.

LORD JACKSON OF PETERBOROUGH

95★ After Clause 16, insert the following new Clause —

“Assessment of planning policy impact on young families with children in need of social housing

- (1) The Secretary of State may by regulations make provision requiring social housing providers to publish data on and an evaluation of the impact of changes in planning policy, funding and standards on the availability and affordability of three-bedroom homes for social rent for young families with children.
- (2) The Secretary of State must arrange for such information to be collected, collated, analysed and published at least annually.
- (3) The Secretary of State must ensure that this published information is laid before Parliament in a timely manner but not less than annually.

- (4) The regulations in 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.”

BARONESS YOUNG OF OLD SCONE

96★ After Clause 16, insert the following new Clause –

“Adequate provision of trees for new social housing developments

- (1) The Secretary of State must by regulations make provision requiring that new social housing developments mandate a minimum level of urban tree canopy cover to sufficiently address environmental, health and climate inequalities.
- (2) Regulations under subsection (1) must make provision about –
 - (a) minimum levels of tree planting, with regards to pre-existing local canopy cover;
 - (b) climate resilience;
 - (c) access to green infrastructure within reasonable walking distance;
 - (d) long-term maintenance including replacement of trees.
- (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 amendment would require the Secretary of State to ensure that all new social housing developments provide residents with adequate access to urban tree canopy cover, reducing health and environmental inequalities by improving access to the benefits of trees, while helping communities adapt to the impacts of climate change.

LORD HOLMES OF RICHMOND

97★ After Clause 16, insert the following new Clause –

“Data relevant to social housing decisions

- (1) The Secretary of State must establish a cross-government data interoperability framework (“the framework”) to facilitate the sharing of data relevant to social housing decisions between –
 - (a) local housing authorities and registered providers of social housing;
 - (b) the Department for Work and Pensions;
 - (c) NHS England;
 - (d) His Majesty’s Revenue and Customs.
- (2) The framework must specify –

- (a) the categories of data which may be shared between the bodies listed in subsection (1);
 - (b) the access controls and governance arrangements applicable to each category, proportionate to the sensitivity of the data concerned;
 - (c) the oversight arrangements for data sharing, including human authorisation requirements for sharing of data classified as sensitive personal data.
- (3) The framework must be reviewed at intervals of not more than three years.
- (4) The Secretary of State must lay the framework and each reviewed version before both Houses of Parliament.”

Member's explanatory statement

This amendment requires the Secretary of State to establish a cross-government data interoperability framework enabling appropriate sharing of data relevant to social housing decisions between housing, DWP, NHS, and HMRC systems, with human-governed access controls proportionate to the sensitivity of the data.

LORD HOLMES OF RICHMOND

98★ After Clause 16, insert the following new Clause –

“Algorithmic accountability in social housing decisions

- (1) This section applies where a local housing authority or registered provider uses an artificial intelligence system to inform or support a relevant decision.
- (2) A “relevant decision” means a decision relating to –
 - (a) the allocation of social housing;
 - (b) eligibility for the right to buy;
 - (c) handling of domestic abuse cases under powers granted by Schedule 1.
- (3) A local housing authority or registered provider using an artificial intelligence system to inform a relevant decision must –
 - (a) ensure that every relevant decision is reviewed and authorised by a qualified human decision-maker before it takes effect;
 - (b) conduct bias audits of the system at intervals of not more than 12 months and publish the results;
 - (c) provide a written explanation of any relevant decision to the person affected on request;
 - (d) operate an accessible appeals mechanism through which persons affected by a relevant decision may challenge the use of the system.
- (4) The Secretary of State must publish guidance on the application of this section within 12 months of its commencement.”

Member's explanatory statement

This amendment requires human oversight at every decision point where AI is used in housing allocation, right to buy eligibility, or domestic abuse cases. It mandates annual bias audits with

published results, written explanations of AI-informed decisions on request, and an accessible appeals mechanism for affected persons.

LORD HOLMES OF RICHMOND

99★ After Clause 16, insert the following new Clause –

“Unified social housing data standard

- (1) The Secretary of State must by regulations made by statutory instrument establish a unified social housing data standard applicable to all local housing authorities and registered providers of social housing in England.
- (2) The data standard must specify –
 - (a) the data that local housing authorities and registered providers must record in respect of waiting list applications, Right to Buy applications, disposal notifications under section 171A, and domestic abuse cases under schedule 1;
 - (b) the format and architecture in which that data must be held;
 - (c) the minimum interoperability requirements for systems used to hold that data, including compatibility with relevant systems operated by the Department for Work and Pensions, NHS England, and His Majesty’s Revenue and Customs.
- (3) No local housing authority or registered provider may procure or deploy an artificial intelligence system in connection with functions under this Act unless that system is compatible with the data standard.
- (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 amendment requires the Secretary of State to establish a unified social housing data standard across all local authorities and registered providers, specifying data architecture, recording requirements, and interoperability with DWP, NHS, and HMRC systems. Compliance with the standard is a precondition for any AI deployment in connection with functions under the Act.

LORD HOLMES OF RICHMOND

100★ After Clause 16, insert the following new Clause –

“Inclusion by design

- (1) In exercising any power granted by this Act, a local housing authority, registered provider of social housing, or the Secretary of State must have regard to the principle that social housing services, allocation systems, digital tools, and governance structures should be designed from the outset to be accessible and equitable for all persons in the social housing population (“the inclusion by design principle”).

- (2) The inclusion by design principle requires in particular that powers granted by this Act are exercised in a manner which –
 - (a) does not result in less favourable outcomes for persons sharing a protected characteristic within the meaning of the Equality Act 2010;
 - (b) actively addresses barriers faced by disabled persons, older persons, persons with mental health conditions, and persons with low digital literacy.
- (3) The Secretary of State must publish guidance on the application of the inclusion by design principle within 12 months of this section coming into force, and must review that guidance at intervals of not more than three years.”

Member's explanatory statement

This amendment enshrines inclusion by design as a named statutory principle running through the whole Act, requiring all functions, allocation systems, digital services, and governance structures to be designed from the outset to be accessible and equitable. The principle applies to all bodies exercising powers granted by the Act.

LORD HOLMES OF RICHMOND

101★ After Clause 16, insert the following new Clause –

“Equalities monitoring of social housing outcomes

- (1) The Secretary of State must by regulations made by statutory instrument require each local housing authority and registered provider of social housing to collect and publish data on the outcomes of –
 - (a) waiting list applications and allocation decisions;
 - (b) right to buy applications and exercises of the right;
 - (c) the operation of protections granted under Schedule 1 (domestic abuse);
 - (d) notifications and outcomes under section 171A of the Housing and Regeneration Act 2008 (disposal notifications).
- (2) Data published under subsection (1) must be broken down by each protected characteristic as defined in the Equality Act 2010.
- (3) Data must be published annually and in a format specified in regulations that enables comparison across local authority areas.
- (4) Where published data indicates a statistically significant disparity in outcomes for persons sharing a protected characteristic, the local housing authority or registered provider must conduct and publish an equalities impact assessment within six months of the publication of that data.
- (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 requires annual publication of social housing outcomes broken down by protected characteristic, covering waiting lists, right to buy, domestic abuse protections, and disposal

notifications. Where data reveals significant disparities, a mandatory equalities impact assessment is triggered.

LORD HOLMES OF RICHMOND

102★ After Clause 16, insert the following new Clause –

“Accessible and adaptive housing design standard

- (1) The Secretary of State must by regulations made by statutory instrument establish a mandatory accessible and adaptive housing design standard (“the design standard”) applicable to all new and refurbished social housing in England.
- (2) The design standard must specify minimum requirements for –
 - (a) step-free access and wheelchair accessibility;
 - (b) adaptability for persons with sensory impairments;
 - (c) provision for adaptation for persons with progressive conditions.
- (3) The Secretary of State must establish and maintain a national register of accessible social housing properties (“the Accessible Properties Register”) recording, for each property on the register –
 - (a) the accessibility features it provides;
 - (b) whether it is currently occupied.
- (4) Local housing authorities must use the Accessible Properties Register in allocation decisions affecting persons with disabilities or access needs.
- (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 introduces a mandatory accessible and adaptive housing design standard for all new and refurbished social housing and a national register of accessible properties to enable needs-based allocation.

LORD HOLMES OF RICHMOND

103★ After Clause 16, insert the following new Clause –

“Tenant governance and board representation

- (1) A registered provider of social housing must ensure that not less than one fifth of the membership of its governing board comprises persons who are, or have within the preceding five years been, tenants of social housing.
- (2) In exercising functions in respect of the allocation of social housing, a local housing authority or registered provider must establish and maintain a tenant advisory panel for the purpose of co-designing allocation policies.

- (3) The Secretary of State may by regulations made by statutory instrument make further provision about the composition and functions of tenant advisory panels under subsection (2).
- (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 amendment introduces statutory tenant board representation of at least one fifth, mandatory tenant advisory panels for the co-design of allocation policies, and a requirement to publish complaints data by protected characteristic.

LORD HOLMES OF RICHMOND

104★ After Clause 16, insert the following new Clause –

“ESG framework for social housing providers

- (1) The Secretary of State must by regulations made by statutory instrument establish an environmental, social, and governance (ESG) framework for registered providers of social housing above a size threshold specified in those regulations.
- (2) The ESG framework must require that registered providers –
 - (a) meet a minimum energy efficiency standard in respect of social housing stock protected from disposal under this Act, with priority given to the worst-performing properties and those whose tenants are most exposed to fuel poverty;
 - (b) publish annually a report on outcomes for tenants sharing protected characteristics as defined in the Equality Act 2010.
- (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 requires the Secretary of State to establish an ESG framework for social housing providers, setting minimum energy efficiency standards for stock protected under the Act and requiring annual reporting on board diversity and equalities outcomes.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

105★ After Clause 16, insert the following new Clause –

“Review of shared ownership arrangements

- (1) Within 12 months of the day on which this Act is passed, the Secretary of State must conduct a review of the operation of shared ownership arrangements in England.

- (2) The review must consider –
 - (a) the method by which rent is calculated on the unowned equity share;
 - (b) the appropriateness of linking increases in such rent to the Consumer Price Index of inflation;
 - (c) the apportionment of costs arising on the sale of a shared ownership property;
 - (d) the timeliness of responses by registered providers to requests for legal documentation;
 - (e) fees charged by registered providers in connection with staircasing, sales and other administrative matters;
 - (f) the apportionment of service charges, leasehold charges and management costs;
 - (g) the treatment of capital improvements funded by shared owners;
 - (h) barriers to staircasing to 100% ownership.
- (3) Following completion of the review, the Secretary of State must lay a report before Parliament setting out findings and recommendations.”

Member's explanatory statement

This probing amendment would require a review of the operation of shared ownership schemes and barriers faced by shared owners.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

106★ After Clause 16, insert the following new Clause –

“Model shared ownership agreement

- (1) The Secretary of State must prepare and publish a model shared ownership agreement.
- (2) The model agreement must include standard provisions relating to –
 - (a) rent reviews,
 - (b) staircasing,
 - (c) service charges,
 - (d) administrative fees,
 - (e) sales and resales, and
 - (f) capital improvements undertaken by shared owners.
- (3) Registered providers must have regard to the model agreement when granting shared ownership leases.”

Member's explanatory statement

This probing amendment would require the publication of a standardised model shared ownership agreement.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

107★ After Clause 16, insert the following new Clause —

“Effective management of social housing stock

- (1) The Secretary of State must publish a strategy for the effective management of social housing stock.
- (2) The strategy must include proposals relating to —
 - (a) unlawful subletting,
 - (b) long-term vacant dwellings,
 - (c) under-occupation,
 - (d) adapted dwellings,
 - (e) abandoned properties, and
 - (f) reletting times.”

Member's explanatory statement

This probing amendment would require the Government to publish a strategy for improving the management of existing social housing stock.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

108★ After Clause 16, insert the following new Clause —

“Safeguarding duty in relation to out-of-area placements

- (1) Where a local housing authority secures accommodation for a household outside its area, that local authority retains responsibility for safeguarding oversight.
- (2) The Secretary of State must issue guidance concerning the discharge of duties under this section.”

Member's explanatory statement

This amendment would ensure that local authorities retain safeguarding responsibilities where households are placed outside their area.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

109★ After Clause 16, insert the following new Clause —

“Social responsibilities of registered providers

- (1) The Secretary of State must publish guidance concerning the social responsibilities of registered providers of social housing.
- (2) Guidance under this section must include consideration of —
 - (a) tenant wellbeing,

- (b) estate management,
- (c) antisocial behaviour,
- (d) community engagement,
- (e) neighbourhood quality, and
- (f) support for vulnerable tenants.”

Member's explanatory statement

This probing amendment would require the Government to define the wider social responsibilities of registered providers.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

110★ After Clause 16, insert the following new Clause —

“Review of registered providers of social housing: governance

- (1) The Secretary of State must conduct a review of the governance arrangements of registered providers of social housing.
- (2) The review must consider —
 - (a) board composition;
 - (b) accountability to local communities;
 - (c) the role of elected representatives;
 - (d) tenant representation;
 - (e) transparency and scrutiny arrangements;
 - (f) the publication of performance information.
- (3) A report of 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 governance arrangements within registered providers of social housing.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

111★ After Clause 16, insert the following new Clause —

“Attendance before local authority scrutiny committees

- (1) A senior officer of a registered provider of social housing must attend a meeting of a local authority overview and scrutiny committee if requested to do so by that authority.
- (2) Subsection (1) applies where the registered provider owns or manages more than 10% of the social housing stock within the authority’s area.”

Member's explanatory statement

This amendment would enable local authorities to require senior housing association representatives to attend scrutiny committee meetings.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

112★ After Clause 16, insert the following new Clause—

“Quarterly performance information

- (1) Registered providers of social housing must publish quarterly performance information.
- (2) The information published must include—
 - (a) repairs performance,
 - (b) complaints performance,
 - (c) antisocial behaviour performance,
 - (d) tenant satisfaction measures, and
 - (e) void property performance.”

Member's explanatory statement

This amendment would require housing associations to publish quarterly performance information.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

113★ After Clause 16, insert the following new Clause—

“Periodic review of applications for social housing

- (1) Local housing authorities must review applications held on a housing register at least once every three years.
- (2) The purpose of a review under subsection (1) is to determine whether the applicant—
 - (a) remains eligible for social housing,
 - (b) wishes to remain on the register, and
 - (c) continues to require the level of housing priority previously awarded.”

Member's explanatory statement

This amendment would require housing register applications to be reviewed at least every three years to ensure that waiting lists remain accurate and up to date.

BARONESS COFFEY

114★ After Clause 16, insert the following new Clause —

“Application of the Freedom of Information Act 2000 to private registered providers

- (1) A private registered provider of social housing is a public authority for the purposes of the Freedom of Information Act 2000.
- (2) In Part 6 (other public bodies and offices: general) of Schedule 1 (public authorities) of the Freedom of Information Act 2000, after “The Prisons and Probation Ombudsman for England and Wales.” insert “A private registered provider of social housing within the meaning of Part 2 of the Housing and Regeneration Act 2008.””

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

115★ After Clause 16, insert the following new Clause —

“Regulatory inspection at tenants’ request

- (1) The Secretary of State must by regulations made by statutory instrument make provision enabling tenants of a registered provider of social housing to request an inspection by the Regulator of Social Housing.
- (2) Regulations under subsection (1) must specify —
 - (a) the number of tenants required to support a request,
 - (b) the grounds on which a request may be made, and
 - (c) the circumstances in which an inspection may be refused.
- (3) A statutory instrument containing regulations under this section is subject to annulment pursuant to a resolution of either House of Parliament.”

Member's explanatory statement

This probing amendment would enable tenants of a registered provider to request an inspection by the Regulator of Social Housing.

LORD BIRD

116★ After Clause 16, insert the following new Clause —

“Assessment of use of empty homes by local authorities

- (1) Each local authority must create and publish a five-year plan for the use of long-term empty homes for social housing within a year of the day on which this Act is passed.
- (2) The plan must include an assessment of —
 - (a) the local authority’s current social housing stock,

- (b) the number of unoccupied social homes in the area,
 - (c) the number of suitable empty homes in the area and their suitability for social housing, and
 - (d) the number of people who are seeking social housing.
- (3) The plan must set out –
- (a) how the local authority will acquire empty homes assessed to be suitable for social housing,
 - (b) renovation plans for newly acquired homes,
 - (c) how much the newly acquired social homes will cost, and
 - (d) how the local authority will allocate the new social housing.”

LORD HOLMES OF RICHMOND

117★ After Clause 16, insert the following new Clause –

“Report: complaints data

A local housing authority or registered provider must publish annually data on complaints received in respect of functions under this Act, broken down by protected characteristic within the meaning of the Equality Act 2010, so far as that information is held.”

Clause 17

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

118★ Clause 17, page 13, line 11, leave out subsection (2)

Member's explanatory statement

This amendment removes the consequential power to amend or repeal provision made by an Act of Parliament passed before, or in the same session as, this Act by regulations.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

119 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 of 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 O'NEILL OF BEXLEY
LORD JAMIESON

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

Member's explanatory statement

This amendment, and another in the name of Baroness O'Neill of Bexley, 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 O'NEILL OF BEXLEY
LORD JAMIESON

- 121** 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 O'Neill of Bexley, 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 TAYLOR OF STEVENAGE

- 122** Clause 19, page 14, line 6, at end insert—

“(za) section (*Exercise of the right to buy by residential property owners*) (right to buy: residential property owners);”

Member's explanatory statement

*This would provide for the new Clause (*Exercise of the right to buy by residential property owners*) in my name to commence two months after Royal Assent.*

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

- 123** 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 O'Neill of Bexley, 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]

MARSHALLED
LIST OF AMENDMENTS
TO BE MOVED
IN COMMITTEE OF THE WHOLE HOUSE

11 June 2026

PUBLISHED BY AUTHORITY OF THE HOUSE OF LORDS