

Social Housing Bill [HL]

RUNNING LIST OF ALL AMENDMENTS ON REPORT

*Tabled up to and including
23 June 2026*

[Amendments marked ★ are new or have been altered]

After Clause 12

LORD YOUNG OF COOKHAM

★ After Clause 12, insert the following new Clause –

“Shared ownership homes: buybacks, affordability and stock retention

- (1) The Secretary of State must ensure that arrangements are in place under the Social and Affordable Homes Programme, or any successor programme, to support the acquisition or buyback of shared ownership homes which are unsellable or unmortgageable, to prevent the loss of affordable housing stock through open market sale.
- (2) The Secretary of State must publish guidance on the operation of those arrangements within six months of the passing of this Act.
- (3) The Secretary of State must collect and publish annual data on shared ownership homes which leave the affordable housing sector through open market sale.
- (4) The data published under subsection (3) must be disaggregated by the primary reason for sale, where known, including –
 - (a) financial hardship or affordability pressures experienced by the shared owner;
 - (b) repossession;
 - (c) mortgageability issues as a result of building safety defects, remediation liabilities or associated costs;
 - (d) lease length, lease terms or other lease-related restrictions;
 - (e) simultaneous staircasing to 100% and resale;
 - (f) such other categories as the Secretary of State considers appropriate.

- (5) The Secretary of State must publish annually a summary analysis of the data collected under subsections (3) and (4), including an assessment of the extent to which sales are attributable to affordability pressures, mortgageability issues, or other structural features of the shared ownership model.
- (6) The Secretary of State must collect and publish annual data on—
 - (a) the number of shared ownership homes identified as unsellable or unmortgageable;
 - (b) the number of such homes acquired or bought back by registered providers of social housing or local housing authorities;
 - (c) the number of such acquisitions supported through the Social and Affordable Homes Programme or any successor programme, Recycled Capital Grant Funding, or registered providers' own funds;
 - (d) the number of such homes converted to social rent or other affordable housing tenures;
 - (e) the proportion of shared ownership households whose housing costs exceed 40% of net household income.
- (7) The Secretary of State must publish annually—
 - (a) the number of registered providers of social housing operating a shared ownership buyback policy,
 - (b) the number of buybacks completed under such policies,
 - (c) whether such policies are publicly available, and
 - (d) the total number of shared ownership homes retained as social housing stock as a result of buybacks under the Social and Affordable Homes Programme or any successor programme, Recycled Capital Grant Funding, or registered providers' own funds.
- (8) In this section—
 - “housing costs” includes mortgage payments, rent, service charges, ground rent, and any other mandatory charges payable under a shared ownership lease;
 - “unsellable or unmortgageable” means a shared ownership home in respect of which there is no reasonable prospect of sale, staircasing or mortgage lending on normal market terms due to affordability pressures, building safety issues, lease-related restrictions, valuation issues, or other material barriers.”

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