Social Housing Bill [HL]

RUNNING LIST OF ALL

AMENDMENTS ON REPORT

Tabled up to and including

9 July 2026

The amendments are listed in accordance with the following Instruction –

Clauses 1 to 13	Clauses 15 and 16
Schedule 1	Schedule 3
Clause 14	Clauses 17 to 22
Schedule 2	Title

[*Amendments marked ★ are new or have been altered*]

After Clause 12

LORD YOUNG OF COOKHAM
BARONESS THORNHILL

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."

LORD FULLER

After Clause 12, 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.

LORD YOUNG OF COOKHAM
BARONESS WATKINS OF TAVISTOCK
BARONESS THORNHILL

After Clause 12, insert the following new Clause—

"Review of shared ownership and staircasing

(1) The Secretary of State must, within 12 months of the passing of this Act, conduct and publish a review of the operation and effectiveness of the shared ownership scheme in England.

(2) The review must consider in particular—
  (a) the affordability of shared ownership for leaseholders;
  (b) the extent to which shared ownership provides a viable route to full home ownership;
  (c) the operation of staircasing arrangements, including the costs, fees and valuation requirements associated with the purchase of additional shares;
  (d) barriers faced by shared ownership leaseholders in staircasing to higher levels of ownership or to full ownership;
  (e) the impact of service charges, repairs obligations and other housing costs on shared ownership leaseholders;

(f) whether legislative or regulatory changes are required to improve transparency, affordability and access to full ownership.

(3) The Secretary of State must lay the review before Parliament together with a statement setting out any proposed actions in response to its findings."

Schedule 1

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

★ Schedule 1, page 34, 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.

After Clause 18

LORD FULLER

After Clause 18, insert the following new Clause—

"Protections for adapted social housing

(1) This section applies where a dwelling owned by the local housing authority or a registered provider of social housing—

(a) has been substantially adapted for occupation by a person with a disability or support need, or

(b) has been substantially adapted with the use of a Disabled Facilities Grant.

(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 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 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.

BARONESS TEATHER

After Clause 18, 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.

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