

Social Housing Bill [HL]

MARSHALLED LIST OF AMENDMENTS TO BE MOVED ON REPORT

The amendments have been marshalled in accordance with the Instruction of 6th July 2026, as follows –

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]

**Amendment
No.**

Clause 1

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

1★ Clause 1, page 1, line 6, after second “years” insert “subject to subsection (A2)”

Member's explanatory statement

This amendment, and another in the name of Baroness O'Neill of Bexley, seeks to extend the transition period for the commencement of provisions in clause 1 in relation to secure tenancies.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

2★ Clause 1, page 1, line 6, at end insert –

“(b) after subsection (A1) insert –

“(A2) In relation to a secure tenancy entered into before the coming into force of section 1 of the Social Housing Act 2026, 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, and another in the name of Baroness O'Neill of Bexley, seeks to extend the transition period for the commencement of provisions in clause 1 in relation to secure tenancies.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

3★ Leave out Clause 1***Member's explanatory statement***

This amendment would retain the current qualifying period of three years before a secure tenant becomes eligible to exercise the Right to Buy.

Clause 4

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

4★ Leave out Clause 4***Member's explanatory statement***

This amendment retains the existing statutory timescales for processing Right to Buy applications.

Clause 6

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

5★ Leave out Clause 6***Member's explanatory statement***

This amendment would retain the existing Right to Buy discount arrangements, including the existing provisions governing the accumulation and maximum level of discount.

Clause 7

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

6★ Leave out Clause 7***Member's explanatory statement***

This amendment would remove the extension of the Right of First Refusal in perpetuity.

Clause 8

LORD CAMERON OF DILLINGTON
LORD BEST

7 Clause 8, page 8, line 9, leave out from beginning to end of line 18 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 O'NEILL OF BEXLEY
LORD JAMIESON

8★ Clause 8, page 8, line 25, leave out “35” and insert “10”

Member's explanatory statement

This amendment seeks to reduce the period during which newly built social housing is exempt from the Right to Buy from 35 years to 10 years.

After Clause 10

BARONESS JONES OF MOULSECOOMB
BARONESS COFFEY

9 After Clause 10, insert the following new Clause—

“Annual report on the operation of Right to Buy

- (1) The Secretary of State must, for each financial year after this section comes into force, prepare and lay before Parliament an annual report on the operation and impact of Right to Buy.
- (2) The report must include—
 - (a) the number of homes sold under the Right to Buy in each local authority;
 - (b) the total receipts received by local authorities from such sales and how those receipts have been used;
 - (c) an assessment of the impact of the changes made by this Act to the Right to Buy on the availability of social housing in each local authority.
- (3) This report must be laid before Parliament within three months of the end of the financial year.”

Member's explanatory statement

This amendment would require the Secretary of State to report annually to Parliament on the impact of the Right to Buy and the changes made by this Act on the availability of social housing.

BARONESS COFFEY

As an amendment to Amendment 9

- 10 In subsection (1), at end insert “and Right to Acquire”

BARONESS COFFEY

As an amendment to Amendment 9

- 11 In subsection (2)(a), after “Buy” insert “and Right to Acquire”

BARONESS COFFEY

As an amendment to Amendment 9

- 12 In subsection (2)(c), after “Buy” insert “and Right to Acquire”

Clause 12

LORD STONEHAM OF DROXFORD
BARONESS COFFEY

- 13★ Clause 12, page 11, line 24, leave out “C” and insert “D”

LORD BEST

- 14 Clause 12, page 11, line 36, leave out “four weeks” and insert “eight weeks, or 12 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 (inserted by section 8 of this Act),”

Member's explanatory statement

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

LORD STONEHAM OF DROXFORD
BARONESS COFFEY

- 15★ Clause 12, page 12, line 2, at end insert —

“(4A) Condition D is that before making a relevant sale to a purchaser that is not a registered provider, a private registered provider must have—

- (a) offered the dwelling to each registered provider that provides social housing in the same local housing authority area as the dwelling,
- (b) allowed a period of not less than the period specified in subsection (3) for any such provider to indicate whether it wishes to purchase the dwelling, and
- (c) where any such provider indicated a wish to purchase the dwelling, not proceeded with a relevant sale to any other purchaser unless negotiations with that provider have ceased without agreement or did not result in agreement within such period as the Secretary of State may by regulations prescribe.

- (4B) Where Condition D was not met because more than one registered provider indicated a wish to purchase the dwelling, the disposing registered provider may determine the order in which negotiations are conducted.”

LORD BEST

16 Clause 12, page 13, line 11, 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

LORD BEST

BARONESS COFFEY

17★ Clause 12, page 13, line 11, at end insert—

- “(h) the tenure of the dwelling, distinguishing between social rent and affordable rent,
- (i) the current energy performance certificate rating of the dwelling,
- (j) whether the dwelling complies with the Decent Homes Standard,
- (k) the findings of the most recent stock condition survey of the dwelling, where one has been completed,
- (l) whether the dwelling contains adaptations to meet accessibility needs and, if so, a description of those adaptations and details of any public financial assistance received in relation to those adaptations, including any disabled facilities grant,
- (m) details of any financial assistance received in relation to the dwelling under section 19 of this Act (financial assistance),
- (n) the rent payable immediately before the relevant sale, and
- (o) details of any material building safety or compliance information held in relation to the dwelling, including, where applicable, gas safety, electrical safety and asbestos information.
- (2A) For the purposes of subsection (1)(h), “social rent” and “affordable rent” have the meanings given in the Rent Standard issued by the Regulator of Social Housing under section 194(2A) of this Act (standards relating to economic matters).”

BARONESS COFFEY

18 Clause 12, page 13, line 23, at end insert—

“171CA Disposal of dwellings through auction

Where a private registered provider makes a relevant sale of a dwelling through auction, the disposal must be made available through the modern method of auction, not solely on a cash basis.”

Member's explanatory statement

This allows the acquisition of social housing via auction sale to be undertaken using a mortgage, not solely on a cash basis.

BARONESS COFFEY

19★ Clause 12, page 13, line 24, leave out “171C” and insert “171CA”

BARONESS COFFEY

20 Clause 12, page 13, line 25, leave out “171C” and insert “171CA”

LORD STONEHAM OF DROXFORD
BARONESS COFFEY

21★ Clause 12, page 14, line 5, at end insert—

“171E National register of disposal notifications

- (1) The Regulator of Social Housing must establish and maintain a national register through which notifications under section 171A (requirement to give notice of proposed sale) are submitted and which records the information provided in accordance with section 171C (sale notices).
- (2) The register must be accessible to—
 - (a) local housing authorities, and
 - (b) registered providers that provide social housing in the local authority area in which the dwelling is situated.
- (3) The Regulator must update the register as soon as reasonably practicable after receiving each notification, having regard to the need to enable local housing authorities and registered providers to exercise rights under section 171A.

171F Post-disposal reporting

- (1) The Regulator of Social Housing must require registered providers, in any return made following completion of a disposal notified under section 171A (requirement to give notice of proposed sale), to include information

identifying the tenure of the dwelling disposed of, distinguishing between social rent and affordable rent.

- (2) The Regulator must publish annually information relating to disposals notified under section 171A in a format that enables analysis and comparison over time, broken down by –
 - (a) registered provider name;
 - (b) local authority area;
 - (c) tenure of the dwelling disposed of, distinguishing between social rent and affordable rent;
 - (d) purchaser category;
 - (e) whether the disposal was made at open market value or below market value;
 - (f) the number of dwellings disposed of in each combination of the categories specified in paragraphs (a) to (e).
- (3) For the purposes of this section, “social rent” and “affordable rent” have the meanings given in the Rent Standard issued by the Regulator of Social Housing under section 194(2A) of this Act (standards relating to economic matters).”

BARONESS JONES OF MOULSECOOMB

22★ Clause 12, page 14, line 5, at end insert –

“171E Post-disposal reporting

- (1) The Regulator of Social Housing must require registered providers, in any return made following completion of a disposal notified under section 171A (requirement to give notice of proposed sale), to include information identifying the tenure of the dwelling disposed of, distinguishing between social rent and affordable rent.
- (2) The regulator must publish annually information relating to disposals notified under section 171A in a format that enables analysis and comparison over time, broken down by –
 - (a) registered provider name,
 - (b) local authority area,
 - (c) tenure of the dwelling disposed of, distinguishing between social rent and affordable rent,
 - (d) purchaser category,
 - (e) whether the disposal was made at open market value or below market value, and
 - (f) the number of dwellings disposed of in each combination of the categories specified in paragraphs (a) to (e).
- (3) For the purposes of this section, “social rent” and “affordable rent” have the meanings given in the Rent Standard issued by the Regulator of Social

Housing under section 194(2A) of this Act (standards relating to economic matters).”

Member's explanatory statement

The purpose of this amendment is to ensure that post-disposal reporting includes social and affordable rent.

After Clause 12

LORD YOUNG OF COOKHAM
BARONESS THORNHILL

23

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

24 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

25 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.”

LORD STONEHAM OF DROXFORD
BARONESS COFFEY

26★ After Clause 12, insert the following new Clause –

“Responsible disposal practice

After section 10 of the Housing and Regeneration Act 2008 (restrictions on disposal of land), insert –

“10A Responsible disposal practice

- (1) Homes England must, in consultation with the Regulator of Social Housing and bodies representative of registered providers, prepare and publish a code of responsible disposal practice within the period of 12 months beginning with the day on which this section comes into force.

- (2) The code must set out the principles and standards expected of registered providers when disposing of social housing, having regard to—
 - (a) the need to protect the supply of social housing in local communities,
 - (b) the interests of households on local authority housing waiting lists,
 - (c) the importance of transparency in the disposal process, and
 - (d) the desirability of retaining social housing within the social housing sector wherever reasonably practicable.
- (3) Homes England must include compliance with the code among the criteria applied in determining eligibility for financial assistance under section 19 of this Act.
- (4) The Secretary of State may by direction require Homes England to review and, where appropriate, amend the code.””

LORD STONEHAM OF DROXFORD
BARONESS COFFEY

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

“Geographic and tenure requirements for recycled capital grant

After section 33 of the Housing and Regeneration Act 2008 (section 32: interest and successors in title) insert—

“33A Geographic and tenure requirements for recycled capital grant

- (1) In exercising its powers under section 33(1), Homes England must include in any direction relating to the recycling of capital grant requirements that—
 - (a) where a relevant event, as defined in a determination under section 32 of this Act (recovery etc. of social housing assistance), occurs in relation to a dwelling let at social rent, any capital grant recovered or recycled must be applied towards the provision of a replacement dwelling let at social rent within the same local authority area as the disposed dwelling;
 - (b) where such a relevant event occurs in relation to a dwelling let at affordable rent, any capital grant recovered or recycled must be applied towards the provision of a replacement dwelling let at social rent or affordable rent within the same local authority area as the disposed dwelling.
- (2) Homes England may grant an exemption from the requirement to provide a replacement dwelling within the same local authority area where a registered provider demonstrates that this is not reasonably practicable and in such a case, the recovered or recycled capital grant must be applied towards the provision of a replacement dwelling meeting the tenure requirements set out in subsection (1) in another local authority area agreed by Homes England, where Homes England is satisfied that there is demonstrable housing need.

- (3) For the purposes of this section, a disposal made with the consent of Homes England under which the grant liability passes to the receiving registered provider pursuant to a determination under section 32 of this Act does not constitute a relevant event.
- (4) For the purposes of this section, “social rent” and “affordable rent” have the meanings given in the Rent Standard issued by the Regulator of Social Housing under section 194(2A) of this Act (standards relating to economic matters).”

After Clause 13

LORD BEST

28★ After Clause 13, 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 registered provider must grant 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 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 registered provider concerned must co-operate with other registered

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

Member's explanatory statement

The amendment would ensure social housing providers offer a return to a secure tenancy to a tenant forced out of their social housing by threats of violence, in accordance with police advice.

LORD BEST
BARONESS WARWICK OF UNDERCLIFFE

29 After Clause 13, 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 (Amendment) 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 shall 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 (7), 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) above 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 specified 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 provided under 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 –

“registered provider of social housing” has the meaning given by section 80 of the Housing and Regeneration Act 2008;

“occupier” means a person in possession or with a right to possession of the relevant premises, including a tenant or licensee;

“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.”

Member's explanatory statement

This amendment would provide a statutory route for social housing providers to secure access to tenants' homes for essential safety inspections, where reasonable efforts to obtain access have been unsuccessful.

Schedule 1

BARONESS TAYLOR OF STEVENAGE

- 30 Schedule 1, page 18, line 26, leave out “resident partner” and insert “victim”

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse.

BARONESS TAYLOR OF STEVENAGE

- 31 Schedule 1, page 18, line 30, leave out “before “partner who” insert “resident”” and insert “for “partner” in both places substitute “victim””

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse.

BARONESS TAYLOR OF STEVENAGE

- 32 Schedule 1, page 18, line 33, leave out “resident partner” and insert “victim”

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse.

BARONESS TAYLOR OF STEVENAGE

- 33 Schedule 1, page 18, line 37, leave out “before “partner who” insert “resident”” and insert “for “partner” in both places substitute “victim””

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse.

BARONESS TAYLOR OF STEVENAGE

- 34 Schedule 1, page 18, line 38, leave out “before “partner” insert “resident”” and insert “for “partner” substitute “victim””

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse.

BARONESS TAYLOR OF STEVENAGE

- 35 Schedule 1, page 19, leave out lines 20 to 23 and insert —

- “(c) the victim, or a victim, of the offence —
 - (i) is personally connected to the tenant, and
 - (ii) is a current or former occupant of the dwelling-house.”

Member's explanatory statement

This expands the scope of the absolute ground for possession in new section 84B. The ground will be available where anyone who is in occupation and “personally connected to” the abusive tenant is a victim of the abuse. At present, it is available only if the victim is a resident partner of the abusive tenant or a family member of the resident partner.

BARONESS TAYLOR OF STEVENAGE

- 36 Schedule 1, page 19, leave out lines 32 to 35 and insert —

- “(b) the victim, or a victim, of the breach —
 - (i) is personally connected to the tenant, and
 - (ii) is a current or former occupant of the dwelling-house.”

Member's explanatory statement

This expands the scope of the ground for possession in new section 84B. The ground will be available where anyone who is in occupation and “personally connected to” the abusive tenant is a victim of the abuse. At present, it is available only if the victim is a resident partner of the abusive tenant or a family member of the resident partner.

BARONESS TAYLOR OF STEVENAGE

- 37 Schedule 1, page 21, leave out lines 13 to 28 and insert —

- ““current or former occupant of the dwelling-house” means a person who —
 - (a) occupies the dwelling-house, or

- (b) was occupying the dwelling-house but left for reasons relating to –
 - (i) the offence or breach in question, or
 - (ii) other abusive behaviour of the tenant;
- “personally connected” has the same meaning as in the Domestic Abuse Act 2021 (see section 2 of that Act);”

Member's explanatory statement

This defines terms used in other amendments of new section 84B in my name.

BARONESS TAYLOR OF STEVENAGE

- 38 Schedule 1, page 22, line 6, leave out from “and” to “are” in line 7 and insert “–
- (i) the victim mentioned in the relevant ground, or
 - (ii) a member of that victim’s family,”

Member's explanatory statement

This is consequential on other amendments in my name which expand the protections for victims against notices to quit served by the abusive tenant. It also expands the protections for victims against orders for possession, so that they are also available where a member of the family of a victim of abuse is a joint tenant with the abusive tenant.

BARONESS TAYLOR OF STEVENAGE

- 39 Schedule 1, page 22, line 17, leave out from “and” to “are” in line 18 and insert “–
- (i) the victim mentioned in the relevant ground, or
 - (ii) a member of that victim’s family,”

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse. It also expands the protections for victims against notices to quit served by the abusive tenant, so that they are also available where a member of the family of a victim of abuse is a joint tenant with the abusive tenant.

BARONESS TAYLOR OF STEVENAGE

- 40 Schedule 1, page 22, line 39, leave out from first “the” to “about” in line 40 and insert “victim mentioned in that ground”

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse.

BARONESS TAYLOR OF STEVENAGE

41 Schedule 1, page 23, line 10, leave out from “and” to “are” in line 11 and insert “—

- (i) the victim mentioned in that ground, or
- (ii) a member of that victim’s family,”

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse. It also expands the protections for victims against orders for possession, so that they are also available where a member of the family of a victim of abuse is a joint tenant with the abusive tenant.

BARONESS TAYLOR OF STEVENAGE

42 Schedule 1, page 23, line 18, leave out from “and” to “are” in line 19 and insert “—

- (i) the victim mentioned in that section, or
- (ii) a member of that victim’s family,”

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse. It also expands the protections for victims against orders for possession, so that they are also available where a member of the family of a victim of abuse is a joint tenant with the abusive tenant.

BARONESS TAYLOR OF STEVENAGE

43 Schedule 1, page 23, line 24, leave out “resident partner” and insert “victim, or member of the victim’s family,”

Member's explanatory statement

This is consequential on the other amendments of new section 85B in my name.

BARONESS TAYLOR OF STEVENAGE

44 Schedule 1, page 23, line 31, leave out “resident partner” and insert “recipient tenant or any of the recipient tenants”

Member's explanatory statement

This is consequential on the other amendments of new section 85B in my name.

BARONESS TAYLOR OF STEVENAGE

45 Schedule 1, page 23, line 35, leave out “resident partner in question” and insert “recipient tenant or recipient tenants”

Member's explanatory statement

This is consequential on the other amendments of new section 85B in my name.

BARONESS TAYLOR OF STEVENAGE

- 46 Schedule 1, page 24, line 3, leave out “resident partner” and insert “recipient tenant or recipient tenants”

Member's explanatory statement

This is consequential on the other amendments of new section 85B in my name.

BARONESS TAYLOR OF STEVENAGE

- 47 Schedule 1, page 25, leave out lines 19 to 22 and insert —
- “The following conditions are met in relation to a dwelling-house.
Condition 1 is that there has been abusive behaviour by a person who is a tenant of the dwelling-house (“A”) towards a person (the “victim”) who —
- (a) is personally connected to A, and
 - (b) is a current or former occupant of the dwelling-house.
- Condition 2 is that —”

Member's explanatory statement

This expands the scope of this new ground for possession (Ground 2A). The ground will be available where anyone who is in occupation and “personally connected to” the abusive tenant is a victim of the abuse. At present, it is available only if the victim is a resident partner of the abusive tenant or a family member of the resident partner.

BARONESS TAYLOR OF STEVENAGE

- 48 Schedule 1, page 25, line 25, leave out “the resident partner” and insert “—
- (i) the victim, or
 - (ii) a member of the victim’s family,”

Member's explanatory statement

This is consequential on the other amendments of new Ground 2A in my name.

BARONESS TAYLOR OF STEVENAGE

- 49 Schedule 1, page 25, line 27, leave out “resident partner” and insert “victim, or member of the victim’s family,”

Member's explanatory statement

This is consequential on the other amendments of new Ground 2A in my name.

BARONESS TAYLOR OF STEVENAGE

- 50 Schedule 1, page 25, line 29, leave out “the resident partner is not” and insert “neither the victim, nor any member of the victim’s family, is”

Member's explanatory statement

This is consequential on the other amendments of new Ground 2A in my name.

BARONESS TAYLOR OF STEVENAGE

- 51 Schedule 1, page 25, leave out lines 33 to 43 and insert –
- ““abusive” has the meaning given in section 1(3) of the Domestic Abuse Act 2021;
- “current or former occupant of the dwelling-house” means a person who –
- (a) occupies the dwelling-house, or
 - (b) was occupying the dwelling-house but left for reasons relating to –
 - (i) the offence or breach in question, or
 - (ii) other abusive behaviour of the tenant;
- “personally connected” has the same meaning as in the Domestic Abuse Act 2021 (see section 2 of that Act).”

Member's explanatory statement

This defines terms used in other amendments of new Ground 2A in my name.

BARONESS TAYLOR OF STEVENAGE

- 52 Schedule 1, page 26, line 40, leave out “resident partner” and insert “victim”

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse.

BARONESS TAYLOR OF STEVENAGE

- 53 Schedule 1, page 26, line 42, leave out “before “partner who” insert “resident”” and insert “for “partner” in both places substitute “victim””

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse.

BARONESS TAYLOR OF STEVENAGE

- 54 Schedule 1, page 27, line 3, leave out “resident partner” and insert “victim”

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse.

BARONESS TAYLOR OF STEVENAGE

- 55 Schedule 1, page 27, line 5, leave out ““the partner” substitute “the resident partner”” and insert ““partner” in both places substitute “victim””

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse.

BARONESS TAYLOR OF STEVENAGE

- 56 Schedule 1, page 27, line 19, leave out from “and” to “are” in line 20 and insert “—
- (i) the victim who is referred to in the relevant ground, or
 - (ii) a member of that victim’s family (within the meaning of Part 1 of the Housing Act 1996),”

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse. It also expands the protections for victims against notices to quit served by the abusive tenant, so that they are also available where a member of the family of a victim of abuse is a joint tenant with the abusive tenant.

BARONESS TAYLOR OF STEVENAGE

- 57 Schedule 1, page 27, line 29, leave out from “and” to “are” in line 30 and insert “—
- (i) the victim who is referred to in the relevant ground, or
 - (ii) a member of that victim’s family (within the meaning of Part 1 of the Housing Act 1996),”

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse. It also expands the protections for victims against notices to quit served by the abusive tenant, so that they are also available where a member of the family of a victim of abuse is a joint tenant with the abusive tenant.

BARONESS TAYLOR OF STEVENAGE

- 58 Schedule 1, page 28, line 7, leave out from first “the” to “about” in line 8 and insert “victim mentioned in that ground”

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse.

BARONESS TAYLOR OF STEVENAGE

59 Schedule 1, page 28, line 22, leave out from “and” to “are” in line 23 and insert “—

- (i) the victim mentioned in that ground, or
- (ii) a member of that victim’s family (within the meaning of Part 1 of the Housing Act 1996),”

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse. It also expands the protections for victims against orders for possession, so that they are also available where a member of the family of a victim of abuse is a joint tenant with the abusive tenant.

BARONESS TAYLOR OF STEVENAGE

60 Schedule 1, page 28, line 30, leave out from “and” to “are” in line 31 and insert “—

- (i) the victim mentioned in that ground, or
- (ii) a member of that victim’s family (within the meaning of Part 1 of the Housing Act 1996),”

Member's explanatory statement

This is consequential on other amendments in my name which expand the grounds for possession of social housing where there is domestic abuse. It also expands the protections for victims against orders for possession, so that they are also available where a member of the family of a victim of abuse is a joint tenant with the abusive tenant.

BARONESS TAYLOR OF STEVENAGE

61 Schedule 1, page 28, line 36, leave out “resident partner” and insert “victim, or member of the victim’s family,”

Member's explanatory statement

This is consequential on the other amendments of new section 10B in my name.

BARONESS TAYLOR OF STEVENAGE

62 Schedule 1, page 28, line 43, leave out “resident partner” and insert “recipient tenant or any of the recipient tenants”

Member's explanatory statement

This is consequential on the other amendments of new section 10B in my name.

BARONESS TAYLOR OF STEVENAGE

- 63 Schedule 1, page 29, line 4, leave out “resident partner” and insert “recipient tenant or recipient tenants”

Member's explanatory statement

This is consequential on the other amendments of new section 10B in my name.

BARONESS TAYLOR OF STEVENAGE

- 64 Schedule 1, page 29, line 17, leave out “resident partner” and insert “recipient tenant or recipient tenants”

Member's explanatory statement

This is consequential on the other amendments of new section 10B in my name.

BARONESS TAYLOR OF STEVENAGE

- 65 Schedule 1, page 30, leave out lines 22 to 25 and insert —

- “(d) the victim, or a victim, of the offence —
(i) is personally connected to the tenant, and
(ii) is a current or former occupant of the dwelling-house.”

Member's explanatory statement

This expands the scope of this new ground for possession (Ground 7AA). The ground will be available where anyone who is in occupation and “personally connected to” the abusive tenant is a victim of the abuse. At present, it is available only if the victim is a resident partner of the abusive tenant or a family member of the resident partner.

BARONESS TAYLOR OF STEVENAGE

- 66 Schedule 1, page 30, leave out lines 36 to 39 and insert —

- “(c) the victim, or a victim, of the breach —
(i) is personally connected to the tenant, and
(ii) is a current or former occupant of the dwelling-house.”

Member's explanatory statement

This expands the scope of this new ground for possession (Ground 7AA). The ground will be available where anyone who is in occupation and “personally connected to” the abusive tenant is a victim of the abuse. At present, it is available only if the victim is a resident partner of the abusive tenant or a family member of the resident partner.

BARONESS TAYLOR OF STEVENAGE

67 Schedule 1, page 32, line 14, at end insert—

““current or former occupant of the dwelling-house” means a person who—

- (a) occupies the dwelling-house, or
- (b) was occupying the dwelling-house but left for reasons relating to—
 - (i) the offence or breach in question, or
 - (ii) other abusive behaviour towards them by the tenant;

“personally connected” has the same meaning as in the Domestic Abuse Act 2021 (see section 2 of that Act);”

Member's explanatory statement

This defines terms used in other amendments of new Ground 7AA in my name.

BARONESS TAYLOR OF STEVENAGE

68 Schedule 1, page 32, leave out lines 17 to 31

Member's explanatory statement

This is consequential on other amendments of Ground 7AA in my name.

BARONESS TAYLOR OF STEVENAGE

69 Schedule 1, page 33, line 8, leave out from “towards” to end of line 10 and insert “a person (the “victim”) who—

- (a) is personally connected to the tenant, and
- (b) is a current or former occupant of the dwelling-house.”

Member's explanatory statement

This expands the scope of this new ground for possession (Ground 14A). The ground will be available where anyone who is in occupation and “personally connected to” the abusive tenant is a victim of the abuse. At present, it is available only if the victim is a resident partner of the abusive tenant or a family member of the resident partner.

BARONESS TAYLOR OF STEVENAGE

70 Schedule 1, page 33, line 14, leave out “the resident partner” and insert “—

- (i) the victim, or
- (ii) a member of the victim’s family (within the meaning of Part 1 of the Housing Act 1996),”

Member's explanatory statement

This is consequential on another amendment of new Ground 14A in my name.

BARONESS TAYLOR OF STEVENAGE

- 71 Schedule 1, page 33, line 16, leave out “resident partner” and insert “victim, or member of the victim’s family,”

Member's explanatory statement

This is consequential on another amendment of new Ground 14A in my name.

BARONESS TAYLOR OF STEVENAGE

- 72 Schedule 1, page 33, line 18, leave out “the resident partner is not” and insert “neither the victim, nor any member of the victim’s family, is”

Member's explanatory statement

This is consequential on another amendment of new Ground 14A in my name.

BARONESS TAYLOR OF STEVENAGE

- 73 Schedule 1, page 33, line 22, at end insert—

““current or former occupant of the dwelling-house” means a person who—

- (a) occupies the dwelling-house, or
- (b) was occupying the dwelling-house but left for reasons relating to the domestic abuse;”

Member's explanatory statement

This defines a term used in another amendment of new Ground 14A in my name.

BARONESS TAYLOR OF STEVENAGE

- 74 Schedule 1, page 33, line 24, at end insert—

““personally connected” has the same meaning as in the Domestic Abuse Act 2021 (see section 2 of that Act);”

Member's explanatory statement

This defines a term used in another amendment of new Ground 14A in my name.

BARONESS TAYLOR OF STEVENAGE

- 75 Schedule 1, page 33, leave out lines 27 to 37

Member's explanatory statement

This is consequential on other amendments of Ground 14A in my name.

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

76 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 16

LORD YOUNG OF COOKHAM

77 After Clause 16, insert the following new Clause —

“Review of lifetime secure tenancies

- (1) A local housing authority must review each lifetime secure tenancy at intervals of no more than five years.
- (2) A review under subsection (1) must consider —
 - (a) whether the tenant continues to require the accommodation having regard to their housing needs,
 - (b) whether the accommodation remains suitable having regard to the size and composition of the tenant's household,

- (c) whether the tenant has developed a local connection with another local housing authority area,
 - (d) whether the tenant requires support to move to more suitable accommodation, and
 - (e) such other matters as may be prescribed by regulations made by the Secretary of State.
- (3) Following a review under this section, the local housing authority may –
- (a) confirm the continuation of the tenancy,
 - (b) offer alternative suitable accommodation, or
 - (c) take such other action as may be provided for by regulations.
- (4) The Secretary of State must issue guidance to local housing authorities on the conduct of reviews under this section.
- (5) Local housing authorities must have regard to guidance issued under subsection (4).
- (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 local housing authorities to review lifetime secure tenancies every five years to ensure that social housing continues to meet tenants' needs and that existing stock is being used effectively.

Clause 17

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

78★ Leave out Clause 17

Member's explanatory statement

This amendment opposes provisions in the Bill which amend existing uncommenced legislation regarding rents for high-income tenants.

After Clause 18

LORD FULLER

79 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

80 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.

BARONESS COFFEY

81 After Clause 18, insert the following new Clause —

“Board composition of private registered providers with social housing stock

- (1) The Secretary of State must by regulations to be made by statutory instrument require that private registered providers which own social housing stock have a minimum of two elected local councillors on their board.

- (2) The regulations under subsection (1) must specify –
 - (a) how the elected local councillors are to be appointed to the boards,
 - (b) how many elected local councillors are to be appointed to the boards, and
 - (c) which local authorities the councillors must represent where the private registered provider operates across more than one local authority.
- (3) Regulations under subsection (2)(b) must ensure that no private registered provider's board is comprised of a majority of elected local councillors.
- (4) The Secretary of State must make regulations under this section within six months of the day on which this Act is passed.
- (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."

LORD FARMER

82 After Clause 18, insert the following new Clause –

"Provision of information and collaboration on housing for prison leavers

- (1) The Secretary of State has a duty to –
 - (a) ensure local housing authorities receive the necessary information, and
 - (b) facilitate effective collaboration between local housing authorities, HM Prison and Probation Service and other relevant organisations,to prevent prison leavers at risk of homelessness from being unable to access housing.
- (2) The Secretary of State must, by regulations made by statutory instrument, publish –
 - (a) requirements for the nature of the information that must be shared with local housing authorities,
 - (b) the timescales on which the information must be provided to local housing authorities,
 - (c) the timescales within which local housing authorities must respond, including when they need to confirm whether or not housing will be available,
 - (d) requirements for local housing authorities to respond to the person or body which made the social housing referral for a prison leaver, and
 - (e) guidance for local housing authorities on their responsibility to provide further information as required.
- (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 and effectively collaborate with other organisations as necessary to provide housing to prison leavers at risk of homelessness. It also to require the Secretary of State to publish an annual report on social housing provision to prison leavers.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

83★ After Clause 18, 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 (Regulation of Social Housing), 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

84★ After Clause 18, insert the following new Clause —

“Local connection requirements

- (1) The Secretary of State must use powers under sections 166A(7) and 167(3) of the Housing Act 1996 (allocation schemes), to require that local housing authorities publish whether they have a policy that ensures reasonable preference in allocations policies takes account of local connection.
- (2) For the purposes of subsection (1), local connection includes —
 - (a) residence;
 - (b) employment;
 - (c) family association;
 - (d) service in His Majesty’s Armed Forces.”

Member's explanatory statement

This amendment strengthens local connection considerations in social housing allocations.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

85★ After Clause 18, insert the following new Clause —

“High income social tenants

- (1) The Secretary of State must, within the period of six months beginning with the day on which this Act is passed, publish proposals for ensuring that social housing is targeted towards those with the greatest housing need.
- (2) The proposals required under subsection (1), must include consideration of —
 - (a) income thresholds for higher-income tenants;
 - (b) rent levels payable by higher-income tenants;
 - (c) incentives to support higher-income tenants into home ownership or the private rented sector;
 - (d) the impact on the availability of social housing for households on waiting lists.”

Member's explanatory statement

This amendment seeks to require the Government to consider how social housing can remain focused on those in greatest housing need while supporting higher-income tenants into home ownership where appropriate.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

86★ After Clause 18, insert the following new Clause —

“Illegal subletting enforcement review

- (1) The Secretary of State must, within the period of 12 months beginning with the day on which this Act is passed, publish a review of the effectiveness of enforcement activity relating to unlawful subletting of social housing.
- (2) The review must include —
 - (a) rates of prosecution;
 - (b) recovery of properties;
 - (c) barriers to enforcement.
- (3) The review must be laid before Parliament.”

Member's explanatory statement

This amendment would require review of enforcement activities relating to unlawful subletting of social housing.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

87★ After Clause 18, insert the following new Clause –

“National strategy for management of social housing stock

- (1) Within the period of 12 months beginning on the day on which this Act is passed, the Secretary of State must publish a strategy for improving the management and utilisation of existing social housing stock.
- (2) The strategy must include proposals for –
 - (a) reducing vacancy periods;
 - (b) improving re-letting performance;
 - (c) tackling unlawful subletting and tenancy fraud;
 - (d) improving waiting list management;
 - (e) addressing under-occupation;
 - (f) tackling barriers to downsizing, where appropriate;
 - (g) improving transparency and data collection in stock management.
- (3) Every local housing authority and registered provider of social housing must publish annually, in such form as the Secretary of State may direct, information relating to –
 - (a) the number of void properties;
 - (b) average re-let times;
 - (c) unlawful subletting investigations and prosecutions;
 - (d) recovered properties;
 - (e) the date on which the housing waiting list was most recently reviewed.
- (4) The Secretary of State must publish and lay before Parliament an annual report summarising and analysing the information published under this section.”

Member's explanatory statement

This amendment seeks to require a national strategy to improve the management of existing social housing stock and requires social landlords to publish key stock-management data, with the Secretary of State reporting annually on performance.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

88★ After Clause 18, insert the following new Clause –

“Governance standards

The Secretary of State must publish guidance establishing minimum governance standards for registered providers of social housing, including –

- (a) financial transparency,
- (b) democratic accountability,
- (c) executive remuneration,

- (d) tenant representation, and
- (e) publication of performance criteria.”

Member's explanatory statement

This amendment seeks to strengthen governance and transparency among registered providers.

LORD BIRD

89★ After Clause 18, insert the following new Clause –

“Empty dwelling management orders: prescribed period of time

In the Housing (Empty Dwelling Management Orders) (Prescribed Period of Time and Additional Prescribed Requirements) (England) (Amendment) Order 2012 (S.I. 2012/2625), omit Article 2 (prescribed period of time).”

Member's explanatory statement

This amendment seeks to reinstate the period of time that a dwelling has to be unoccupied for before local councils can apply for empty dwelling management orders to six months.

LORD BIRD

90★ After Clause 18, insert the following new Clause –

“Long-term empty homes use: strategy and funding

- (1) The Secretary of State must, within 12 months of the day on which this Act is passed –
 - (a) publish a national strategy for increasing the acquisition and renovation of long-term empty homes for use as low-cost rental accommodation, and
 - (b) establish a ring-fenced recyclable loan scheme for bringing empty homes back into use as low-cost rental accommodation.
- (2) In this section, “low-cost rental accommodation” has the meaning given in section 69 of the Housing and Regeneration Act 2008 (low cost rental).
- (3) The strategy under subsection (1)(a) must include –
 - (a) the steps the Government will take to facilitate social impact investment into the acquisition and renovation of empty homes;
 - (b) an assessment of the impact of the strategy on local authority and central government finances, with particular regard to reductions in expenditure on temporary accommodation for homelessness support.
- (4) Within one year, and every year thereafter, of the publication of the strategy under subsection (1)(a), the Secretary of State must publish –
 - (a) the number of empty homes renovated as a result of the strategy, and
 - (b) the number of acquired empty homes allocated to people previously in temporary accommodation or rough sleeping.
- (5) Funding provided by the ring-fenced loan scheme established under subsection (1)(b) –

- (a) must be made available to local authorities for direct use or for on-lending to charities or social enterprises;
 - (b) is restricted to the acquisition and refurbishment of long-term empty homes for use as low-cost rental accommodation.
- (6) All money from loans that are repaid under the scheme must be recycled back into the scheme for further loans.”

Member's explanatory statement

This amendment would create a national strategy and loan scheme to bring long-term empty homes into use as low-cost rental accommodation. The creation of the loan scheme seeks to remove the financial barriers that currently prevent many local authorities from investing in empty homes.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

91★ After Clause 18, insert the following new Clause –

“Development of brownfield land for social housing

- (1) The Government must include provisions in the National Planning Policy Framework requiring that, in exercising any function relating to the determination of an application for planning permission for development on previously developed land, a local planning authority must apply a strong material presumption in favour of granting planning permission where the development satisfies one or more of the conditions in subsection (2).
- (2) The conditions are that –
 - (a) the development will provide social housing comprising not less than 25% of the total residential units,
 - (b) the development consists of the redevelopment or regeneration of an existing social housing estate and will result in a net increase in the number of social housing units, or
 - (c) the development will provide supported housing comprising not less than 15% of the total residential units.
- (3) For the purposes of subsection (1), the strong material presumption in favour of granting planning permission may be displaced only where material considerations indicate that the adverse impacts of the development would very substantially outweigh its benefits.
- (4) In this section –
 - “previously developed land” has the meaning given by the National Planning Policy Framework;
 - “social housing” has the same meaning as in section 68 (basic principle) of the Housing and Regeneration Act 2008;
 - “supported housing” means housing provided together with support, supervision or care for persons who require such assistance to live independently.”

Member's explanatory statement

This amendment seeks to require the National Planning Policy Framework to provide a strong presumption in favour of granting planning permission for development on brownfield land where proposals deliver significant levels of social housing or supported housing, or where they regenerate existing social housing estates with a net increase in social housing provision.

BARONESS COFFEY

92★

After Clause 18, insert the following new Clause—

“Homes England: provision of land to local authorities for social housing

Homes England must provide any land that it owns free of charge to the local authority in which the land is located if the local authority requests the land for the purposes of building new social housing.”

Member's explanatory statement

This amendment is intended to accelerate and facilitate the building of social housing.

Social Housing Bill [HL]

MARSHALLED
LIST OF AMENDMENTS
TO BE MOVED
ON REPORT

16 July 2026

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