

# Social Housing (Regulation) Bill [HL]

---

AMENDMENTS  
TO BE MOVED  
IN GRAND COMMITTEE

---

**After Clause 22**

LORD BEST

After Clause 22, insert the following new Clause –

**“Inspections**

- (1) The Housing and Regeneration Act 2008 is amended as follows.
- (2) Delete section 201 (inspections) and 202 (inspections: supplemental) and substitute –

**“Inspections**

- (1) It is the duty of the Regulator to carry out inspections, at such intervals as may be prescribed, of –
  - (a) every registered provider's performance of its functions in relation to the provision of social housing, and
  - (b) the financial or other affairs of every registered provider.
- (2) Following each such inspection under subsection (1), the Regulator shall –
  - (a) assess the performance of the providers, and
  - (b) publish a report of its assessment.
- (3) Regulations may provide that this section does not apply to specified providers or categories of providers in prescribed circumstances.
- (4) The assessment of a registered provider's performance is to be by reference to such indicators of quality as the Secretary of State may devise or approve.
- (5) The Secretary of State may direct the Regulator to devise indicators for the purposes of subsection (4) and submit them to the Secretary of State for approval.
- (6) The Regulator must prepare a statement describing the method that it proposes to use in assessing and evaluating the performance of a

registered provider under this section, and submit the statement to the Secretary of State for approval.

- (7) Regulations shall provide that in conducting an inspection of a registered provider under this section, the Regulator must have regard to any views expressed to him by certain persons or class of person which shall include tenants of the provider.

### **Special inspections and investigations**

- (1) The Regulator may at any time, where he considers it appropriate, conduct a special review or investigation, and must do so if the Secretary of State so requests.
- (2) A special inspection or investigation is an inspection (other than a periodic inspection) of or an investigation into –
  - (a) the exercise of its functions by a registered provider,
  - (b) the financial or other affairs of a registered provider,
  - (c) the standard of accommodation provided by a registered provider,
  - (d) other matter relating to the governance or performance of a registered provider.”

### ***Member's explanatory statement***

*This amendment seeks to impose a duty on the Social Housing Regulator to carry out regular inspections of all registered providers to ensure compliance with regulatory standards.*

### BARONESS HAYMAN OF ULLOCK

After Clause 22, insert the following new Clause –

#### **“Persons engaged in the management of social housing to have relevant professional qualifications**

- (1) After section 217 of the Housing and Regeneration Act 2008 (accreditation), insert –

#### **“Professional qualifications and other requirements**

- (1) Regulations may provide that a person may not engage in the management of social housing or in specified work in relation to the provision of social housing unless he –
  - (a) has appropriate professional qualifications, or
  - (b) satisfies specified requirements.
- (2) Regulations specifying work for the purpose of subsection (1) may make provision by reference to –
  - (a) one or more specified activities, or
  - (b) the circumstances in which activities are carried out.
- (3) A requirement of regulations under this section may, in particular, relate to –

- (a) the possession of a specified qualification or experience of a specified kind,
  - (b) participation in or completion of a specified programme or course of training, or
  - (c) compliance with a specified condition.
- (4) Regulations may make provision for any of the following matters (among others) –
- (a) the establishment and continuance of a regulatory body,
  - (b) keeping a register of social housing practitioners,
  - (c) education and training before and after qualification,
  - (d) standards of conduct and performance,
  - (e) discipline and fitness to practise,
  - (f) removal or suspension from registration or the imposition of conditions on registration,
  - (g) investigation and enforcement by or on behalf of the regulatory body, and appeals.””

***Member's explanatory statement***

*This amendment seeks to create a power for the Secretary of State to require managers of social housing to have appropriate qualifications and expertise.*

# Social Housing (Regulation) Bill [HL]

---

AMENDMENTS  
TO BE MOVED  
IN GRAND COMMITTEE

---

*17 August 2022*

---

PUBLISHED BY AUTHORITY OF THE HOUSE OF LORDS