

Social Housing (Regulation) Bill [HL]

AMENDMENTS TO BE MOVED ON REPORT

Clause 2

BARONESS HAYMAN OF ULLOCK

Clause 2, page 2, line 17, at end insert –

- “(8) The Panel must be chaired by a social housing tenant.
- (9) The Chair is responsible for setting agendas.”

Member's explanatory statement

This amendment means that the panel must be chaired by a tenant with responsibility for agenda setting.

After Clause 20

BARONESS HAYMAN
LORD BOURNE OF ABERYSTWYTH

After Clause 20, insert the following new Clause –

“Standards relating to energy demand

- (1) In section 193 of the Housing and Regeneration Act 2008 (standards relating to consumer matters) –
 - (a) in subsection (2), at the end insert –
 - “(k) energy demand.”;
 - (b) after subsection (2) insert –
 - “(2A) In setting standards relating to energy demand, the regulator shall have regard to the Government’s strategy on reducing energy demand for social housing properties.”
- (2) The Secretary of State must, before the end of the period of 12 months beginning with the day on which this Act is passed, publish a strategy on reducing energy demand for social housing properties, to include but not limited to the following –

- (a) achieving a low-carbon heat target, of 100% of installations of relevant heating appliances and connections to relevant heat networks in social housing properties being low-carbon from 2035;
 - (b) achieving an energy-efficiency target, of all social housing properties attaining a minimum EPC C rating by 2030;
 - (c) interim targets relating to the targets in paragraphs (a) and (b) at not less than three-yearly intervals;
 - (d) a programme to support registered social housing providers in engaging with each other, the regulator and a source of advice provided by the Government to encourage energy demand reduction.
- (3) Before publishing their strategy, the Secretary of State must—
- (a) consult the Climate Change Committee and its sub-committee on adaptation;
 - (b) publicly consult on the most practical, cost-effective and affordable way of achieving the targets in subsections (2)(a) to (2)(c) and
 - (c) publish an assessment of the long-term impacts of the strategy on tenants of social housing and registered social housing landlords.”

After Clause 24

BARONESS HAYMAN OF ULLOCK

After Clause 24, insert the following new Clause—

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

After section 217 of the Housing and Regeneration Act 2008 (accreditation), insert—

“217A 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 or she—
 - (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.

After Clause 28

BARONESS HAYMAN OF ULLOCK

After Clause 28, insert the following new Clause –

“Tenant Satisfaction Measures

Within 30 days of this Act being passed, the Secretary of State must introduce a set of tenant satisfaction measures which landlords will be required to report on.”

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29 September 2022

PUBLISHED BY AUTHORITY OF THE HOUSE OF LORDS