

Social Housing (Regulation) Bill [HL]

AMENDMENTS
TO BE MOVED
ON REPORT

After Clause 20

LORD FOSTER OF BATH

After Clause 20, insert the following new Clause –

“Energy performance and regulations relating to social housing

- (1) Within six months of the passing of this Act the Secretary of State must by regulations require that registered providers within the meaning of the Housing and Regeneration Act 2008 ensure that –
 - (a) a significant proportion of their tenancies have a Band C or higher EPC rating by 2030;
 - (b) subject to the exemptions outlined in subsection (2), all their tenancies occupied by fuel poor households have an EPC rating of Band C or higher by 31 December 2030;
 - (c) all their tenancies have a Band C or higher EPC rating by 2035, subject to the exemptions outlined in subsection (2).
- (2) The exemptions referred to in subsection (1) are that –
 - (a) the occupier of any premises whose permission is needed to carry out works refuses to give such permission,
 - (b) it is not feasible to physically improve the premises to an EPC Band C,
 - (c) in the case of subsections (1) (b) and (c) the cost of bringing the premises up to EPC Band C would meet an affordability exemption to be specified by the Secretary of State, or
 - (d) in the case of subsection (1) (b) the cost of bringing the premises up to EPC Band C would exceed £20,000, in which case the premises must be brought up to an EPC level that £20,000 would achieve.
- (3) The Secretary of State may provide financial assistance to a registered provider for the purpose of discharging the duties specified by the regulations made pursuant to subsection (1).”

After Clause 22

LORD BEST
BARONESS HAYMAN OF ULLOCK
BARONESS THORNHILL

After Clause 22, insert the following new Clause –

“Inspections

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

“201 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 must –
 - (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 must provide that in conducting an inspection of a registered provider under this section, the regulator must have regard to any views expressed to him or her by certain persons or classes of person which must include tenants of the provider.

202 Special inspections and investigations

- (1) The regulator may at any time, where he or she considers it appropriate, conduct a special review or investigation, and must do so if the Secretary of State so requests.

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- (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 matters relating to the governance or performance of a registered provider.”

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