

Social Housing Bill [HL]

RUNNING LIST OF ALL AMENDMENTS IN COMMITTEE OF THE WHOLE HOUSE

*Tabled up to and including
10 June 2026*

The amendments are listed in accordance with the following Instruction –

Clauses 1 to 12	Clauses 14 and 15
Schedule 1	Schedule 3
Clause 13	Clauses 16 to 20
Schedule 2	Title

[Amendments marked ★ are new or have been altered]

Clause 1

BARONESS O'NEILL OF BEXLEY

Clause 1, page 1, line 6, leave out “ten” and insert “five”

Member's explanatory statement

This probing amendment seeks to enable a debate on the Government's decision to extend the right to buy eligibility period from 3 years to 10 years.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

The above-named Lords give notice of their intention to oppose the Question that Clause 1 stand part of the Bill.

Member's explanatory statement

This is to probe the Government's rationale behind extending the qualifying period for Right to Buy.

After Clause 1

BARONESS TAYLOR OF STEVENAGE

After Clause 1, insert the following new Clause—

“Exercise of the right to buy by residential property owners

Before section 121A of the Housing Act 1985 insert—

“121ZC Exercise of the right to buy by residential property owners

Prohibition on exercise of right to buy

- (1) The right to buy may not be exercised if any of the following persons owns other residential property—
- (a) the person, or any of the persons, to whom the right to buy belongs;
 - (b) the spouse or civil partner of the person, or any of the persons, to whom the right to buy belongs (if they are living together at the relevant time in relation to the right to buy);
 - (c) the co-habitee of the person, or any of the persons, to whom the right to buy belongs;

and, for that purpose, one person is the co-habitee of another person if they live together as if they were a married couple or civil partners.

- (2) But that prohibition does not apply if—
- (a) the landlord is satisfied that—
 - (i) the person or any of the persons to whom the right to buy belongs (“A”) has at any time within the relevant period been a victim of domestic abuse within the meaning given by section 1 of the Domestic Abuse Act 2021, and
 - (ii) within that period A has for reasons connected to the abuse moved from the accommodation that they were occupying (whether or not more than once), and
 - (b) the right to buy is being exercised by A (whether alone or with other persons).

Residential property

- (3) In this section—
- (a) “other residential property” means residential property other than the dwelling-house to which the right to buy relates;
 - (b) “residential property” means a building or a part of a building (whether in the United Kingdom or elsewhere) that consists of, or includes, property that—
 - (i) is being used wholly or partly as a dwelling, or
 - (ii) is constructed or adapted for use as a dwelling, but is not being used wholly or partly as a dwelling.

Ownership: England, Wales and Northern Ireland

- (4) Subsections (5) to (7) apply for the purpose of determining whether a person owns other residential property that is in England, Wales or Northern Ireland.
- (5) The person owns the other residential property if the person is the beneficial owner, or one of the beneficial owners, of a qualifying interest in the other residential property.
- (6) For the purposes of subsection (5), any of the following is a “qualifying interest” –
 - (a) the freehold;
 - (b) a lease that was originally granted for a term of 21 years or longer.
- (7) For the purposes of subsection (5), a person (P) is a beneficial owner of a qualifying interest if –
 - (a) the qualifying interest is not held on trust and P holds, or is one of the persons who hold, the qualifying interest, or
 - (b) the qualifying interest is held on trust and P has, or is one of the persons who have, a beneficial interest under the trust;(and accordingly if P holds, or is one of the persons who hold, the qualifying interest on trust, P is not a beneficial owner unless P also has a beneficial interest under the trust).

Ownership: Scotland

- (8) Subsections (9) and (10) apply for the purpose of determining whether a person owns other residential property that is in Scotland.
- (9) The person owns the other residential property if the person is the owner, or one of the owners, of the other residential property.
- (10) But where a person (“T”) holds other residential property in trust under the law of Scotland on terms such that, if the trust had effect under the law of England and Wales, one or more persons would be regarded as having an equitable interest in the trust property (the “notional beneficiary or beneficiaries”) –
 - (a) the notional beneficiary or beneficiaries are to be treated as being the owner or owners of the residential property despite no such interest being recognised under the law of Scotland, and
 - (b) T is the owner only if T is a notional beneficiary.

Ownership: outside the United Kingdom

- (11) In determining whether a person owns other residential property outside the United Kingdom, regard must be had to the desirability of producing an effect that is as consistent with the effect produced by subsections (5) to (7) as is practicable (taking into account, in particular, any ways in which the law relating to the other residential property differs from the laws of the United Kingdom).

Trusts and trustees: other provision

- (12) For the purposes of this section—
- (a) a qualifying interest (in relation to England, Wales or Northern Ireland), or ownership (in relation to Scotland), is not to be regarded as held on a trust created by a will unless and until the qualifying interest or ownership has been vested in the trustees;
 - (b) a person is not to be regarded as holding a qualifying interest (in relation to England, Wales or Northern Ireland), or ownership (in relation to Scotland), if they hold it as a trustee in bankruptcy or otherwise in accordance with any legislation of any part of the United Kingdom relating to insolvency.”

Member's explanatory statement

This would prevent the right to buy from being exercised if any person to whom the right belongs, or their spouse, civil partner or co-habitee, already owns other residential property.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

After Clause 1, insert the following new Clause—

“Transitional arrangements relating to qualifying period for right to buy

- (1) Section 119 of the Housing Act 1985 (qualifying period for right to buy) is amended as follows.
- (2) After subsection (A1) insert—
 - “(A2) Subsection (A1) does not apply in relation to a secure tenancy entered into before the coming into force of section 1 of the Social Housing Act 2026.
 - (A3) In relation to a tenancy within subsection (A2), 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 seeks to extend the transition period for the commencement of provisions in clause 1 in relation to secure tenancies.

Clause 2

BARONESS TAYLOR OF STEVENAGE

Clause 2, page 1, line 8, leave out from beginning to “Exercise” in line 9 and insert—

- “(1) After section 121ZC of the Housing Act 1985 (inserted by section (*Exercise of the right to buy by residential property owners*)) insert—
- “121ZD”**”

Member's explanatory statement

This would be consequential on the new Clause (Exercise of the right to buy by residential property owners) in my name.

Clause 5

BARONESS COFFEY

Clause 5, page 5, line 4, leave out “five” and insert “20”

Member's explanatory statement

This replaces the proposed reduction to the right to buy discount to five per cent with a reduction to 20 per cent, from the current rate of 35 per cent for houses and 50 per cent for flats.

BARONESS COFFEY

Clause 5, page 5, line 6, leave out “15” and insert “30”

Member's explanatory statement

This replaces the proposed reduction of the maximum right to buy discount to 15 per cent with a maximum of 30 per cent, from the current maximum of 60 per cent for houses and 70 per cent for flats.

Clause 6

BARONESS O'NEILL OF BEXLEY

Baroness O'Neill of Bexley gives notice of her intention to oppose the Question that Clause 6 stand part of the Bill.

Member's explanatory statement

This italic notice seeks to remove the extension of the Right of First Refusal in perpetuity.

After Clause 6

BARONESS PINNOCK

After Clause 6, insert the following new Clause –

“Buyback of right to buy properties: resources and monitoring

- (1) The Secretary of State must ensure that local housing authorities in England have access to sufficient resources to exercise the right of first refusal under section 156A of the Housing Act 1985 (right of first refusal for landlord etc.).
- (2) The Secretary of State must, within 18 months of the day on which this Act is passed and annually thereafter, publish a report on the exercise of that right, which must include –

- (a) the number of properties offered to local housing authorities under section 156A,
 - (b) the number of those properties purchased by local housing authorities, and
 - (c) the Secretary of State's assessment of whether resource constraints prevented authorities from purchasing properties they wished to acquire.
- (3) Where the report identifies resource constraints under subsection (2)(c), the Secretary of State must set out the steps proposed to address them."

Member's explanatory statement

This amendment requires the Secretary of State to ensure local housing authorities have sufficient resources to exercise the right of first refusal over former right to buy properties, and to report annually on how effectively that right is being used in practice.

Clause 7

LORD CAMERON OF DILLINGTON

- ★ Clause 7, page 5, line 36, leave out from beginning to end of line 7 on page 6 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 COFFEY

Clause 7, page 6, leave out lines 6 and 7

Member's explanatory statement

This is a probing amendment to understand the interaction with Clause 8(2) of the Bill.

BARONESS COFFEY

Clause 7, page 6, leave out lines 15 to 18

Member's explanatory statement

This allows shared cost accommodation to be eligible for right to buy.

BARONESS COFFEY

Clause 7, page 6, leave out lines 19 to 21

Member's explanatory statement

This is a probing amendment to test if there will be delays in what is deemed practical completion to avoid giving a right to buy.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

Clause 7, page 7, leave out lines 29 and 30 and insert –

“(c) may not be made unless a draft of the regulations has been laid before and approved by a resolution by both Houses of Parliament.”

Member's explanatory statement

This amendment would require an affirmative parliamentary approval for regulations defining rural areas exempt from the Right to Buy.

Clause 9

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

Clause 9, page 8, line 35, at end insert –

“(5F) Before making a determination relating to the use of capital receipts under this section, the Secretary of State must consult local housing authorities.”

Member's explanatory statement

This amendment would require consultation before determinations are made on the use of capital receipts.

After Clause 9

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

After Clause 9, insert the following new Clause –

“Review of the impact of this Act on home ownership

- (1) Within the period of two years beginning with the day on which this Act is passed, the Secretary of State must publish a review of the impact of this Act on rates of home ownership among former social tenants.
- (2) The review under subsection (1) must include an assessment of this Act on –
 - (a) the number of Right to Buy applications,
 - (b) the number of completed Right to Buy purchases, and
 - (c) the ages of former social tenants who successfully purchased their homes through Right to Buy,in the calendar year prior to the review.
- (3) The Secretary of State must lay a copy of this review before both Houses of Parliament.”

Member's explanatory statement

This amendment would require a review of the impact of this Act on rates of home ownership.

LORD FULLER

After Clause 9, 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.

Clause 11

LORD BEST

★ Clause 11, page 9, line 26, at end insert –

“(d) the Regulator of Social Housing.”

Member's explanatory statement

This amendment seeks to extend the notification of proposed sale to cover the Regulator of Social Housing.

LORD BEST

★ Clause 11, page 9, line 27, leave out “four weeks” and insert “eight weeks, or twelve 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,”

Member's explanatory statement

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

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

Clause 11, page 10, line 23, at end insert –

- “(7) In exercising functions under this section, the Secretary of State must have regard to the operational and financial independence of private registered providers.”

Member's explanatory statement

This amendment would require the Secretary of State to have regard to the independence of housing associations when exercising powers under new section 171B.

LORD BEST

★ Clause 11, page 10, line 43, 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 CAMERON OF DILLINGTON

★ Clause 11, page 11, line 12, at end insert –

“171CA Requirement to consult with a relevant local authority before a planned disposal in a designated rural area

- (1) A private registered provider must provide the relevant local authority in a designated rural area with a report on social housing stock condition information on an annual basis.
- (2) A private registered provider must consult with the relevant local authority on options to regenerate social housing in the designated rural area before any decision to dispose of a property in the area has taken place.
- (3) For the purposes of this section, a designated rural area is defined as any area with a population density of no more than two persons per hectare and a population of 3,000 or fewer.”

Member's explanatory statement

This amendment seeks to ensure that the private registered provider and relevant local authority discuss appropriate solutions to the possible disposal of affordable housing in sensitive rural communities well before a disposal has taken place.

BARONESS TAYLOR OF STEVENAGE

Clause 11, page 11, line 39, leave out paragraph (b)

Member's explanatory statement

This would be consequential on new Clause (Health and safety lead: Parliamentary procedure). That would insert a generally-worded exclusion into section 320(7)(d) HRA 2008, and therefore remove the need for the specific exclusion inserted by clause 11(3)(b).

After Clause 11

LORD LANSLEY

After Clause 11, insert the following new Clause –

“Large-scale housing stock transfers

After section 92K of the Housing and Regeneration Act 2008 (fundamental objectives) insert –

“92KA Code of Guidance on large-scale housing stock transfers

In pursuance of the objective in section 92K(2)(b), the regulator may issue a Code of Guidance on large-scale housing stock transfers, to which registered providers must have regard.”

BARONESS THORNHILL

After Clause 11, insert the following new Clause –

“Local authority registers of social housing stock change

- (1) Each local housing authority must maintain a register recording –
 - (a) the number of dwellings sold by the authority under the right to buy in each financial year,
 - (b) the number of new social housing dwellings provided by or on behalf of the authority in each financial year, and
 - (c) the net change in the authority's social housing stock resulting from the figures in paragraphs (a) and (b).
- (2) A local housing authority must publish its register under this section annually and make it available to the public in such manner as the authority considers appropriate.
- (3) The Secretary of State must publish a summary of the information contained in registers under this section across all local housing authorities in England.
- (4) The summary under subsection (3) must identify authorities where the number of dwellings sold under the right to buy exceeds the number of new social housing dwellings provided in the same period.”

Member's explanatory statement

This amendment requires local housing authorities to maintain and publish annual registers recording dwellings sold under the right to buy against new social housing provided, enabling public scrutiny of whether authorities are failing to replenish lost stock.

After Clause 12

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

After Clause 12, insert the following new Clause –

“Local connection requirements

- (1) The Secretary of State must, using powers under section 166A(7) and 167(3) of the Housing Act 1996, require that local housing authorities ensure that reasonable preference in allocations policies takes account of local connection.
- (2) For the purpose of subsection (1), local connection includes –
 - (a) residence,
 - (b) employment,
 - (c) family association, or
 - (d) service in His Majesty’s Armed Forces.
- (3) The Secretary of State may by regulations issue guidance on the implementation of subsections (1) and (2).
- (4) 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 would strengthen local connection considerations in social housing allocations.

LORD BEST

After Clause 12, 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 regulator must ensure that the registered provider grants 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 any threat of violence, including in circumstances of –
 - (a) domestic abuse where the perpetrator does not live at the same address as the victim;
 - (b) an escalating neighbour dispute;
 - (c) 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 regulator must ensure that the registered provider concerned co-operates with other registered providers to ensure an appropriate new secure tenancy is provided in a timely manner.””

Schedule 1

BARONESS NEATE
BARONESS HUSSEIN-ECE
BARONESS TEATHER

Schedule 1, page 31, 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.

Schedule 3

LORD YOUNG OF COOKHAM

Schedule 3, page 35, line 26, leave out paragraph 1

Member's explanatory statement

This is a probing amendment to consider the alternatives to secure tenancies for life.

After Clause 16

BARONESS TAYLOR OF STEVENAGE

After Clause 16, insert the following new Clause –

“Health and safety lead: Parliamentary procedure

In section 320 of the Housing and Regeneration Act 2008 (orders and regulations), in subsection (7)(d), for “sections 70 and 72” substitute “those sections referred to in subsection (3)(d)”.”

Member's explanatory statement

Section 320(3)(d) HRA 2008 applies affirmative procedure to regulations under section 126A of that Act. Section 126A is not expressly excepted from section 320(7)(d) (which applies negative procedure), and so there could be uncertainty about which resolution procedure applies. This amendment would prevent any such doubt.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON
LORD JACKSON OF PETERBOROUGH

After Clause 16, 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, 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
LORD JACKSON OF PETERBOROUGH

After Clause 16, insert the following new Clause –

“Tenancy review for persistent anti-social behaviour

- (1) A social landlord must conduct a tenancy review where a tenant has engaged in persistent anti-social behaviour.
- (2) Persistent anti-social behaviour refers to repeated conduct capable of causing harassment, alarm or distress to neighbouring residents.
- (3) The Secretary of State may by regulations issue guidance under this section.
- (4) 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 would strengthen powers available to social landlords in cases of persistent anti-social behaviour.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

After Clause 16, insert the following new Clause –

“Brownfield land social housing development strategy

- (1) The Secretary of State must publish a strategy for prioritising the development of brownfield land for social housing.
- (2) The strategy must include –

- (a) measures to accelerate planning approvals on brownfield sites for social housing, and
- (b) incentives for regeneration of derelict urban land for the purpose of social housing.”

Member's explanatory statement

This amendment seeks to require the Government to publish a brownfield-first social housing development strategy.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

After Clause 16, insert the following new Clause –

“Review of regulatory burdens

- (1) The Secretary of State must conduct a review of regulatory burdens affecting local authorities and registered providers of new social housing relating to social housing provision.
- (2) The review under subsection (1) must consider –
 - (a) administrative costs,
 - (b) duplication of regulatory requirements,
 - (c) barriers to social housing development, and
 - (d) opportunities for simplification.
- (3) The Secretary of State must lay the review before Parliament within the period of 12 months beginning with the day on which this Act is passed.”

Member's explanatory statement

This amendment would require a review of cumulative regulatory burdens affecting social housing delivery.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

After Clause 16, insert the following new Clause –

“Fiscal impact assessment

- (1) Within the period of six months beginning with the day on which this Act is passed, the Secretary of State must publish an assessment of the fiscal impact of this Act.
- (2) The assessment under subsection (1) must consider –
 - (a) the impact on local authority finances,
 - (b) to what extent social housing represents value for money for the taxpayer, and
 - (c) the financial ability of social housing tenants to access Right to Buy.

- (3) The Secretary of State must lay the assessment before Parliament.”

Member's explanatory statement

This amendment would require the Secretary of State to carry out a fiscal impact assessment of the Act.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

After Clause 16, insert the following new Clause –

“Eligibility for social housing: foreign public office holders and associated persons

- (1) The Secretary of State may issue guidance concerning access to social housing by foreign public office holders.
- (2) A local housing authority must have regard to guidance issued by the Secretary of State concerning applications for social housing made by foreign public office holders and associated persons including –
 - (a) persons holding senior public office in a foreign state;
 - (b) spouses or civil partners of such persons;
 - (c) persons subject to sanctions imposed by the United Kingdom.
- (3) Guidance under subsection (1) may include provision relating to disclosure requirements and verification of overseas assets.
- (4) The Secretary of State must lay any guidance issued under this section before Parliament.”

Member's explanatory statement

This amendment would require guidance relating to social housing eligibility for certain foreign public office holders and associated persons.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

After Clause 16, insert the following new Clause –

“Illegal subletting of social housing: enforcement review

- (1) The Secretary of State must publish a review of the effectiveness of enforcement activity relating to illegal subletting of social housing.
- (2) The review must include –
 - (a) rates of prosecution,
 - (b) recovery of properties, and
 - (c) barriers to enforcement.
- (3) The review must be laid before Parliament.”

Member's explanatory statement

This amendment would require review of enforcement activity relating to illegal subletting of social housing.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

After Clause 16, insert the following new Clause—

“Standards relating to maintenance of social housing

- (1) The Secretary of State must publish guidance relating to standards for maintenance of social housing, in line with the Hazards in Social Housing (Prescribed Requirements)(England) Regulations 2025 (S.I. 2025/1042).
- (2) Guidance under subsection (1) must include provision relating to—
 - (a) damp and mould,
 - (b) electrical safety,
 - (c) response times for repairs, and
 - (d) tenant complaints procedures.
- (3) Registered providers must have regard to guidance issued under this section.”

Member's explanatory statement

This amendment would require guidance relating to maintenance standards in social housing.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

After Clause 16, insert the following new Clause—

“Fixed term tenancies for social housing

Nothing in this Act prevents a local housing authority or registered provider from granting a fixed-term tenancy for social housing in accordance with existing enactments.”

Member's explanatory statement

This amendment would preserve local authority discretion to use fixed-term tenancies for social housing.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

After Clause 16, insert the following new Clause—

“Review of fixed-term tenancy reforms

- (1) The Secretary of State must review the operation of fixed-term social housing tenancies introduced under the Housing and Planning Act 2016.

- (2) The review must assess –
 - (a) tenancy sustainability,
 - (b) housing mobility,
 - (c) efficient use of social housing stock, and
 - (d) impact on waiting lists.
- (3) The review must be laid before Parliament.”

Member's explanatory statement

This amendment would require review of fixed-term social housing tenancy reforms.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

After Clause 16, insert the following new Clause –

“Shared ownership strategy

- (1) Within the period of 12 months beginning with the day on which this Act is passed, the Secretary of State must publish a strategy for increasing opportunities for shared ownership
- (2) The strategy must include proposals relating to –
 - (a) first-time buyers,
 - (b) key workers,
 - (c) housing association provision, and
 - (d) staircasing arrangements.
- (3) The strategy must be laid before Parliament.”

Member's explanatory statement

This amendment would require publication of a strategy for expanding shared ownership.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

After Clause 16, insert the following new Clause –

“Higher-income social tenants

- (1) The Secretary of State may by regulations made by statutory instrument make provision requiring registered providers and local housing authorities to charge higher rents to households whose income exceeds a prescribed threshold.
- (2) Regulations under subsection (1) must provide for –
 - (a) regional variation,
 - (b) household composition, and
 - (c) affordability considerations.

- (3) 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 enable higher rents to be charged to higher-income social housing tenants.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

After Clause 16, insert the following new Clause –

“Review of income eligibility for social housing

- (1) The Secretary of State must review income eligibility thresholds for social housing every five years.
- (2) A review under subsection (1) must consider –
 - (a) earnings growth,
 - (b) regional housing costs,
 - (c) housing affordability, and
 - (d) demand for social housing.
- (3) The Secretary of State must publish the findings of each review and lay them before Parliament.”

Member's explanatory statement

This amendment would require regular reviews of income eligibility thresholds for social housing.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON
LORD JACKSON OF PETERBOROUGH

After Clause 16, insert the following new Clause –

“Assessment of social housing demand arising from net migration

- (1) The Secretary of State must publish annual estimates of additional social housing demand arising from net migration.
- (2) Estimates under subsection (1) must include regional assessments.
- (3) The estimates must be laid before Parliament.”

Member's explanatory statement

This amendment would require publication of estimates of social housing demand arising from net migration.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

After Clause 16, insert the following new Clause—

“National audit of social housing

- (1) The Secretary of State must publish a national audit of social housing stock within the period of 12 months beginning with the day on which this Act is passed.
- (2) The audit must include information relating to—
 - (a) stock condition,
 - (b) occupancy levels,
 - (c) rates of under-occupation,
 - (d) regional demand, and
 - (e) void properties.
- (3) The Secretary of State must lay the audit before Parliament.”

Member's explanatory statement

This amendment would require a publication of a national audit of social housing stock.

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

After Clause 16, insert the following new Clause—

“Assessment of temporary asylum accommodation and social housing demand

- (1) The Secretary of State must publish an assessment of the impact of temporary asylum accommodation on local social housing demand.
- (2) The assessment must include—
 - (a) geographic concentration,
 - (b) local authority housing pressures, and
 - (c) impacts on temporary accommodation provision.
- (3) The assessment must be laid before Parliament.”

Member's explanatory statement

This amendment would require assessment of the impact of temporary asylum accommodation on local social housing demand.

EARL RUSSELL

After Clause 16, insert the following new Clause –

“Overheating in new social housing

- (1) The Secretary of State must by regulations make provision requiring that new social housing in England is designed and constructed so as to reduce the risk of overheating during periods of high external temperature.
- (2) Regulations under subsection (1) may in particular make provision about –
 - (a) ventilation,
 - (b) shading and solar control,
 - (c) thermal performance of the building fabric, and
 - (d) any other measures the Secretary of State considers appropriate for reducing overheating risk.
- (3) Regulations under this section must secure at least equivalent protection against overheating to that required for new residential buildings under the Building Regulations 2010.
- (4) Regulations under this section are to be made by statutory instrument.
- (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.”

Member's explanatory statement

This amendment creates a power to regulate that new social housing in England be constructed to reduce overheating risk.

BARONESS O'NEILL OF BEXLEY

After Clause 16, insert the following new Clause –

“Review of mayoral accountability for social housing delivery

- (1) The Secretary of State must publish a review of mechanisms for strengthening accountability in relation to social housing delivery by elected mayors.
- (2) The review must consider –
 - (a) social housing delivery performance,
 - (b) accountability to local electors, and
 - (c) options to recall or other democratic accountability mechanisms.
- (3) The review must be laid before Parliament within 12 months of the day on which this Act is passed.”

Member's explanatory statement

This probing amendment would require a review of mechanisms for strengthening accountability for elected mayors in relation to social housing delivery.

BARONESS O'NEILL OF BEXLEY

After Clause 16, insert the following new Clause –

“Review of incentives for social housing delivery by elected mayors

- (1) The Secretary of State must publish a review of incentives designed to improve social housing delivery by elected mayors.
- (2) The review must consider –
 - (a) performance measures relating to social housing delivery,
 - (b) financial incentives linked to delivery outcomes, and
 - (c) the impact of such incentives on social housing supply.
- (3) The review must be laid before Parliament.”

Member's explanatory statement

This probing amendment would require a review of incentives linked to social housing delivery by elected mayors.

BARONESS O'NEILL OF BEXLEY

After Clause 16, insert the following new Clause –

“Mayoral remuneration and social housing delivery performance

- (1) The Secretary of State must by regulations establish a framework linking a proportion of remuneration payable to elected mayors of combined authorities to social housing delivery performance.
- (2) The framework must include –
 - (a) measurable social housing delivery targets,
 - (b) assessment of social housing delivery, and
 - (c) criteria for adjustment of remuneration based on performance.
- (3) Regulations under this section are to be 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 probing amendment would require a statutory framework linking mayoral remuneration to social housing delivery performance.

LORD FULLER

After Clause 16, insert the following new Clause –

“Protections for adapted social housing

- (1) This section applies where –

- (a) a dwelling owned by the local housing authority or a registered provider of social housing has been substantially adapted for occupation by a person with a disability or support need, or
 - (b) a Disabled Facilities Grant has been used to fund substantial adaptations to that dwelling.
- (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 instruments.
- (4) A statutory instrument containing regulations under this Act 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.

LORD FULLER

After Clause 16, insert the following new Clause –

“Social purpose of registered providers of social housing

- (1) The Secretary of State must issue guidance on the social purpose of registered providers of social housing.
- (2) The guidance must include –
 - (a) promoting tenant wellbeing;
 - (b) effective state management;
 - (c) the prevention and reduction of antisocial behaviour;
 - (d) community engagement;
 - (e) the provision and maintenance of safe and sustainable neighbourhoods;
 - (f) the balance between development activity and social responsibilities of registered providers.
- (3) Registered providers must have regard to guidance issued under this section.
- (4) The Secretary of State must lay a copy of the guidance before Parliament.”

Member's explanatory statement

This probing amendment would require the Secretary of State to issue guidance on the social purpose of registered providers of social housing and the wider responsibilities expected of them beyond housing development.

BARONESS TEATHER
BARONESS BAKEWELL OF HARDINGTON MANDEVILLE

After Clause 16, 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 THORNHILL

After Clause 16, insert the following new Clause—

“Guidance on affordable and social housing

- (1) The Secretary of State must publish guidance on the distinction between “affordable housing” and “social housing” for the purposes of this Act.
- (2) Before publishing guidance under this section, the Secretary of State must consult such persons as the Secretary of State considers appropriate.
- (3) The Secretary of State may revise and republish the guidance.”

Member's explanatory statement

This new Clause requires the Secretary of State to publish guidance clarifying the distinction between “affordable housing” and “social housing”.

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE

After Clause 16, insert the following new Clause—

“Review of access to social housing for former offenders

- (1) The Secretary of State must undertake a review of the level of access to social housing for former offenders.

- (2) The review must in particular assess –
 - (a) whether current allocation schemes give sufficient priority to former offenders seeking to resettle in the community,
 - (b) the adequacy of provision for former offenders with vulnerabilities or other needs arising from their offending history or period of custody, and
 - (c) the effectiveness of existing support in assisting former offenders 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 offenders are able to access social housing.

LORD FARMER

★ After Clause 16, insert the following new Clause –

“Provision of information to local housing authorities about prison leavers

- (1) The Secretary of State has a duty to ensure that local housing authorities receive information necessary to provide housing to prison leavers at risk of homelessness.
- (2) The Secretary of State must, by regulations made by statutory instrument, publish requirements for the nature of the information that must be shared with local housing authorities, and the timescales on which it must be provided to local housing authorities.
- (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 necessary to provide housing to prison leavers at risk of homelessness, and to require the Secretary of State to publish an annual report on social housing provision to prison leavers.

Clause 17

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

Clause 17, page 13, line 16, leave out subsections (4) and (5) and insert –

“(4) Regulations under this section may not be made unless a draft of the regulations has been laid before and approved by a resolution by both Houses of Parliament.”

Member's explanatory statement

This amendment would require an affirmative parliamentary procedure for regulations made under Clause 17.

Clause 19

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

Clause 19, page 13, line 28, leave out paragraph (a)

Member's explanatory statement

This amendment, and another in the name of Baroness O'Neill of Bexley, would prevent section 1 of this Bill coming into effect on the day on which the Act is passed, instead making the commencement of section 1 to be three years following the day on which the Act is passed.

BARONESS O'NEILL OF BEXLEY

Clause 19, page 14, line 3, leave out first “or” and insert “to”

Member's explanatory statement

This amendment, and another in the name of Baroness O'Neill of Bexley, would prevent section 1 of this Bill coming into effect on the day on which the Act is passed, delaying commencement until three years following that day.

BARONESS TAYLOR OF STEVENAGE

Clause 19, page 14, line 6, at end insert –

“(za) section (*Exercise of the right to buy by residential property owners*) (*right to buy: residential property owners*);”

Member's explanatory statement

*This would provide for the new Clause (*Exercise of the right to buy by residential property owners*) in my name to commence two months after Royal Assent.*

BARONESS O'NEILL OF BEXLEY
LORD JAMIESON

Clause 19, page 14, line 16, at end insert—

“(3A) Section 1 (right to buy: qualifying period) comes into force at the end of the period of three years beginning with the day on which this Act is passed.”

Member's explanatory statement

This amendment, and another in the name of Baroness O'Neill of Bexley, would prevent section 1 of this Bill coming into effect on the day on which the Act is passed, delaying commencement until three years following that day.

Social Housing Bill [HL]

RUNNING LIST OF ALL
AMENDMENTS IN COMMITTEE OF THE WHOLE HOUSE

Tabled up to and including

10 June 2026

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