

HOUSING AND REGENERATION ACT 2008

EXPLANATORY NOTES

STRUCTURE OF THE ACT

Part 2 – Regulation of Social Housing

Chapter 6 – Regulatory powers

Standards

Section 193 – Provision of social housing

543. *Subsection (1)* of section 193 gives the regulator the power to set standards for registered providers in respect of the social housing that they own. These standards may be in relation to the nature, extent and quality of accommodation, facilities and services provided by them in connection with social housing.
544. *Subsection (2)* of this section further provides that the standards that the regulator sets under subsection (1) may incorporate rules in relation to the matters set out in paragraphs (a) to (j) of subsection (2) as follows:
- a) criteria for allocating accommodation,
 - b) terms of tenancies,
 - c) levels of rent (and the rules may, in particular, include provision for minimum or maximum levels of rent or of increase or decrease of rent),
 - d) maintenance and repair,
 - e) procedures for addressing complaints by tenants against landlords,
 - f) methods for consulting and informing tenants,
 - g) methods of enabling tenants to influence or control the management of their accommodation and environment,
 - h) policies and procedures required by section 218A of the 1996 Act in connection with anti-social behaviour,
 - i) landlords' contribution to the environmental, social and economic well-being of the areas in which their property is situated, and
 - j) estate management.
545. *Subsection (3)* provides that in setting standards, the regulator must have regard to the desirability of registered providers being free to choose how to provide services and conduct business.