



# Housing and Regeneration Act 2008

## 2008 CHAPTER 17

### PART 2

#### REGULATION OF SOCIAL HOUSING

### CHAPTER 2

#### THE SOCIAL HOUSING REGULATOR

#### *Powers*

#### **93 General**

- (1) The regulator may do anything it thinks necessary or expedient for the purpose of or in connection with the performance of a function conferred on it by this Part or another enactment.
- (2) In particular, the regulator may do anything it thinks appropriate for advancing its fundamental objectives.

#### **94 Studies**

- (1) The regulator may carry out or commission studies designed to improve the economy, effectiveness and efficiency of registered providers.
- (2) The regulator may publish a report on a study.

#### **95 Financial assistance**

- (1) The regulator may, where it thinks it advances a fundamental objective, give financial assistance to a person in connection with—
  - (a) undertaking research,
  - (b) preparing guidance,

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- (c) developing and publicising best practice, or
  - (d) facilitating the management of social housing by tenants.
- (2) Financial assistance under subsection (1) may be given—
- (a) by way of grant,
  - (b) by way of loan,
  - (c) by defraying expenditure on behalf of a person, or
  - (d) in any other way except purchasing loan or share capital of a body corporate or giving a guarantee or indemnity.
- (3) The regulator may, where it thinks it advances a fundamental objective, give financial assistance to a registered provider by—
- (a) lending money to or in respect of the registered provider, or
  - (b) giving a guarantee or indemnity in respect of the registered provider.
- (4) Financial assistance may be given under subsection (3) only with the consent of the Secretary of State (given with the approval of the Treasury).
- (5) Financial assistance under subsection (1) or (3) may be given on conditions (which may include provision for repayment, with or without interest).

## **96 Evidence**

In considering whether to exercise a power under this Part the regulator may have regard to information or opinions from any source including, in particular, from—

- (a) tenants,
- (b) bodies representing tenants,
- (c) local housing authorities, or
- (d) an ombudsman appointed by virtue of section 124.

## **97 Information, advice etc.**

- (1) The regulator may for the purpose of advancing its fundamental objectives—
- (a) publish ideas or information;
  - (b) undertake research in relation to social housing;
  - (c) provide guidance, advice, education or training.
- (2) The regulator may for that purpose—
- (a) arrange for another person to do anything within subsection (1)(a) to (c);
  - (b) act jointly with, cooperate with or assist another person doing anything within subsection (1)(a) to (c).
- (3) The persons to whom advice may be given under subsection (1) include—
- (a) unregistered housing associations (as defined by section 2B of the Housing Associations Act 1985 (c. 69)), and
  - (b) persons who may be forming a housing association (within the meaning of section 1(1) of that Act).

## **98 Tenant involvement**

- (1) The regulator shall—

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- (a) promote awareness of the regulator’s functions among tenants of social housing,
  - (b) where the regulator thinks it appropriate, consult them about the exercise of its functions (for example, by holding meetings), and
  - (c) where the regulator thinks it appropriate, involve them in the exercise of its functions (for example, by appointing them to committees or sub-committees).
- (2) The regulator shall from time to time publish a statement about how it proposes to comply with subsection (1).
- (3) Before publishing a statement the regulator must consult such persons as it thinks appropriate.