

# HOUSING AND REGENERATION ACT 2008

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## EXPLANATORY NOTES

### STRUCTURE OF THE ACT

#### **Part 2 – Regulation of Social Housing**

##### *Chapter 1 - Introduction*

#### **Other key concepts**

##### *Section 78 – Regulator of Social Housing*

162. *Section 78* specifies that in Part 2 the Office for Tenants and Social Landlords (established under section 81) is referred to as "the regulator".

##### *Section 79 - English bodies*

163. This section provides a definition of "English body". An English body is either:
- a charity registered with the Charity Commission whose registered address is in England, or
  - an industrial and provident society whose registered office is in England, or
  - a company whose registered office is in England, or
  - a community land trust which owns land in England, or
  - any other person, whether or not a corporate body under the law of the United Kingdom, that is not a Welsh body, and that makes available, or intends to make available, accommodation in England. (The definition of "Welsh body", inserted by section 61(4), applies here.)
  - Community Land Trusts are defined for the purpose of including them in section 79 as English bodies. The definition specifies some key attributes of Community Land Trusts which are English bodies.
  - A local community is an area where individuals wish to work and live in a specified area or already live and work there.

##### *Section 80 - Provider of social housing*

164. This section refers to the fact that Chapter 3 that establishes the register of providers of social housing.
165. It specifies that persons listed on the register under the provisions of Chapter 3 are referred to in this Part as "registered providers", and in other primary or secondary legislation as "registered providers of social housing".