



Housing and Regeneration Act 2008

2008 CHAPTER 17

PART 2 **E+W**

REGULATION OF SOCIAL HOUSING

CHAPTER 7 **E+W**

ENFORCEMENT POWERS

General

218 Exercise of enforcement powers **E+W**

- (1) [^{F1}Subsection (2)] applies where the regulator is deciding—
- (a) whether to exercise a power under this Chapter,
 - (b) which power under this Chapter to exercise, or
 - (c) how to exercise a power under this Chapter.
- (2) The regulator shall consider—
- (a) the desirability of registered providers being free to choose how to provide services and conduct business;
 - ^{F2}(b)
 - ^{F2}(c)
 - (d) the speed with which the failure or other problem needs to be addressed.
- [^{F3}(3) Subsection (4) applies where the regulator is making a decision in relation to—
- (a) the exercise, on a ground other than one specified in section 198A(1) (failure to meet standard under section 193), of a power under this Chapter that is listed in section 198A(3), or
 - (b) the exercise of a power under this Chapter that is not listed in section 198A(3).
- (4) The regulator shall consider—

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (a) whether the failure or other problem concerned is serious or trivial;
- (b) whether the failure or other problem is a recurrent or isolated incident.]

Textual Amendments

- F1** Words in s. 218(1) substituted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), [Sch. 17 para. 17\(2\)](#); [S.I. 2012/628](#), art. 6(i) (with arts. 911141517)
- F2** S. 218(2)(b)(c) repealed (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), [Sch. 17 para. 17\(3\)](#), [Sch. 25 Pt. 27](#); [S.I. 2012/628](#), art. 6(i)(j) (with arts. 911141517)
- F3** S. 218(3)(4) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), [Sch. 17 para. 17\(4\)](#); [S.I. 2012/628](#), art. 6(i) (with arts. 911141517)

Commencement Information

- I1** S. 218 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

Enforcement notice

219 Overview **E+W**

This group of sections allows the regulator to require a registered provider to take specified action to resolve a specified failure or other problem.

Commencement Information

- I2** S. 219 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

220 Grounds for giving notice **E+W**

- (1) The regulator may give an enforcement notice to a registered provider if the regulator is satisfied that—
 - (a) any of the following cases applies, and
 - (b) giving an enforcement notice is appropriate (whether it is likely to be sufficient in itself or a prelude to further action).
- (2) Case 1 is where the registered provider has failed to meet a standard ^{F4}... under section [^{F5}193, 194 or 194C].
- (3) Case 2 is where the affairs of the registered provider have been mismanaged.
- (4) Case 3 is where the registered provider has failed to comply with an earlier enforcement notice.
- (5) Case 4 is where the registered provider has failed to publish information in accordance with a requirement under section 228(3) or 240(3).
- (6) Case 5 is where the interests of tenants of the registered provider require protection.
- (7) Case 6 is where [^{F6}the registered provider is a private registered provider and its assets] require protection.
- (8) Case 7 is where the registered provider has given an undertaking under section 125 and failed to comply with it.

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- [^{F7}(9) Case 8 is where the registered provider has failed to pay—
- (a) in the case of a private registered provider, an annual fee under section 117(1)(b);
 - (b) in the case of a local authority, an initial fee or an annual fee under section 117(1)(a) or (b).]
- (10) Case 9 is where an offence under this Part has been committed by the registered provider.
- (11) Case 10 is where the registered provider has failed to comply with an order made by [^{F8}a housing ombudsman].
- ^{F9}(11A)
- [^{F10}(11C) Case 13 is where the registered provider has failed to comply with directions or a request under section 198C.]
- (12) Where the regulator is satisfied that an offence under this Part has been committed in respect of a registered provider but by another person (such as a member, employee or agent of the registered provider)—
- (a) Case 9 applies,
 - (b) the regulator may give an enforcement notice to the other person, and
 - (c) this Chapter applies with the substitution of references to that other person for references to the registered provider.

Textual Amendments

- F4** Words in s. 220(2) omitted (20.9.2023) by virtue of Social Housing (Regulation) Act 2023 (c. 36), s. 46(3), **Sch. 5 para. 27(a)**; S.I. 2023/1001, reg. 2(y)(viii)
- F5** Words in s. 220(2) substituted (20.9.2023) by Social Housing (Regulation) Act 2023 (c. 36), **ss. 22(3), 46(3)**; S.I. 2023/1001, reg. 2(j)
- F6** Words in s. 220(7) substituted (1.4.2010) by The Housing and Regeneration Act 2008 (Registration of Local Authorities) Order 2010 (S.I. 2010/844), art. 1(2), **Sch. 1 para. 56(3)**
- F7** S. 220(9) substituted (1.4.2010) by The Housing and Regeneration Act 2008 (Registration of Local Authorities) Order 2010 (S.I. 2010/844), art. 1(2), **Sch. 1 para. 56(4)**
- F8** Words in s. 220(11) substituted (20.9.2023) by Social Housing (Regulation) Act 2023 (c. 36), s. 46(3), **Sch. 5 para. 27(b)**; S.I. 2023/1001, reg. 2(y)(viii)
- F9** S. 220(11A) omitted (20.9.2023) by virtue of Social Housing (Regulation) Act 2023 (c. 36), s. 46(3), **Sch. 5 para. 27(c)**; S.I. 2023/1001, reg. 2(y)(viii) (with reg. 3)
- F10** S. 220(11C) inserted (20.9.2023) by Social Housing (Regulation) Act 2023 (c. 36), **ss. 27(3), 46(3)**; S.I. 2023/1001, reg. 2(m)

Commencement Information

- I3** S. 220 in force at 1.4.2010 by S.I. 2010/862, **art. 2** (with Sch.)

221 Content **E+W**

- (1) An enforcement notice must—
- (a) specify the grounds on which it is given,
 - (b) specify the action the regulator wants the registered provider to take in response to the notice,

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (c) specify when the action is to be taken (which may be immediately on receipt of the notice), and
 - (d) explain the effect of sections 223 to 225.
- (2) The action specified in an enforcement notice may include publishing the notice in a specified manner.

Commencement Information

I4 S. 221 in force at 1.4.2010 by [S.I. 2010/862](#), **art. 2** (with Sch.)

^[F11] **222** Notifying HCA etc **E+W**

If the regulator gives an enforcement notice it must send a copy—

- ^{F12}(a)
- ^[F13](za) to the HCA,]
- ^[F14](aa) in the case of an enforcement notice given to a registered provider who owns land in Greater London, the Greater London Authority, and]
- (b) in the case of an enforcement notice given to a local authority, to the Secretary of State.]

Textual Amendments

- F11** S. 222 substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 1 para. 57**
- F12** S. 222(a) repealed (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), Sch. 16 para. 46, **Sch. 25 Pt. 26**; [S.I. 2012/628](#), art. 6(i)(j) (with arts. 911141517)
- F13** S. 222(za) inserted (1.10.2018) by [The Legislative Reform \(Regulator of Social Housing\) \(England\) Order 2018 \(S.I. 2018/1040\)](#), art. 1(2), **Sch. para. 29** (with Pt. 4)
- F14** S. 222(aa) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), **Sch. 19 para. 58**; [S.I. 2012/628](#), art. 6(i) (with arts. 911141517)

Commencement Information

I5 S. 222 in force at 1.4.2010 by [S.I. 2010/862](#), **art. 2** (with Sch.)

223 Appeal **E+W**

^[F15](1) A registered provider who is given an enforcement notice may appeal to the High Court.

^[F16](2) An appeal under this section must be brought within the period of 28 days beginning with the day on which the registered provider is given the enforcement notice.]

Textual Amendments

- F15** S. 223 renumbered as s. 223(1) (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), **Sch. 4 para. 6(a)**; [S.I. 2023/1001](#), reg. 2(x)
- F16** S. 223(2) inserted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), **Sch. 4 para. 6(b)**; [S.I. 2023/1001](#), reg. 2(x)

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Commencement Information

I6 S. 223 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

224 Withdrawal **E+W**

The regulator may withdraw an enforcement notice by notice to the registered provider.

Commencement Information

I7 S. 224 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

225 Sanction **E+W**

- (1) If a registered provider does not comply with an enforcement notice the regulator shall consider exercising another power under Chapter 6 or this Chapter.
- (2) In the case of an enforcement notice given to a person other than the registered provider by virtue of section 220(12), the regulator may only—
 - (a) exercise the power to issue a penalty notice to the person in accordance with the next group of sections, or
 - (b) take steps to have the person prosecuted for the offence by reference to which the enforcement notice was given.
- (3) A person to whom an enforcement notice is given on the ground in Case 9 of section 220 may not be prosecuted for the offence by reference to which the enforcement notice was given unless the person fails to comply with the enforcement notice.

Commencement Information

I8 S. 225 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

Penalty

226 Overview **E+W**

This group of sections allows the regulator to penalise failures on the part of [^{F17}private registered providers] by the imposition of fines.

Textual Amendments

F17 Words in s. 226 substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), [Sch. 1 para. 58](#)

Commencement Information

I9 S. 226 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

227 Grounds for imposition **E+W**

- (1) The regulator may require a [^{F18}private registered provider] to pay a penalty if the regulator is satisfied that—
 - (a) any of the following cases applies, and
 - (b) the imposition of a penalty is appropriate (whether or not as part of a response including other action).
- (2) Case 1 is where the registered provider has failed to meet a standard under section [^{F19}193, 194 or 194C].
- (3) Case 2 is where the affairs of the registered provider have been mismanaged.
- (4) Case 3 is where the registered provider has failed to comply with an enforcement notice.
- (5) Case 4 is where the registered provider has given an undertaking under section 125 and failed to comply with it.
- (6) Case 5 is where the registered provider has failed to pay an annual fee under section [^{F20}117(1)(b)].
- (7) Case 6 is where an offence under this Part has been committed by the registered provider.
- ^{F21}(7A)
- [^{F22}(7C) Case 9 is where the registered provider has failed to comply with directions or a request under section 198C.]
- (8) Where the regulator is satisfied that an offence under this Part has been committed in respect of a registered provider but by another person (such as a member, employee or agent of the registered provider)—
 - (a) Case 6 applies,
 - (b) the regulator may require the other person to pay a penalty, and
 - (c) this Chapter applies with the substitution of references to that other person for references to the registered provider.
- (9) In order to rely on Case 6 the regulator must be satisfied beyond reasonable doubt that it applies.

Textual Amendments

- F18** Words in s. 227(1) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 1 para. 59(2)**
- F19** Words in s. 227(2) substituted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), **ss. 22(4), 46(3)**; S.I. 2023/1001, reg. 2(j)
- F20** Word in s. 227(6) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 1 para. 59(3)**
- F21** S. 227(7A) omitted (20.9.2023) by virtue of [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), **Sch. 5 para. 28**; S.I. 2023/1001, reg. 2(y)(viii) (with reg. 3)
- F22** S. 227(7C) inserted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), **ss. 27(4), 46(3)**; S.I. 2023/1001, reg. 2(m)

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Commencement Information

I10 S. 227 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

228 Imposition **E+W**

- (1) A penalty is imposed by the regulator giving notice (a “penalty notice”) to the registered provider.
- (2) The notice must specify—
 - (a) the grounds on which the penalty is imposed,
 - (b) the amount of the penalty,
 - (c) how the penalty must be paid,
 - (d) a period within which it must be paid, and
 - (e) any interest or additional penalty which, by virtue of section 234(2), is payable in the event of late payment.
- (3) The notice may require the registered provider to publish information about the penalty in a specified manner.
- (4) The notice must explain the effect of sections 234(1), (3) and (6) and 235.
- (5) The Secretary of State—
 - (a) shall make regulations about the period under subsection (2)(d),
 - (b) may make other regulations about the form and content of a penalty notice, and
 - (c) may make regulations about the manner in which a penalty notice is given.

Commencement Information

I11 S. 228(1)-(4) in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

I12 S. 228(5) in force at 1.4.2009 for specified purposes by [S.I. 2009/803](#), [art. 7\(c\)](#)

I13 S. 228(5) in force at 1.4.2010 in so far as not already in force by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

229 Amount **E+W**

- (1) The amount of a penalty imposed on the ground specified in Case 6 of section 227 may not exceed the maximum amount [^{F23}(if any)] of fine that a magistrates' court could impose for the relevant offence.
- (2) The amount of a penalty imposed on the ground specified in any other Case of that section may not exceed £5,000.
- (3) The Secretary of State may by order amend the amount specified in subsection (2).

Textual Amendments

F23 Words in s. 229(1) inserted (12.3.2015) by The Legal Aid, Sentencing and Punishment of Offenders Act 2012 (Fines on Summary Conviction) Regulations 2015 ([S.I. 2015/664](#)), [reg. 1\(1\)](#), [Sch. 5 para. 14](#) (with [reg. 5\(1\)](#))

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Commencement Information

I14 S. 229 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

230 Warning E+W

- (1) Before giving a penalty notice to a registered provider the regulator must give the provider a notice (a “pre-penalty warning”)—
 - (a) specifying grounds on which the regulator thinks a penalty could be imposed,
 - (b) warning the provider that the regulator is considering imposing a penalty,
 - (c) including any indication that the regulator is able to give of the likely amount of any penalty, and
 - (d) explaining the effect of sections 231, 234(1), (3) and (6) and 235.
- (2) If the regulator gives a pre-penalty warning it must send a copy to—
 - ^{F24}(a)
 - ^{F25}(za) the HCA,]
 - ^{F26}(aa) the Greater London Authority (if the pre-penalty warning is given to a registered provider who owns land in Greater London), and]
 - (b) any other persons it thinks appropriate.
- (3) For the purposes of subsection (2)(b) the regulator shall consider, in particular, any person who provided information as a result of which the pre-penalty warning is given.
- (4) A pre-penalty warning must—
 - (a) refer to section 125 (voluntary undertaking), and
 - (b) indicate whether or to what extent the regulator would accept a voluntary undertaking instead of, or in mitigation of, a penalty.
- (5) A pre-penalty warning may be combined with notice under one or more of sections 242, 248, 250 and 252.

Textual Amendments

- F24** S. 230(2)(a) repealed (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), [Sch. 16 para. 47](#), [Sch. 25 Pt. 26](#); [S.I. 2012/628](#), [art. 6\(i\)\(j\)](#) (with [arts. 911141517](#))
- F25** S. 230(2)(za) inserted (1.10.2018) by [The Legislative Reform \(Regulator of Social Housing\) \(England\) Order 2018 \(S.I. 2018/1040\)](#), [art. 1\(2\)](#), [Sch. para. 30](#) (with [Pt. 4](#))
- F26** S. 230(2)(aa) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), [Sch. 19 para. 59](#); [S.I. 2012/628](#), [art. 6\(i\)](#) (with [arts. 911141517](#))

Commencement Information

I15 S. 230 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

231 Representations E+W

- (1) A pre-penalty warning must specify a period during which the registered provider may make representations to the regulator.
- (2) The period must—
 - (a) be a period of at least 28 days, and

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (b) begin with the date on which the registered provider receives the pre-penalty warning.
- (3) Representations may concern—
 - (a) whether a penalty should be imposed;
 - (b) the amount of any penalty that may be imposed.
- (4) After the end of the period specified under subsection (1) the regulator shall—
 - (a) consider any representations made, and
 - (b) decide whether to impose a penalty.

Commencement Information

I16 S. 231 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

[^{F27} **231A** Notifying the HCA **E+W**]

If the regulator imposes a penalty on a registered provider it must send a copy of the penalty notice to the HCA.]

Textual Amendments

F27 [S. 231A](#) inserted (1.10.2018) by [The Legislative Reform \(Regulator of Social Housing\) \(England\) Order 2018 \(S.I. 2018/1040\)](#), [art. 1\(2\)](#), [Sch. para. 31](#) (with [Pt. 4](#))

[^{F28} **232** Notifying HCA **E+W**]

.....

Textual Amendments

F28 [S. 232](#) repealed (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), [s. 240\(2\)](#), [Sch. 16 para. 48](#), [Sch. 25 Pt. 26](#); [S.I. 2012/628](#), [art. 6\(i\)\(j\)](#) (with [arts. 911141517](#))

[^{F29} **232A** Notifying the Greater London Authority **E+W**]

If the regulator imposes a penalty on a registered provider who owns land in Greater London, it must send a copy of the penalty notice to the Greater London Authority.]

Textual Amendments

F29 [S. 232A](#) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), [s. 240\(2\)](#), [Sch. 19 para. 60](#); [S.I. 2012/628](#), [art. 6\(i\)](#) (with [arts. 911141517](#))

233 Destination **E+W**

- (1) This section applies where the regulator receives money by way of penalty.
- (2) The regulator may deduct a sum which represents—

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (a) the direct costs to the regulator of imposing and enforcing the penalty, and
 - (b) a reasonable share of expenditure by the regulator which is indirectly referable to the imposition and enforcement of the penalty.
- (3) Any excess shall be paid to the HCA, to be used for purposes which appear to it to amount to investment in social housing.

Commencement Information

I17 S. 233 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

234 Enforcement **E+W**

- (1) A penalty shall be treated as a debt owed to the regulator.
- (2) The Treasury may make regulations authorising the regulator—
 - (a) to charge interest on penalty not paid during the period specified under section 228(2)(d);
 - (b) to impose one or more additional penalties where a penalty is not paid during that period.
- (3) Interest and additional penalty shall be treated as penalty (and may have the effect of increasing the penalty above a limit set by section 229).
- (4) Regulations under subsection (2)(a) may provide for an interest rate to be—
 - (a) set by a specified person, or
 - (b) determined in accordance with the regulations.
- (5) A penalty notice may include provision allowing a discount if the penalty is paid on or before a date specified in the notice (falling within the period specified under section 228(2)(d)).
- (6) A person to whom a penalty notice is given on the ground in Case 6 of section 227 may not be prosecuted for the offence by reference to which the penalty notice was given.

Commencement Information

I18 S. 234(1)(3)(5)(6) in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

I19 S. 234(2)(4) in force at 1.4.2009 for specified purposes by [S.I. 2009/803](#), [art. 7\(d\)](#)

I20 S. 234(2)(4) in force at 1.4.2010 in so far as not already in force by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

235 Appeal **E+W**

- [^{F30}(1)] A registered provider who is given a penalty notice may appeal to the High Court against—
- (a) the imposition of the penalty,
 - (b) its amount, or
 - (c) both.
- [^{F31}(2)] An appeal under this section must be brought within the period of 28 days beginning with the day on which the registered provider is given the penalty notice.

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (3) The requirement to pay the penalty is suspended during the appeal period.
- (4) Regulations under section 234(2) may not authorise the regulator to—
 - (a) charge interest in respect of the appeal period, or
 - (b) impose additional penalties during that period.
- (5) The “appeal period” means—
 - (a) where an appeal is brought, the period beginning with the day on which the penalty notice is given and ending with the day on which the appeal is finally determined or withdrawn, and
 - (b) otherwise, the period during which an appeal could be brought.]

Textual Amendments

- F30** S. 235 renumbered as s. 235(1) (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), [Sch. 4 para. 7\(a\)](#); S.I. 2023/1001, reg. 2(x)
- F31** S. 235(2)-(5) inserted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), [Sch. 4 para. 7\(b\)](#); S.I. 2023/1001, reg. 2(x)

Commencement Information

- I21** S. 235 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

Compensation

236 Overview **E+W**

This group of sections allows the regulator to award compensation to a victim of a failure on the part of a [^{F32}private registered provider].

Textual Amendments

- F32** Words in s. 236 substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), [Sch. 1 para. 60](#)

Commencement Information

- I22** S. 236 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

237 Grounds for award **E+W**

- (1) The regulator may require a [^{F33}private registered provider] to pay compensation if the regulator is satisfied that—
 - (a) either of the following cases applies, and
 - (b) the award of compensation is appropriate (whether or not as part of a response including other action).
- (2) Case 1 is where the registered provider has failed to meet a standard under section [^{F34}193, 194 or 194C].
- (3) Case 2 is where the registered provider has given an undertaking under section 125 and failed to comply with it.

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

^{F35}(4)

Textual Amendments

F33 Words in s. 237(1) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 1 para. 61**

F34 Words in s. 237(2) substituted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), ss. **22(5)**, 46(3); S.I. 2023/1001, reg. 2(j)

F35 S. 237(4) omitted (20.9.2023) by virtue of [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), **Sch. 5 para. 29**; S.I. 2023/1001, reg. 2(y)(viii) (with reg. 3)

Commencement Information

I23 S. 237 in force at 1.4.2010 by [S.I. 2010/862](#), **art. 2** (with Sch.)

238 Nature **E+W**

- (1) Compensation in respect of a failure may be awarded to one or more persons who have suffered as a result of the failure.
- (2) But an award may be made only to—
 - (a) a specified tenant of social housing provided by the registered provider,
 - (b) each member of a specified class of tenants of social housing provided by the registered provider, or
 - (c) each member of the class of tenants of social housing provided by the registered provider.

Commencement Information

I24 S. 238 in force at 1.4.2010 by [S.I. 2010/862](#), **art. 2** (with Sch.)

239 Housing ombudsman compensation **E+W**

- (1) The regulator may not award compensation to a person in respect of a matter if [^{F36}a housing ombudsman] has awarded compensation to the person in respect of the matter.

^{F37}(2)

Textual Amendments

F36 Words in s. 239(1) substituted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), **Sch. 5 para. 30**; S.I. 2023/1001, reg. 2(y)(viii)

F37 S. 239(2) repealed (1.4.2013 for E.) by [Localism Act 2011 \(c. 20\)](#), ss. 180(2), 240(2), **Sch. 25 Pt. 28** (with s. 180(5)); S.I. 2013/722, art. 2(b)

Commencement Information

I25 S. 239 in force at 1.4.2010 by [S.I. 2010/862](#), **art. 2** (with Sch.)

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

240 Award **E+W**

- (1) Compensation is awarded by the regulator giving notice (a “compensation notice”) to—
 - (a) the registered provider, and
 - (b) the person to be compensated.
- (2) The notice must specify—
 - (a) the grounds on which the compensation is awarded,
 - (b) the amount of the compensation,
 - (c) the person to be compensated,
 - (d) any interest or additional compensation which, by virtue of section 244(2), is payable in the event of late payment, and
 - (e) a period within which it must be paid.
- (3) The notice may require the registered provider to publish information about the compensation award in a specified manner.
- (4) The notice must explain the effect of sections 244(1) and (3) and 245.
- (5) The Secretary of State—
 - (a) shall make regulations about the period under subsection (2)(e),
 - (b) may make other regulations about the form and content of a compensation notice, and
 - (c) may make regulations about the manner in which a compensation notice is given.

Commencement Information

I26 S. 240(1)-(4) in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

I27 S. 240(5) in force at 1.4.2009 for specified purposes by [S.I. 2009/803](#), [art. 7\(c\)](#)

I28 S. 240(5) in force at 1.4.2010 in so far as not already in force by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

241 Impact **E+W**

- (1) This section applies when the regulator is considering—
 - (a) whether to award compensation, or
 - (b) the amount of compensation to award.
- (2) The regulator must take account of any information available to it about the financial situation of the registered provider.
- (3) The regulator must consider the likely impact of the compensation on the registered provider's ability to provide services.
- (4) In particular, the regulator must aim to avoid—
 - (a) jeopardising the financial viability of the registered provider,
 - (b) preventing the registered provider from honouring financial commitments, or
 - (c) preventing the registered provider from taking action to remedy the matters on the grounds of which the compensation might be awarded.

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Commencement Information

I29 S. 241 in force at 1.4.2010 by S.I. 2010/862, art. 2 (with Sch.)

242 Warning E+W

- (1) Before giving a compensation notice to a [^{F38}private registered provider] the regulator must give the provider a notice (a “pre-compensation warning”)—
 - (a) specifying grounds on which the regulator thinks compensation could be awarded,
 - (b) warning the provider that the regulator is considering awarding compensation to a specified person,
 - (c) including any indication that the regulator is able to give of the likely amount of any compensation, and
 - (d) explaining the effect of sections 243, 244(1) and (3) and 245.
- (2) Before giving a pre-compensation warning the regulator must consult the [^{F39}housing ombudsman] for the scheme of which the registered provider is a member.
- (3) If the regulator gives a pre-compensation warning it must send a copy to—
 - ^{F40}(a)
 - [^{F41}(za) the HCA,]
 - [^{F42}(aa) the Greater London Authority (if the pre-compensation warning is given to a registered provider who owns land in Greater London), and]
 - (b) any other persons it thinks appropriate.
- (4) For the purposes of subsection (3)(b) the regulator shall consider, in particular, any person who provided information as a result of which the pre-compensation warning is given.
- (5) A pre-compensation warning must—
 - (a) refer to section 125 (voluntary undertaking), and
 - (b) indicate whether or to what extent the regulator would accept a voluntary undertaking instead of, or in mitigation of, awarding compensation.
- (6) A pre-compensation warning may be combined with notice under one or more of sections 230, 248, 250 and 252.

Textual Amendments

- F38** Words in s. 242(1) substituted (1.4.2010) by The Housing and Regeneration Act 2008 (Registration of Local Authorities) Order 2010 (S.I. 2010/844), art. 1(2), **Sch. 1 para. 62**
- F39** Words in s. 242(2) substituted (20.9.2023) by Social Housing (Regulation) Act 2023 (c. 36), s. 46(3), **Sch. 5 para. 31**; S.I. 2023/1001, reg. 2(y)(viii)
- F40** S. 242(3)(a) repealed (1.4.2012) by Localism Act 2011 (c. 20), s. 240(2), Sch. 16 para. 49, **Sch. 25 Pt. 26**; S.I. 2012/628, art. 6(i)(j) (with arts. 911141517)
- F41** S. 242(3)(za) inserted (1.10.2018) by The Legislative Reform (Regulator of Social Housing) (England) Order 2018 (S.I. 2018/1040), art. 1(2), **Sch. para. 32** (with Pt. 4)
- F42** S. 242(3)(aa) inserted (1.4.2012) by Localism Act 2011 (c. 20), s. 240(2), **Sch. 19 para. 61**; S.I. 2012/628, art. 6(i) (with arts. 911141517)

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Commencement Information

I30 S. 242 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

243 Representations **E+W**

- (1) A pre-compensation warning must specify a period during which the registered provider may make representations to the regulator.
- (2) The period must—
 - (a) be a period of at least 28 days, and
 - (b) begin with the date on which the registered provider receives the pre-compensation warning.
- (3) Representations may address—
 - (a) whether compensation should be awarded;
 - (b) the amount of any compensation that may be awarded.
- (4) After the end of the period specified under subsection (1) the regulator shall—
 - (a) consider any representations made, and
 - (b) decide whether to award compensation.

Commencement Information

I31 S. 243 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

244 Enforcement **E+W**

- (1) Compensation shall be treated as a debt owed to the person to whom it is awarded.
- (2) The Treasury may make regulations authorising the regulator—
 - (a) to award interest on compensation not paid during the period specified under section 240(2)(e);
 - (b) to award additional compensation where compensation is not paid during that period.
- (3) Interest and additional compensation shall be treated as compensation.
- (4) Regulations under subsection (2)(a) may provide for an interest rate to be—
 - (a) set by a specified person, or
 - (b) determined in accordance with the regulations.

Commencement Information

I32 S. 244(1)(3) in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

I33 S. 244(2)(4) in force at 1.4.2009 for specified purposes by [S.I. 2009/803](#), [art. 7\(d\)](#)

I34 S. 244(2)(4) in force at 1.4.2010 in so far as not already in force by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

245 Appeal **E+W**

- [^{F43}(1)] A [^{F44}private registered provider] who is given a compensation notice may appeal to the High Court against—
- (a) the award of compensation,
 - (b) its amount, or
 - (c) both.
- [^{F45}(2)] An appeal under this section must be brought within the period of 28 days beginning with the day on which the registered provider is given the compensation notice.
- (3) The requirement to pay the compensation is suspended during the appeal period.
- (4) Regulations under section 244(2) may not authorise the regulator to—
- (a) award interest in respect of the appeal period, or
 - (b) award additional compensation during that period.
- (5) The “appeal period” means—
- (a) where an appeal is brought, the period beginning with the day on which the compensation notice is given and ending with the day on which the appeal is finally determined or withdrawn, and
 - (b) otherwise, the period during which an appeal could be brought.]

Textual Amendments

- F43** S. 245 renumbered as s. 245(1) (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), [Sch. 4 para. 8\(a\)](#); S.I. 2023/1001, reg. 2(x)
- F44** Words in s. 245 substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), [Sch. 1 para. 63](#)
- F45** S. 245(2)-(5) inserted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), [Sch. 4 para. 8\(b\)](#); S.I. 2023/1001, reg. 2(x)

Commencement Information

- I35** S. 245 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

Management etc.

246 Overview **E+W**

This group of sections gives the regulator various powers in relation to the management and constitution of registered providers.

Commencement Information

- I36** S. 246 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

247 Management tender **E+W**

- (1) This section applies if the regulator is satisfied that—
- (a) a registered provider has failed to meet a standard ^{F46}... under section [^{F47}193, 194 or 194C],

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- ^{F48}(aa)
- (b) the affairs of a registered provider have been mismanaged in relation to social housing.
- (2) The regulator may [^{F49}by notice] require the registered provider to implement a process specified by the regulator for the purpose of—
- (a) inviting persons to apply to undertake management functions of the registered provider, and
- (b) selecting from the applications and making an appointment.
- (3) A requirement may relate to—
- (a) the registered provider's affairs generally in so far as they relate to social housing, or
- (b) specified affairs relating to social housing.
- (4) A requirement must include—
- (a) provision about the constitution of a selection panel (which must include provision for ensuring representation of tenants' interests),
- (b) provision for ensuring best procurement practice [^{F50}(and consistent with any applicable procurement law)], and
- (c) provision about the terms and conditions on which the manager is to be appointed (including provision about—
- (i) setting, monitoring and enforcing performance standards, and
- (ii) resources).

Textual Amendments

- F46** Words in s. 247(1)(a) omitted (20.9.2023) by virtue of Social Housing (Regulation) Act 2023 (c. 36), s. 46(3), **Sch. 5 para. 32(a)**; S.I. 2023/1001, reg. 2(y)(viii)
- F47** Words in s. 247(1)(a) substituted (20.9.2023) by Social Housing (Regulation) Act 2023 (c. 36), **ss. 22(6), 46(3)**; S.I. 2023/1001, reg. 2(j)
- F48** S. 247(1)(aa) omitted (20.9.2023) by virtue of Social Housing (Regulation) Act 2023 (c. 36), s. 46(3), **Sch. 5 para. 32(b)**; S.I. 2023/1001, reg. 2(y)(viii) (with reg. 3)
- F49** Words in s. 247(2) inserted (20.9.2023) by Social Housing (Regulation) Act 2023 (c. 36), s. 46(3), **Sch. 4 para. 9**; S.I. 2023/1001, reg. 2(x)
- F50** Words in s. 247(4)(b) inserted (1.4.2010) by The Housing and Regeneration Act 2008 (Registration of Local Authorities) Order 2010 (S.I. 2010/844), art. 1(2), **Sch. 1 para. 64(3)**

Commencement Information

- I37** S. 247 in force at 1.4.2010 by S.I. 2010/862, **art. 2** (with Sch.)

248 Section 247: supplemental **E+W**

- (1) Before acting under section 247(2) the regulator must give the registered provider a notice—
- (a) specifying grounds on which action might be taken under that section,
- (b) warning the provider that the regulator is considering action under that section, and
- (c) explaining the effect of this section.

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (2) The notice must specify a period during which the registered provider may make representations to the regulator.
- (3) The period must—
- (a) be a period of at least 28 days, and
 - (b) begin with the date on which the registered provider receives the notice.
- (4) The regulator must send a copy of a notice under subsection (1) to—
- ^{F51}(a)
 - ^{F52}(za) the HCA,]
 - ^{F53}(aa) the Greater London Authority (if the notice is given to a registered provider who owns land in Greater London),]
 - ^{F54}(b) the Secretary of State (if the notice is given to a local authority), and
 - (c) any other persons the regulator thinks appropriate.]
- (5) A notice under subsection (1) must—
- (a) refer to section 125 (voluntary undertaking), and
 - (b) indicate whether or to what extent the regulator would accept a voluntary undertaking instead of, or in mitigation of, action under section 247(2).
- (6) Notice under subsection (1) may be combined with notice under one or more of sections 230, 242, 250 and 252.
- (7) In imposing a requirement the regulator must have regard to views of—
- (a) relevant tenants,
 - (b) the registered provider,
 - ^{F55}(ba) the HCA,]
 - ^{F56}(c)
 - ^{F57}(ca) the Greater London Authority (if the notice is given to a registered provider who owns land in Greater London),]
 - ^{F58}(d) the Secretary of State (if the registered provider is a local authority), and
 - (e) if the regulator thinks it appropriate, any relevant local housing authority.]
- ^{F59}(8) If the regulator imposes a requirement it must send a copy—
- ^{F60}(a)
 - ^{F61}(za) the HCA,]
 - ^{F62}(aa) in the case of a requirement imposed on a registered provider who owns land in Greater London, to the Greater London Authority, and]
 - (b) in the case of a requirement imposed on a local authority, to the Secretary of State.]
- (9) A registered provider may appeal to the High Court against a requirement under section 247(2).
- ^{F63}(10) An appeal under this section must be brought within the period of 28 days beginning with the day on which the regulator notifies the registered provider of the imposition of a requirement on the provider under section 247(2).]

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Textual Amendments

- F51** S. 248(4)(a) repealed (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), [Sch. 16 para. 50\(2\)](#), [Sch. 25 Pt. 26](#); [S.I. 2012/628](#), art. 6(i)(j) (with arts. 911141517)
- F52** S. 248(4)(za) inserted (1.10.2018) by [The Legislative Reform \(Regulator of Social Housing\) \(England\) Order 2018 \(S.I. 2018/1040\)](#), art. 1(2), [Sch. para. 33\(a\)](#) (with Pt. 4)
- F53** S. 248(4)(aa) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), [Sch. 19 para. 62\(2\)](#); [S.I. 2012/628](#), art. 6(i) (with arts. 911141517)
- F54** S. 248(4)(b)(c) substituted for s. 248(4)(b) (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), [Sch. 1 para. 65\(2\)\(b\)](#)
- F55** S. 248(7)(ba) inserted (1.10.2018) by [The Legislative Reform \(Regulator of Social Housing\) \(England\) Order 2018 \(S.I. 2018/1040\)](#), art. 1(2), [Sch. para. 33\(b\)](#) (with Pt. 4)
- F56** S. 248(7)(c) repealed (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), [Sch. 16 para. 50\(3\)](#), [Sch. 25 Pt. 26](#); [S.I. 2012/628](#), art. 6(i)(j) (with arts. 911141517)
- F57** S. 248(7)(ca) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), [Sch. 19 para. 62\(3\)](#); [S.I. 2012/628](#), art. 6(i) (with arts. 911141517)
- F58** S. 248(7)(d)(e) substituted for s. 248(7)(d) (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), [Sch. 1 para. 65\(3\)\(b\)](#)
- F59** S. 248(8) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), [Sch. 1 para. 65\(4\)](#)
- F60** S. 248(8)(a) repealed (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), [Sch. 16 para. 50\(4\)](#), [Sch. 25 Pt. 26](#); [S.I. 2012/628](#), art. 6(i)(j) (with arts. 911141517)
- F61** S. 248(8)(za) inserted (1.10.2018) by [The Legislative Reform \(Regulator of Social Housing\) \(England\) Order 2018 \(S.I. 2018/1040\)](#), art. 1(2), [Sch. para. 33\(c\)](#) (with Pt. 4)
- F62** S. 248(8)(aa) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), [Sch. 19 para. 62\(4\)](#); [S.I. 2012/628](#), art. 6(i) (with arts. 911141517)
- F63** S. 248(10) inserted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), [Sch. 4 para. 10](#); [S.I. 2023/1001](#), reg. 2(x)

Commencement Information

- I38** S. 248 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with Sch.)

249 Management transfer **E+W**

- (1) This section applies if as a result of an inquiry under section 206 or an audit under section 210 [^{F64}or 210A] the regulator is satisfied that—
- the affairs of a registered provider have been mismanaged in relation to social housing, or
 - a transfer of certain of a registered provider's management functions would be likely to improve the management of some or all of its social housing.
- (2) The regulator may [^{F65}by notice] require the registered provider to transfer management functions to a specified person.
- (3) A requirement to transfer management functions may be imposed only with the Secretary of State's consent (both as to the transfer and the terms).
- (4) A requirement may relate to—
- the registered provider's affairs generally in so far as they relate to social housing, or
 - specified affairs relating to social housing.

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (5) Transfer shall be on terms and conditions (including as to remuneration) specified in, or determined in accordance with, the requirement.
- (6) A transferee manager shall have—
- (a) any power specified in the requirement, and
 - (b) any other power in relation to the registered provider's affairs required by the manager for the purposes specified in the requirement (including the power to enter into agreements and take other action on behalf of the registered provider).

Textual Amendments

- F64** Words in s. 249(1) inserted (1.4.2015) by [Local Audit and Accountability Act 2014 \(c. 2\), s. 49\(1\), Sch. 12 para. 96; S.I. 2015/841, art. 3\(x\)](#)
- F65** Words in s. 249(2) inserted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\), s. 46\(3\), Sch. 4 para. 11; S.I. 2023/1001, reg. 2\(x\)](#)

Commencement Information

- I39** S. 249 in force at 1.4.2010 by [S.I. 2010/862, art. 2 \(with Sch.\)](#)

250 Section 249: supplemental **E+W**

- (1) Before acting under section 249(2) the regulator must give the registered provider a notice—
- (a) specifying grounds on which action might be taken under that section,
 - (b) warning the provider that the regulator is considering action under that section, and
 - (c) explaining the effect of this section.
- (2) The notice must specify a period during which the registered provider may make representations to the regulator.
- (3) The period must—
- (a) be a period of at least 28 days, and
 - (b) begin with the date on which the registered provider receives the notice.
- (4) The regulator must send a copy of a notice under subsection (1) to—
- ^{F66}(a)
 - ^{F67}(za) the HCA,]
 - ^{F68}(aa) in the case of a notice given to a registered provider who owns land in Greater London, the Greater London Authority,]
 - ^{F69}(b) in the case of a notice given to a local authority, the Secretary of State, and
 - (c) any other persons the regulator thinks appropriate (having regard, in particular, to any person who provided information as a result of which the notice is given).]
- (5) A notice under subsection (1) must—
- (a) refer to section 125, and

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (b) indicate whether or to what extent the regulator would accept a voluntary undertaking under that section instead of, or in mitigation of, action under section 249(2).
- (6) Notice under subsection (1) may be combined with notice under one or more of sections 230, 242, 248 and 252.
- (7) In imposing a requirement the regulator must have regard to views of—
 - (a) relevant tenants,
 - (b) the registered provider,
 - [^{F70}(ba) the HCA,]
 - ^{F71}(c)
 - [^{F72}(ca) if the requirement would be imposed on a registered provider who owns land in Greater London, the Greater London Authority,]
 - [^{F73}(d) if the requirement would be imposed on a local authority, the Secretary of State, and
 - (e) if the regulator thinks it appropriate, any relevant local housing authority.]
- [^{F74}(8) If the regulator imposes a requirement it must send a copy—
 - ^{F75}(a)
 - [^{F76}(za) the HCA,]
 - [^{F77}(aa) in the case of a requirement imposed on a registered provider who owns land in Greater London, to the Greater London Authority, and]
 - (b) in the case of a requirement imposed on a local authority, to the Secretary of State.]
- (9) A registered provider may appeal to the High Court against a requirement under section 249(2).
- [^{F78}(10) An appeal under this section must be brought within the period of 28 days beginning with the day on which the regulator notifies the registered provider of the imposition of a requirement on the provider under section 249(2).]

Textual Amendments

- F66** S. 250(4)(a) repealed (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), [Sch. 16 para. 51\(2\)](#), **Sch. 25 Pt. 26**; [S.I. 2012/628](#), art. 6(i)(j) (with arts. 911141517)
- F67** S. 250(4)(za) inserted (1.10.2018) by [The Legislative Reform \(Regulator of Social Housing\) \(England\) Order 2018 \(S.I. 2018/1040\)](#), art. 1(2), **Sch. para. 34(a)** (with Pt. 4)
- F68** S. 250(4)(aa) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), **Sch. 19 para. 63(2)**; [S.I. 2012/628](#), art. 6(i) (with arts. 911141517)
- F69** S. 250(4)(b)(c) substituted for s. 250(4)(b) (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 1 para. 66(2)(b)**
- F70** S. 250(7)(ba) inserted (1.10.2018) by [The Legislative Reform \(Regulator of Social Housing\) \(England\) Order 2018 \(S.I. 2018/1040\)](#), art. 1(2), **Sch. para. 34(b)** (with Pt. 4)
- F71** S. 250(7)(c) repealed (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), [Sch. 16 para. 51\(3\)](#), **Sch. 25 Pt. 26**; [S.I. 2012/628](#), art. 6(i)(j) (with arts. 911141517)
- F72** S. 250(7)(ca) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), **Sch. 19 para. 63(3)**; [S.I. 2012/628](#), art. 6(i) (with arts. 911141517)
- F73** S. 250(7)(d)(e) substituted for s. 250(7)(d) (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 1 para. 66(3)(b)**

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- F74** S. 250(8) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 1 para. 66(4)**
- F75** S. 250(8)(a) repealed (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), Sch. 16 para. 51(4), **Sch. 25 Pt. 26**; S.I. 2012/628, art. 6(i)(j) (with arts. 911141517)
- F76** S. 250(8)(za) inserted (1.10.2018) by [The Legislative Reform \(Regulator of Social Housing\) \(England\) Order 2018 \(S.I. 2018/1040\)](#), art. 1(2), **Sch. para. 34(c)** (with Pt. 4)
- F77** S. 250(8)(aa) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), **Sch. 19 para. 63(4)**; S.I. 2012/628, art. 6(i) (with arts. 911141517)
- F78** S. 250(10) inserted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), **Sch. 4 para. 12**; S.I. 2023/1001, reg. 2(x)

Commencement Information

- I40** S. 250 in force at 1.4.2010 by [S.I. 2010/862](#), **art. 2** (with Sch.)

[^{F79}250A Sections 247 and 249: local authorities] **E+W**

- (1) This section makes further provision about the application of sections 247 and 249 in a case where the registered provider is a local authority.
- (2) The regulator may act under those sections even if the local authority already has a management agreement in place.
- (3) But while a section 247 or 249 arrangement is in force, the local authority may not give effect to a management agreement as respects functions of the authority which are the subject of the arrangement.
- (4) Any duty the local authority may have to consult with respect to the exercise of its management functions (for example, a duty arising by virtue of section 27BA of the Housing Act 1985) does not apply so far as it is acting pursuant to a requirement imposed on it under section 247 or 249.
- (5) A section 247 or 249 arrangement—
 - (a) is not to be considered a management agreement, but
 - (b) subsections (13) and (15) of section 27 of the Housing Act 1985 apply to it as they apply to a management agreement.
- (6) In this section—

“management agreement” has the meaning given by section 27(2)(a) and 27B(4) of the Housing Act 1985;

“section 247 or 249 arrangement” means an arrangement which is entered into pursuant to a requirement imposed on a local authority under section 247 or 249 and by which functions of the authority are to be exercised by a manager on its behalf.]

Textual Amendments

- F79** S. 250A inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 1 para. 67**

251 Appointment of manager [^{F80}of private registered provider] **E+W**

- (1) This section applies if the regulator is satisfied that—

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (a) a [^{F81}private registered provider] has failed to meet a standard under section [^{F82}193, 194 or 194C],
 - ^{F83}(aa)
 - (b) the affairs of a [^{F84}private registered provider] have been mismanaged in relation to social housing.
- (2) The regulator may [^{F85}by notice to the registered provider] —
- (a) appoint an individual as a manager of the registered provider, or
 - (b) require the registered provider to appoint an individual as a manager.
- (3) An appointment or requirement may relate to a manager—
- (a) of the registered provider's affairs generally in so far as they relate to social housing, or
 - (b) of specified affairs relating to social housing.
- (4) Appointment shall be on terms and conditions (including as to remuneration) specified in, or determined in accordance with, the appointment or requirement.
- (5) A manager shall have—
- (a) any power specified in the appointment or requirement, and
 - (b) any other power in relation to the registered provider's affairs required by the manager for the purposes specified in the appointment or requirement (including the power to enter into agreements and take other action on behalf of the registered provider).

Textual Amendments

- F80** Words in s. 251(1)(b) inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 1 para. 68(b)**
- F81** Words in s. 251(1)(a) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 1 para. 68(a)**
- F82** Words in s. 251(1)(a) substituted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), **ss. 22(7), 46(3)**; S.I. 2023/1001, reg. 2(j)
- F83** S. 251(1)(aa) omitted (20.9.2023) by virtue of [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), **Sch. 5 para. 33**; S.I. 2023/1001, reg. 2(y)(viii) (with reg. 3)
- F84** Words in s. 251(1)(b) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 1 para. 68(a)**
- F85** Words in s. 251(2) inserted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), **Sch. 4 para. 13**; S.I. 2023/1001, reg. 2(x)

Commencement Information

- I41** S. 251 in force at 1.4.2010 by [S.I. 2010/862](#), **art. 2** (with Sch.)

252 Section 251: supplemental **E+W**

- (1) Before acting under section 251(2) the regulator must give the registered provider a notice—
- (a) specifying grounds on which action might be taken under that section,
 - (b) warning the provider that the regulator is considering action under that section, and
 - (c) explaining the effect of this section.

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (2) The notice must specify a period during which the registered provider may make representations to the regulator.
- (3) The period must—
- (a) be a period of at least 28 days, and
 - (b) begin with the date on which the registered provider receives the notice.
- (4) The regulator must send a copy of a notice under subsection (1) to—
- ^{F86}(a)
 - ^{F87}(za) the HCA,]
 - ^{F88}(aa) the Greater London Authority (if the notice is given to a registered provider who owns land in Greater London), and]
 - (b) any other persons it thinks appropriate (having regard, in particular, to any person who provided information as a result of which the notice is given).
- (5) A notice under subsection (1) must—
- (a) refer to section 125 (voluntary undertaking), and
 - (b) indicate whether or to what extent the regulator would accept a voluntary undertaking instead of, or in mitigation of, action under section 251(2).
- (6) Notice under subsection (1) may be combined with notice under one or more of sections 230, 242, 248 and 250.
- ^{F89}(6A) The regulator must notify the HCA of an appointment or requirement under section 251(2).]
- ^{F90}(7)
- ^{F91}(7A) The regulator must notify the Greater London Authority of an appointment or requirement under section 251(2) in respect of a registered provider who owns land in Greater London.]
- (8) The regulator may require a manager to report to the regulator on the affairs specified in the appointment or requirement under section 251(3).
- (9) A ^{F92}private registered provider] may appeal to the High Court against an appointment or requirement under section 251(2).
- ^{F93}(10) An appeal under this section must be brought within the period of 28 days beginning with the day on which—
- (a) the regulator notifies the registered provider of an appointment made under section 251(2)(a) (in the case of an appeal against an appointment), or
 - (b) the regulator notifies the registered provider of the imposition of a requirement on the provider under section 251(2)(b) (in the case of an appeal against a requirement).]

Textual Amendments

- F86** S. 252(4)(a) repealed (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), [Sch. 16 para. 52\(2\)](#), [Sch. 25 Pt. 26](#); [S.I. 2012/628](#), art. 6(i)(j) (with arts. 911141517)
- F87** S. 252(4)(za) inserted (1.10.2018) by [The Legislative Reform \(Regulator of Social Housing\) \(England\) Order 2018 \(S.I. 2018/1040\)](#), art. 1(2), [Sch. para. 35\(a\)](#) (with Pt. 4)
- F88** S. 252(4)(aa) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), [Sch. 19 para. 64\(2\)](#); [S.I. 2012/628](#), art. 6(i) (with arts. 911141517)

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- F89** S. 252(6A) inserted (1.10.2018) by The Legislative Reform (Regulator of Social Housing) (England) Order 2018 (S.I. 2018/1040), art. 1(2), **Sch. para. 35(b)** (with Pt. 4)
- F90** S. 252(7) repealed (1.4.2012) by Localism Act 2011 (c. 20), s. 240(2), Sch. 16 para. 52(3), **Sch. 25 Pt. 26**; S.I. 2012/628, art. 6(i)(j) (with arts. 911141517)
- F91** S. 252(7A) inserted (1.4.2012) by Localism Act 2011 (c. 20), s. 240(2), **Sch. 19 para. 64(3)**; S.I. 2012/628, art. 6(i) (with arts. 911141517)
- F92** Words in s. 252(9) substituted (1.4.2010) by The Housing and Regeneration Act 2008 (Registration of Local Authorities) Order 2010 (S.I. 2010/844), art. 1(2), **Sch. 1 para. 69**
- F93** S. 252(10) inserted (20.9.2023) by Social Housing (Regulation) Act 2023 (c. 36), s. 46(3), **Sch. 4 para. 14**; S.I. 2023/1001, reg. 2(x)

Commencement Information

- I42** S. 252 in force at 1.4.2010 by S.I. 2010/862, **art. 2** (with Sch.)

[^{F94}252A Appointment of advisers to local authorities] **E+W**

- (1) This section applies to a registered provider which is a local authority.
- (2) The power in subsection (3) is exercisable if the regulator thinks—
 - (a) that it is necessary to exercise it for the proper management of the authority’s affairs so far as they relate to the provision of social housing (its “social housing affairs”), or
 - (b) that it is desirable to exercise it in the interests of securing better services for the authority’s tenants.
- (3) The regulator may—
 - (a) appoint one or more advisers to assist the authority in relation to its social housing affairs (or a particular aspect of those affairs), or
 - (b) require the authority to appoint one or more advisers for that purpose.
- (4) Appointment shall be on terms and conditions (including as to remuneration) specified in, or determined in accordance with, the appointment or requirement.
- (5) A requirement under subsection (3)(b) may specify a process which the authority is required to implement for selecting and appointing advisers.
- (6) The authority must cooperate with any advisers appointed by virtue of this section.]

Textual Amendments

- F94** S. 252A inserted (1.4.2010) by The Housing and Regeneration Act 2008 (Registration of Local Authorities) Order 2010 (S.I. 2010/844), art. 1(2), **Sch. 1 para. 70**

253 Transfer of land [^{F95}by private registered provider] **E+W**

- (1) This section applies if as a result of an inquiry under section 206 or an audit under section 210 the regulator is satisfied that—
 - (a) the affairs of a [^{F96}private registered provider] have been mismanaged in relation to social housing, or
 - (b) a transfer of land by a [^{F97}private registered provider] would be likely to improve the management of the land.

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (2) The regulator may require the registered provider to transfer specified land—
 - (a) to the regulator, or
 - (b) to another specified [^{F98}private registered provider].
- (3) A requirement may be imposed on a profit-making registered provider only in relation to its social housing and associated land.
- (4) For the purposes of subsection (3) land is associated with social housing if the regulator thinks that it is used in connection with the social housing or its management.
- (5) A requirement may not be imposed on a non-profit registered provider requiring it to transfer land to a profit-making registered provider.
- (6) A requirement may not be imposed on a registered charity.
- (7) A requirement may be imposed on a charity which is not registered (C1), but only for transfer to another charity (C2) whose objects the regulator thinks are similar to those of C1.

Textual Amendments

- F95** Words in s. 253 inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), [Sch. 1 para. 71\(c\)](#)
- F96** Words in s. 253(1)(a) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), [Sch. 1 para. 71\(a\)](#)
- F97** Words in s. 253(1)(b) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), [Sch. 1 para. 71\(a\)](#)
- F98** Words in s. 253(2)(b) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), [Sch. 1 para. 71\(b\)](#)

Commencement Information

- I43** S. 253 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with Sch.)

254 Section 253: supplemental **E+W**

- (1) A transfer under section 253 shall be on terms specified in, or determined in accordance with, the requirement.
- (2) The price shall be not less than an amount certified by the district valuer as the amount the property would fetch if sold by a willing seller to another registered provider.
- (3) The terms shall include provision as to the payment of any debts or liabilities in respect of the land (whether or not secured on it).
- (4) A requirement to transfer land may be imposed only with the Secretary of State's consent (both as to the transfer and the terms).
- (5) Where land is transferred to the regulator under section 253(2)(a)—
 - (a) the regulator may dispose of it only to a registered provider, and
 - (b) if it is transferred by a non-profit registered provider, the regulator may dispose of it only to a non-profit registered provider.

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Commencement Information

I44 S. 254 in force at 1.4.2010 by S.I. 2010/862, art. 2 (with Sch.)

255 Amalgamation **E+W**

- (1) This section applies if as a result of an inquiry under section 206 or an audit under section 210 the regulator is satisfied that—
 - (a) the affairs of a non-profit registered provider which is [^{F99}a registered society] have been mismanaged in relation to social housing, or
 - (b) the management of social housing owned by a non-profit registered provider which is [^{F99}a registered society] would be improved if the provider were amalgamated with another [^{F100}registered society].
- (2) The regulator may make and execute on behalf of the society an instrument providing for the amalgamation of the society with another [^{F100}registered society].
- (3) The regulator may act under subsection (2) only with the Secretary of State's consent.
- (4) An instrument providing for the amalgamation of a society (“S1”) with another has the same effect as a resolution by S1 under [^{F101}section 109 of the Co-operative and Community Benefit Societies Act 2014] (amalgamation of societies by special resolution).
- (5) A copy of an instrument shall be sent to and registered by the [^{F102}Financial Conduct Authority].
- (6) An instrument does not take effect until the copy is registered.
- (7) The copy must be sent for registration during the period of 14 days beginning with the date of execution; but a copy registered after that period is valid.
- (8) Any body created by virtue of an amalgamation—
 - (a) must be registered by the regulator and designated as a non-profit organisation, and
 - (b) pending registration shall be treated as registered and designated as a non-profit organisation.

Textual Amendments

- F99** Words in Act substituted (1.8.2014) by Co-operative and Community Benefit Societies Act 2014 (c. 14), s. 154, Sch. 4 para. 122 (with Sch. 5)
- F100** Words in Act substituted (1.8.2014) by Co-operative and Community Benefit Societies Act 2014 (c. 14), s. 154, Sch. 4 para. 123 (with Sch. 5)
- F101** Words in s. 255(4) substituted (1.8.2014) by Co-operative and Community Benefit Societies Act 2014 (c. 14), s. 154, Sch. 4 para. 133 (with Sch. 5)
- F102** Words in s. 255(5) substituted (1.4.2013) by The Financial Services Act 2012 (Mutual Societies) Order 2013 (S.I. 2013/496), art. 1(1), Sch. 11 para. 8(2), (3)(f) (with Sch. 12)

Commencement Information

I45 S. 255 in force at 1.4.2010 by S.I. 2010/862, art. 2 (with Sch.)

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Restrictions on dealings [F103 by non-profit registered providers]

Textual Amendments

F103 Words in cross-heading before s. 256 inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 1 para. 72**

256 Restrictions on dealings during inquiry **E+W**

- (1) The regulator may make an order under this section if—
 - (a) an inquiry under section 206 is in progress in respect of a non-profit registered provider, and
 - (b) either of the following cases applies.
- (2) Case 1 applies if the regulator has reasonable grounds for believing—
 - (a) that the affairs of the registered provider have been mismanaged, and
 - (b) that the interests of tenants of the registered provider, or its assets, require protection.
- (3) Case 2 applies if as a result of an inquirer's interim report under section 207 the regulator is satisfied that the affairs of the registered provider have been mismanaged.
- (4) The regulator may order a bank or other person who holds money or securities on behalf of the registered provider not to part with the money or securities without the regulator's consent.
- (5) The regulator may make an order restricting—
 - (a) the transactions that may be entered into by the registered provider, or
 - (b) the nature and amounts of payments that may be made by it.
- (6) An order under subsection (5) may in particular provide that transactions may not be entered into or payments made without the regulator's consent.
- [F104(6A) If the registered provider is a registered charity, the regulator must notify the Charity Commission if it makes an order under this section.]
- F105(7)
- (8) An order ceases to have effect at the end of the period of 6 months beginning with the day on which the inquirer's final report under section 207 is made.
- (9) But the regulator—
 - (a) may revoke the order before that time;
 - (b) may by order extend it for a specified period of up to 6 months.

Textual Amendments

F104 S. 256(6A) inserted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), **ss. 34(2)**, 46(3); S.I. 2023/1001, **reg. 2(o)**

F105 S. 256(7) omitted (20.9.2023) by virtue of [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), **ss. 33(b)**, 46(3); S.I. 2023/1001, **reg. 2(n)**

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Commencement Information

I46 S. 256 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

257 Restrictions on dealings following inquiry **E+W**

- (1) This section applies if as a result of an inquiry under section 206 or an audit under section 210 the regulator is satisfied that the affairs of a non-profit registered provider have been mismanaged.
 - (2) The regulator may order a bank or other person who holds money or securities on behalf of the registered provider not to part with the money or securities without the regulator's consent.
 - (3) The regulator may make an order restricting—
 - (a) the transactions that may be entered into by the registered provider, or
 - (b) the nature and amounts of payments that may be made by it.
 - (4) An order under subsection (3) may in particular provide that transactions may not be entered into or payments made without the regulator's consent.
- [^{F106}(4A) If the registered provider is a registered charity, the regulator must notify the Charity Commission if it makes an order under this section.]
- ^{F107}(5)
- (6) An order under this section has effect until revoked by the regulator.

Textual Amendments

F106 S. 257(4A) inserted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), [ss. 34\(3\)](#), 46(3); [S.I. 2023/1001](#), [reg. 2\(o\)](#)

F107 S. 257(5) omitted (20.9.2023) by virtue of [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), [ss. 33\(c\)](#), 46(3); [S.I. 2023/1001](#), [reg. 2\(n\)](#)

Commencement Information

I47 S. 257 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

258 Restrictions on dealings: supplemental **E+W**

- (1) Before making an order under section 256 or 257 the regulator must take all reasonable steps to give notice to—
 - (a) the registered provider, and
 - (b) in the case of an order under section 256(4) or 257(2), the person to whom the order is directed.
- (2) Contravention of an order under section 256(4) or 257(2) is an offence.
- (3) A person guilty of an offence is liable on summary conviction to a fine ^{F108}....
- (4) Proceedings for an offence may be brought only by or with the consent of—
 - (a) the regulator, or
 - (b) the Director of Public Prosecutions.

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Textual Amendments

F108 Words in s. 258(3) omitted (20.9.2023) by virtue of [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), [Sch. 5 para. 35](#); S.I. 2023/1001, reg. 2(y)(ix)

Commencement Information

I48 S. 258 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with Sch.)

Suspension and removal of officers ^[F109] of non-profit registered providers

Textual Amendments

F109 Words in cross-heading before s. 259 inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), [Sch. 1 para. 73](#)

259 Suspension during inquiry **E+W**

- (1) The regulator may make an order under this section if—
 - (a) an inquiry under section 206 is in progress in respect of a non-profit registered provider, and
 - (b) either of the following cases applies.
- (2) Case 1 applies if the regulator has reasonable grounds for believing—
 - (a) that the affairs of the registered provider have been mismanaged, and
 - (b) that the interests of tenants of the registered provider, or its assets, require protection.
- (3) Case 2 applies if as a result of an inquirer's interim report under section 207 the regulator is satisfied that the affairs of the registered provider have been mismanaged.
- (4) The regulator may by order suspend any officer, employee or agent of the registered provider who it thinks has contributed to the failure or mismanagement.
- ^{F110}(5)
- (6) An order ceases to have effect at the end of the period of 6 months beginning with the day on which the inquirer's final report under section 207 is made.
- (7) But the regulator may revoke an order before the end of that period.
- ^{F111}(7A) If the regulator makes an order, the regulator must—
 - (a) take all reasonable steps to notify the person suspended, and
 - (b) notify the registered provider.]
- (8) The regulator shall notify the Charity Commission if it suspends an officer, employee or agent of a registered charity.

Textual Amendments

F110 S. 259(5) omitted (20.9.2023) by virtue of [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), [ss. 33\(d\)](#), 46(3); S.I. 2023/1001, reg. 2(n)

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

F111 S. 259(7A) inserted (20.9.2023) by Social Housing (Regulation) Act 2023 (c. 36), s. 46(3), Sch. 4 para. 15; S.I. 2023/1001, reg. 2(x)

Commencement Information

I49 S. 259 in force at 1.4.2010 by S.I. 2010/862, art. 2 (with Sch.)

260 Removal or suspension following inquiry **E+W**

- (1) This section applies if as a result of an inquiry under section 206 or an audit under section 210 the regulator is satisfied that the affairs of a non-profit registered provider have been mismanaged.
- (2) The regulator may by order remove any officer, employee or agent of the registered provider who it thinks has contributed to the failure or mismanagement.
- (3) Pending a decision whether to remove an officer, employee or agent, the regulator may by order suspend the person for a specified period of up to 6 months.

^{F112}(4)

- (5) Before making an order the regulator must take all reasonable steps to give at least 14 days' notice to—
 - (a) the person, and
 - (b) the registered provider.

[^{F113}(5A) If the regulator makes an order, the regulator must—

- (a) take all reasonable steps to notify the person removed or suspended, and
- (b) notify the registered provider.]

- (6) The regulator shall notify the Charity Commission if it removes or suspends an officer, employee or agent of a registered charity.

Textual Amendments

F112 S. 260(4) omitted (20.9.2023) by virtue of Social Housing (Regulation) Act 2023 (c. 36), ss. 33(e), 46(3); S.I. 2023/1001, reg. 2(n)

F113 S. 260(5A) inserted (20.9.2023) by Social Housing (Regulation) Act 2023 (c. 36), s. 46(3), Sch. 4 para. 16; S.I. 2023/1001, reg. 2(x)

Commencement Information

I50 S. 260 in force at 1.4.2010 by S.I. 2010/862, art. 2 (with Sch.)

261 Suspension under section 259 or 260: supplemental **E+W**

- (1) This section applies where the regulator suspends an officer, employee or agent of a registered provider under section 259 or 260.
- (2) The regulator may give directions to the registered provider about—
 - (a) the performance of the suspended person's functions, and
 - (b) any other matter arising from the suspension.
- (3) The regulator may appoint a person to perform the suspended person's functions.

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Commencement Information

I51 S. 261 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

262 Disqualification of removed person **E+W**

- (1) A person is disqualified from acting as an officer of a registered provider if the person has been removed under—
 - (a) section 260, or
 - (b) paragraph 24(2)(a) of Schedule 1 to the Housing Act 1996 (c. 52), section 30(1)(a) of the Housing Associations Act 1985 (c. 69) or section 20(1)(a) of the Housing Act 1974 (c. 44) (other similar provisions).
- (2) The regulator may waive a disqualification either generally or in relation to a particular registered provider or class of registered providers.
- (3) A waiver may be granted only on an application by the disqualified person.
- (4) The regulator shall notify a person whose disqualification is waived.
- (5) If a disqualified person acts as an officer of a registered provider, the person's acts are not invalid by reason only of the disqualification.

Commencement Information

I52 S. 262 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

263 Register of disqualified persons **E+W**

- (1) The regulator shall maintain a register of persons disqualified under section 262.
- (2) The register must show details of any waivers.
- (3) The regulator shall make the register available for inspection by the public.

Commencement Information

I53 S. 263 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

264 Acting while disqualified: offence **E+W**

- (1) It is an offence for a person to act as an officer of a registered provider in respect of which the person is disqualified under section 262.
- (2) A person guilty of an offence is liable—
 - (a) on summary conviction, to imprisonment for a term not exceeding [^{F114}the general limit in a magistrates' court] or a fine ^{F115}... or both;
 - (b) on conviction on indictment, to imprisonment for a term not exceeding two years or a fine or both.
- (3) Proceedings for an offence may be brought only by or with the consent of—

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (a) the regulator, or
 - (b) the Director of Public Prosecutions.
- (4) In relation to an offence committed before [F116 2 May 2022] the reference in subsection (2)(a) to [F117 the general limit in a magistrates' court] shall have effect as if it were a reference to 6 months.

Textual Amendments

- F114** Words in s. 264(2)(a) substituted (7.2.2023 at 12.00 p.m.) by [The Judicial Review and Courts Act 2022 \(Magistrates' Court Sentencing Powers\) Regulations 2023 \(S.I. 2023/149\)](#), regs. 1(2), 2(1), **Sch. Pt. 1 table**
- F115** Words in s. 264(2)(a) omitted (20.9.2023) by virtue of [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), **Sch. 5 para. 38**; S.I. 2023/1001, reg. 2(y)(x)
- F116** Words in s. 264(4) substituted (28.4.2022) by [The Criminal Justice Act 2003 \(Commencement No. 33\) and Sentencing Act 2020 \(Commencement No. 2\) Regulations 2022 \(S.I. 2022/500\)](#), regs. 1(2), 5(1), **Sch. Pt. 1**
- F117** Words in s. 264(4) substituted (7.2.2023 at 12.00 p.m.) by [The Judicial Review and Courts Act 2022 \(Magistrates' Court Sentencing Powers\) Regulations 2023 \(S.I. 2023/149\)](#), regs. 1(2), 2(1), **Sch. Pt. 1 table**

Commencement Information

- I54** S. 264 in force at 1.4.2010 by [S.I. 2010/862](#), **art. 2** (with Sch.)

265 Acting while disqualified: other consequences **E+W**

- (1) This section applies where the regulator is satisfied that a person—
- (a) has acted as an officer of a registered provider in respect of which the person is disqualified under section 262, and
 - (b) in doing so, has received payments or other benefits from the registered provider.
- (2) The regulator may require the person to repay the sum or, as the case may be, a specified amount representing the whole or part of the value of the benefit.
- (3) If a person fails to comply with a requirement the registered provider may recover the sum or specified amount as a debt.

Commencement Information

- I55** S. 265 in force at 1.4.2010 by [S.I. 2010/862](#), **art. 2** (with Sch.)

266 Removal of officers **E+W**

- (1) The regulator may by order remove an officer of a non-profit registered provider if a Case listed in this section applies to the officer.
- (2) Case 1 applies to a person who has been [F118 made] bankrupt.
- (3) Case 2 applies to a person who has made an arrangement with creditors.

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (4) Case 3 applies to a person who is subject to a disqualification order or a disqualification undertaking under the Company Directors Disqualification Act 1986 (c. 46) or equivalent legislation in Northern Ireland.
- (5) Case 4 applies to a person who is subject to an order under section 429(2) of the Insolvency Act 1986 (c. 45) (disabilities on revocation of county court administration order).
- (6) Case 5 applies to a person who is disqualified under [^{F119}section 178 of the Charities Act 2011] from being a charity trustee.
- (7) Case 6 applies to a person who is incapable of acting by reason of mental disorder.
- (8) Case 7 applies to a person who is impeding the proper management of the registered provider by reason of absence or failure to act.

Textual Amendments

F118 Word in s. 266(2) substituted (6.4.2016) by [The Enterprise and Regulatory Reform Act 2013 \(Consequential Amendments\) \(Bankruptcy\) and the Small Business, Enterprise and Employment Act 2015 \(Consequential Amendments\) Regulations 2016 \(S.I. 2016/481\), reg. 1, Sch. 1 para. 18](#)

F119 Words in s. 266(6) substituted (14.3.2012) by [Charities Act 2011 \(c. 25\), s. 355, Sch. 7 para. 134](#) (with s. 20(2), Sch. 8)

Commencement Information

I56 S. 266 in force at 1.4.2010 by [S.I. 2010/862, art. 2](#) (with Sch.)

267 Section 266: supplemental **E+W**

- (1) Before making an order under section 266 in respect of an officer the regulator must take all reasonable steps to give at least 14 days' notice to—
 - (a) the officer, and
 - (b) the registered provider.

[^{F120}(1A) If the regulator makes an order, the regulator must—

- (a) take all reasonable steps to notify the person removed, and
- (b) notify the registered provider.]

[^{F121}(1B) The regulator must notify the Charity Commission if it makes an order removing an officer of a registered charity.]

^{F122}(2)

Textual Amendments

F120 [S. 267\(1A\)](#) inserted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\), s. 46\(3\), Sch. 4 para. 17](#); [S.I. 2023/1001, reg. 2\(x\)](#)

F121 [S. 267\(1B\)](#) inserted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\), ss. 34\(4\), 46\(3\)](#); [S.I. 2023/1001, reg. 2\(o\)](#)

F122 [S. 267\(2\)](#) omitted (20.9.2023) by virtue of [Social Housing \(Regulation\) Act 2023 \(c. 36\), ss. 33\(f\), 46\(3\)](#); [S.I. 2023/1001, reg. 2\(n\)](#)

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Commencement Information

I57 S. 267 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

268 Appeal against removal or suspension **E+W**

[^{F123}(1)] A person removed or suspended under section 259, 260 or 266 may appeal to the High Court.

[^{F124}(2) An appeal under this section must be brought within the period of 28 days beginning with the day on which the registered provider concerned is notified of the removal or suspension.]

Textual Amendments

F123 S. 268 renumbered as s. 268(1) (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), [Sch. 4 para. 18\(a\)](#); [S.I. 2023/1001](#), reg. 2(x)

F124 S. 268(2) inserted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), [Sch. 4 para. 18\(b\)](#); [S.I. 2023/1001](#), reg. 2(x)

Commencement Information

I58 S. 268 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

269 Appointment of new officers **E+W**

(1) The regulator may by order appoint a person as an officer of a non-profit registered provider—

- (a) to replace an officer removed by order under section 266,
- (b) where there are no officers, or
- (c) if the regulator thinks an additional officer is necessary [^{F125}to ensure that the registered provider's affairs are managed in accordance with legal requirements (imposed by or under an Act or otherwise)].

(2) The regulator may appoint more than a minority of the officers of a registered provider only if—

- (a) the provider has fewer officers than required by its constitution, or
- (b) its constitution does not specify a minimum number of officers.

(3) Subsection (1) overrides any restriction on eligibility or numbers of officers imposed by the body's constitution.

(4) An order appointing an officer shall specify the period for which, and the terms on which, the office is to be held; but—

- (a) [^{F126}... the regulator may by order renew the appointment [^{F127}(on any number of occasions)], and
- (b) the officer may resign or retire in accordance with the registered provider's constitution.

(5) An officer appointed by order has the same rights, powers and obligations as an officer appointed under the registered provider's constitution.

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (6) The regulator may exercise the power in subsection (1) in respect of a registered charity only if—
- ^{F128}(a)
- (b) the regulator [^{F129} notified the Charity Commission of its intention to do so].

Textual Amendments

- F125** Words in s. 269(1)(c) substituted (6.4.2017) by [Housing and Planning Act 2016 \(c. 22\)](#), s. 216(3), [Sch. 4 para. 37](#); S.I. 2017/75, reg. 4
- F126** Words in s. 269(4)(a) omitted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), [Sch. 3 para. 18\(e\)\(i\)](#); S.I. 2023/1001, [reg. 2\(w\)\(ii\)](#)
- F127** Words in s. 269(4)(a) inserted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), [Sch. 3 para. 18\(e\)\(ii\)](#); S.I. 2023/1001, [reg. 2\(w\)\(ii\)](#)
- F128** S. 269(6)(a) omitted (20.9.2023) by virtue of [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), [ss. 33\(g\)](#), 46(3); S.I. 2023/1001, [reg. 2\(n\)](#)
- F129** Words in s. 269(6)(b) substituted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), [ss. 34\(5\)](#), 46(3); S.I. 2023/1001, [reg. 2\(o\)](#)

Commencement Information

- I59** S. 269 in force at 1.4.2010 by [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

^{F130} *Censure of local authority employees*

Textual Amendments

- F130** Ss. 269A, 269B and cross-heading inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), [art. 1\(2\)](#), [Sch. 1 para. 74](#)

269A Local authorities: censure during or following inquiry E+W

- (1) The regulator may give a censure notice to a local authority if—
- (a) an inquiry under section 206 is in progress in respect of the authority, and
- (b) either of the following cases applies.
- (2) Case 1 applies if the regulator has reasonable grounds for believing—
- (a) that the affairs of the authority have been mismanaged, and
- (b) that the interests of tenants of the authority, or its assets, require protection.
- (3) Case 2 applies if as a result of an inquirer’s interim report under section 207 the regulator is satisfied that the affairs of the authority have been mismanaged.
- (4) The regulator may also give a censure notice to a local authority if, as a result of an inquiry under section 206, the regulator is satisfied that the affairs of the authority have been mismanaged.
- (5) A censure notice is a notice identifying an employee or agent of the authority who the regulator thinks has contributed to the failure or mismanagement.
- (6) The notice must include the regulator’s reasons.
- (7) The regulator shall send a copy of the notice to the employee or agent concerned.

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (8) No more than one employee or agent may be identified in a censure notice (but this does not prevent several notices being given in respect of the same failure or mismanagement).
- (9) Members of local authorities may not be identified in censure notices.

269B Response to censure notice **E+W**

- (1) A local authority to whom a censure notice is given under section 269A must respond to the regulator in writing within 28 days of receipt of the notice.
- (2) The response must—
 - (a) explain what action (if any) the authority has taken or proposes to take in relation to the employee or agent,
 - (b) explain why the authority does not think the employee or agent has contributed to the failure or mismanagement, or
 - (c) explain why the authority does not think its affairs have been mismanaged.]

Status:

Point in time view as at 20/09/2023.

Changes to legislation:

Housing and Regeneration Act 2008, Chapter 7 is up to date with all changes known to be in force on or before 02 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.