



Housing and Regeneration Act 2008

2008 CHAPTER 17

PART 2

REGULATION OF SOCIAL HOUSING

CHAPTER 2

THE SOCIAL HOUSING REGULATOR

[^{F1}Fundamental objectives

[^{F1} 92K Fundamental objectives

- (1) The regulator must perform its functions with a view to achieving (so far as is possible)
 - (a) the economic regulation objective, and
 - (b) the consumer regulation objective.
- (2) The economic regulation objective is—
 - (a) to ensure that registered providers ^{F2}... are financially viable and properly managed, and perform their functions efficiently and economically,
 - (b) to support the provision of social housing sufficient to meet reasonable demands (including by encouraging and promoting private investment in social housing),
 - (c) to ensure that value for money is obtained from public investment in social housing,
 - (d) to ensure that an unreasonable burden is not imposed (directly or indirectly) on public funds, and
 - (e) to guard against the misuse of public funds.
- (3) The consumer regulation objective is—

Status: Point in time view as at 20/09/2023.

Changes to legislation: Housing and Regeneration Act 2008, Section 92K is up to date with all changes known to be in force on or before 01 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) to support the provision of social housing that is well-managed [^{F3}, safe, energy efficient] and of appropriate quality,
 - (b) to ensure that actual or potential tenants of social housing have an appropriate degree of choice and protection,
 - (c) to ensure that tenants of social housing have the opportunity to be involved in its management and to hold their landlords to account, ^{F4}...
 - [^{F5}(ca) to ensure that registered providers act in a transparent manner in relation to their tenants of social housing, and]
 - (d) to encourage registered providers ^{F6}... to contribute to the environmental, social and economic well-being of the areas in which the housing is situated.
- (4) The objectives are referred to in this Part as the regulator's fundamental objectives.
- (5) The regulator must exercise its functions in a way that—
- (a) minimises interference, and
 - (b) (so far as is possible) is proportionate, consistent, transparent and accountable.]

Textual Amendments

- F1** Ss. 92A-92K and cross-heading inserted (15.1.2012 for the insertion of ss. 92B(1), 92C, 92D, 92E, 92F, 92G, 92H, 92I, 1.4.2012 in so far as not already in force) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), [Sch. 16 para. 26](#) (with [Sch. 16 para. 69](#)); S.I. 2012/57, art. 4(1)(t)(ii) (with arts. 679-11); S.I. 2012/628, art. 6(i) (with arts. 911141517)
- F2** Words in s. 92K(2)(a) omitted (20.9.2023) by virtue of [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), [Sch. 5 para. 5](#); S.I. 2023/1001, reg. 2(y)(ii)
- F3** Words in s. 92K(3)(a) inserted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), [ss. 1\(a\)](#), 46(3); S.I. 2023/1001, reg. 2(a)
- F4** Word in s. 92K(3)(c) omitted (20.9.2023) by virtue of [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), [ss. 1\(b\)](#), 46(3); S.I. 2023/1001, reg. 2(a)
- F5** S. 92K(3)(ca) inserted (20.9.2023) by [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), [ss. 1\(c\)](#), 46(3); S.I. 2023/1001, reg. 2(a)
- F6** Words in s. 92K(3)(d) omitted (20.9.2023) by virtue of [Social Housing \(Regulation\) Act 2023 \(c. 36\)](#), s. 46(3), [Sch. 5 para. 5](#); S.I. 2023/1001, reg. 2(y)(ii)

Modifications etc. (not altering text)

- C1** Pt. 2 modified (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), [Sch. 16 para. 69\(2\)](#); S.I. 2012/628, art. 6(i) (with arts. 911141517)

Status:

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

Changes to legislation:

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