



Homes &
Communities
Agency

THE REGULATOR OF SOCIAL HOUSING

Decision Instrument

Instrument number: 12

Title of Instrument: **Decisions about the principles in accordance with which the Regulator's fees are to be set; and about the charging of fees**

Introduction

- A Regulation of social housing in England under the Housing and Regeneration Act 2008 ('the Act') is the responsibility of the Homes and Community Agency acting through its Regulation Committee ('the Regulator').
- B The Regulator has a power to charge fees to registered providers of social housing (section 117 of the Act). It must set fees in accordance with principles which the regulator prepares and publishes (section 117(5)). In preparing or revising those principles, the Regulator must consult persons appearing to the regulator to represent the interests of fee-payers (section 117(8)). Those principles do not have effect until approved by the Secretary of State (section 117(7)).
- C The purpose of this document is to record the decisions which the Regulator has taken:
- About the principles in accordance with which the regulator will take decisions about charging fees to private registered providers of social housing for initial and continued registration (following approval by the Secretary of State of those principles);
 - To charge fees to private registered providers of social housing on the basis of these principles for initial and continued registration. That decision sets out the amount of fees; the periods during which and in respect of which annual fees are payable; and those cases where different fees and/or different provision will be made for different cases or circumstances.

- D The Regulator will make arrangements to publish the principles in accordance with which the regulator will take decisions about charging fees for initial and continued registration.

Decision

Date decision made: 20 February 2017

Decision made by: Regulation Committee

Having consulted persons appearing to the Regulator to represent the interests of fee-payers, the Regulator in exercise of the powers conferred on it by section 117 of the Act decides as set out in the Decision Statement at Schedule 1:

1	<p>To set the following principles in accordance with which decisions about charging fees to private registered providers of social housing for initial and continued registration will be made:</p> <p>1. A one-off fixed fee should apply to all successful applications for initial registration.</p> <p>2. The annual fee payable by a registered provider should be set by reference to the number of social housing units owned by that provider.</p> <p>3. A fixed annual fee should apply to all providers owning fewer than 1,000 units.</p> <p>4. For groups owning 1,000 social housing units or more where the parent is registered, the annual fee should be set at group level rather than for each individual entity on the register.</p> <p>5. Providers should pay the full cost of the annual fee for the year that they are on the register when they register or de-register.</p>
2	<p>To charge fees to private registered providers of social housing for initial and continued registration. The decision sets out the amount of fees; the periods during which and in respect of which annual fees are payable; and those cases where different fees and/or different provision will be made for different cases or circumstances.</p>
3	<p>The charging of fees for social housing regulation to private registered providers will commence on 1 October 2017.</p>

Authentication

Name: Julian Ashby

Position: Chairman of the Regulation Committee of the Homes and Communities Agency

Signature:

A handwritten signature in black ink, appearing to read "Julian Ashby". The signature is written in a cursive style with a large initial 'J' and 'A'.

Schedule 1 to Decision Instrument 12

**Decision statement following consultation on
introducing fees for social housing regulation**