



THE REGULATOR OF SOCIAL HOUSING

Decision Instrument

Instrument number: RSH2

Title of Instrument: **Decision to issue a new Rent Standard**

Introduction

- A Pursuant to the Housing and Regeneration Act 2008 as amended ('the Act'), the regulation of social housing in England is the responsibility of the Regulator of Social Housing (the regulator).¹ The regulator is an executive non-departmental public body, sponsored by the Ministry of Housing, Communities and Local Government.
- B The regulator's current Rent Standard came into force on 1 April 2015.
- C The regulator has consulted on replacing its Rent Standard following a Direction on the rent standard from 1 April 2020 issued by the Secretary of State on 26 February 2019. The purpose of this document is to set out the decision made by the regulator following the conclusion of that consultation.

¹ Regulation of social housing was, prior to 1 October 2018, the responsibility of the Regulation Committee of the Homes and Communities Agency, during which time Decision Instruments were published here: <https://www.gov.uk/government/collections/decision-instruments>

Decision

Date decision made: 24 September 2019

Decision made by: The Board

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| 1 | In exercise of its power under section 194 of the Act to set Standards relating to economic matters with which registered providers of social housing are required to comply, the regulator has decided to replace its Rent Standard. |
| 2 | The decision-maker has noted that the regulator has conducted a public consultation including consultation with the range of statutory consultees set out in section 196 of the Act, and has taken into account the outcomes of that consultation. |
| 3 | The decision-maker has determined that the Rent Standard is made as set out in Schedule 1. This supersedes the 2015 Rent Standard and Rent Standard Guidance. |
| 4 | This decision comes into force on 1 April 2020. |

Authentication

Name: Simon Dow

Position: Interim Chair – Regulator of Social Housing

Signature:

A handwritten signature in black ink, appearing to read 'Simon Dow', enclosed within a faint rectangular border.

Schedule 1 to Decision Instrument RSH2

Rent Standard 2020 (to take effect from 1 April 2020)

Please see Annex 2 of the Decision Statement