



## THE REGULATOR OF SOCIAL HOUSING

### Decision Instrument

Instrument number: RSH3

Title of Instrument: **Decision to issue revised ‘Guidance on the regulator’s approach to intervention, enforcement and use of powers’**

## 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).<sup>1</sup> The regulator is an executive non-departmental public body, sponsored by the Ministry of Housing, Communities & Local Government. The regulator is also funded, in part, by initial and annual registration fees.
- B The regulator’s current ‘Guidance on the regulator’s approach to intervention, enforcement and use of powers’ came into force on 31 March 2017.
- C The regulator has consulted on revising ‘Guidance on the regulator’s approach to intervention, enforcement and use of powers’ following legislative changes that have come into effect since the last guidance was published. The purpose of this document is to set out the decision of the regulator, which was made following the conclusion of that consultation and takes account of the consultation outcomes.

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<sup>1</sup> The Regulator of Social Housing’s Decision Instruments from January 2019, are published at: <https://www.gov.uk/government/publications/decision-instruments>.

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 at: <https://www.gov.uk/government/publications/decision-instruments-2015-to-2018>.

## Decision

Date decision made: 26 November 2019

Decision made by: The Board

1	Section 215 of the Act places a requirement upon the regulator to issue guidance about how it uses and intends to use the powers under Chapter 6 and Chapter 7 of the Act, and the regulator has decided to update its 'Guidance on the regulator's approach to intervention, enforcement and use of powers'
2	The board has determined that the 'Guidance on the regulator's approach to intervention, enforcement and use of powers' (as set out in Schedule 1) will supersede the 'Guidance on the regulator's approach to intervention, enforcement and use of powers' 2017
3	This decision comes into force on 16 December 2019.

## Authentication

Name: Simon Dow

Position: Interim Chair – Regulator of Social Housing

Signature:

A handwritten signature in black ink, appearing to read 'Simon Dow', written over a faint circular stamp or watermark.

Schedule 1 to Decision Instrument RSH2

**‘Guidance on the regulator’s approach to intervention, enforcement and use of powers’ (to take effect from 16 December 2019)**

See: <https://www.gov.uk/government/publications/guidance-on-the-regulators-approach-to-intervention-enforcement-and-use-of-powers>.