Regulator of Social Housing

Note of the RSH Statutory Advisory Panel meeting on 1 October 2026 at 10.00am

Member Organisations Attending

- Local Government Association
- MHCLG
- Homes England
- UK Finance
- ARCH Housing
- National Federation of ALMOs
- Chartered Institute of Housing
- Housing Ombudsman Service
- BCP Council
- Association of Directors of Housing

Apologies

- National Housing Federation
- Northern Housing Consortium
- Tpas
- Greater London Authority
- Investment Association

RSH In attendance

- Jonathan Walters - Chief Executive (Chair)
- Kate Dodsworth - Deputy Chief Executive
- Will Perry - Director of Strategy
- Roisin O'Keeffe - Business Support Manager

(Notes)

1 Welcome and apologies

Jonathan Walters welcomed attendees to the RSH Statutory Advisory Panel meeting, and attendees introduced themselves. Apologies were noted as above.

2 Discussion Document

Kate Dodsworth provided an update on the discussion document, which has had 200 responses to date. There was a discussion around whether the risk-based approach will extend to local authorities around consumer standards – no conclusions have been drawn at this stage. In a pilot period, this would be tested, through engagement with local authorities.

Member organisations noted that there is a strong theme of value for money coming out of conversations with tenants, recognising the importance of consumer standards but also a desire to be involved in how services are delivered. There was a discussion about the challenge for local authorities to meet consumer standards.

It was noted that AI usage in social housing is becoming an increasing challenge for the sector. Kate Dodsworth described that RSH is focused on the outcomes and will want assurance from providers that this is governed properly.

3 Sector Financial Trends

There is a great deal of continuing investment in existing homes. PRPs have scaled back expectations in what investment needs to be made.

There was a discussion around housing associations, and houses that could have been built if there was sufficient funding.

There was a conversation around the new Prime Minister and a shift to more council house building. £16 billion of funding left for CME will come through from 2030 onwards. Several large partners did not make it through SP and Homes England is working with them. There is a high-level desire for much greater public accountability.

4 Government Housing Policy

There is some concern around exclusion criteria from ADoH members.
Action: Kelly Deane to provide some examples of exclusions to Jonathan Walters, Kate Dodsworth, and Angela Holden.

There was a discussion around Local Government Reorganisation being paused and how this has caused some de-stabilisation for small providers, where LGR may have provided them with a road map.

5 Learning from Casework

Kate Dodsworth stated that RSH is currently in the middle of stability checks, where greater pressures result in a need for greater governance. On the consumer side, the landlord improvement work has seen providers moving up through the grades.

6 Upcoming Publications

Will Perry talked through upcoming publications:

- FFR Summary – this is splitting out from Global Accounts this year
- Sector Risk Profile out by the end of October
- Global Accounts out by Christmas
- Regular stats on rents and stock holding out by the end of October

7 AOB

There was a discussion around security incidents and a need for organisations to be on top of AI-related attacks. Clarion produced a ‘Lessons Learned’ document. RSH will continue to keep raising through publications and discussions with providers.

Rachel Williamson made the group aware of the UK Housing Review Autumn Budget coming out shortly. Lisa Birchill made the group aware of a publication with ADoH on Housing Governance Boards which will be published shortly.

There was a discussion on risk attached to software and systems, and ensuring they are adequate to provide the data needed in local authorities.