Appendices

Richard St John Williams' Proof of Evidence in support of an application submitted to Three Rivers District Council, on behalf of The Richborough Estates Partnership LLP, for outline planning permission for the proposed development of land to the North of Little Green Lane, Croxley Green, WD3 3SP

Appendix 1

The RSH’s Governance and Financial Viability Standard – April 2015

Homes & Communities Agency

GOVERNANCE AND FINANCIAL VIABILITY STANDARD

April 2015

Governance and Financial Viability Standard

1 Required outcomes

1.1 Governance

Registered providers[1] shall ensure effective governance arrangements that deliver their aims, objectives and intended outcomes for tenants and potential tenants in an effective, transparent and accountable manner. Governance arrangements shall ensure registered providers:

(a) adhere to all relevant law

(b) comply with their governing documents and all regulatory requirements

(c) are accountable to tenants, the regulator and relevant stakeholders

(d) safeguard taxpayers' interests and the reputation of the sector

(e) have an effective risk management and internal controls assurance framework

(f) protect social housing assets

1.2 Financial viability

Registered providers shall manage their resources effectively to ensure their viability is maintained while ensuring that social housing assets are not put at undue risk.

2 Specific expectations applicable to all registered providers

2.1 Registered providers shall adopt and comply with an appropriate code of governance. Governance arrangements should establish and maintain clear roles, responsibilities and accountabilities for the board, chair and chief executive and ensure appropriate probity arrangements are in place. Areas of non-compliance with their chosen code of governance should be explained. Registered providers should assess the effectiveness of their governance arrangements at least once a year.

2.2 Registered providers shall ensure that they manage their affairs with an appropriate degree of skill, independence, diligence, effectiveness, prudence and foresight.

2.3 Registered providers shall communicate in a timely manner with the regulator on material issues that relate to non-compliance or potential non-compliance with the standards.

2.4 Registered providers shall ensure that they have an appropriate, robust and prudent business planning, risk and control framework.

[1] The term "registered providers" refers to private registered providers.

2.4.1 The framework shall ensure:

- (a) there is access to sufficient liquidity at all times
- (b) financial forecasts are based on appropriate and reasonable assumptions
- (c) effective systems are in place to monitor and accurately report delivery of the registered provider's plans
- (d) the financial and other implications of risks to the delivery of plans are considered
- (e) registered providers monitor, report on and comply with their funders' covenants

2.4.2 The framework shall be approved by the registered provider's board[2] and its effectiveness in achieving the required outcomes shall be reviewed at least once a year.

2.5 In addition to the above registered providers shall assess, manage and where appropriate address risks to ensure the long term viability of the registered provider, including ensuring that social housing assets are protected. Registered providers shall do so by:

- (a) maintaining a thorough, accurate and up to date record of their assets and liabilities and particularly those liabilities that may have recourse to social housing assets
- (b) carrying out detailed and robust stress testing against identified risks and combinations of risks across a range of scenarios and putting appropriate mitigation strategies in place as a result
- (c) before taking on new liabilities, ensuring that they understand and manage the likely impact on current and future business and regulatory compliance

2.6 Registered providers shall ensure that any arrangements they enter into do not inappropriately advance the interests of third parties, or are arrangements which the regulator could reasonably assume were for such purposes.

2.7 Registered providers shall communicate with the regulator in an accurate and timely manner. This includes returns to the regulator, including an annual report on any losses from fraudulent activity, in a form determined by the regulator.

2.8 Registered providers shall assess their compliance with the Governance and Financial Viability Standard at least once a year. Registered providers' boards shall certify in their annual accounts their compliance with this Governance and Financial Viability Standard.

[2] Where a registered provider does not have a board, it should be taken to include an equivalent management body as appropriate.

3 Specific expectations applicable to specific categories of registered provider

Registered group parents

3.1 Registered providers which are parent companies shall, as appropriate, support or assist those of their subsidiaries that are registered providers with a view to ensuring compliance with regulatory requirements.

Registered providers with unregistered parents

3.2 Registered providers with parent companies who are not registered providers shall ensure that they do not enter into agreements to support the activity of the parent or another group member that may have a material negative impact on the social housing assets of the registered provider.

3.3 To enable compliance with the regulator's standards or other regulatory requirements, registered providers with parent companies that are not registered providers shall have in place effective mechanisms to ensure that:

(a) such parent companies will give any appropriate support or assistance as necessary to the registered provider

(b) such registered providers have the ability to require the support or assistance of the parent company concerned

(c) the registered provider's ability to meet the regulator's standards and other regulatory requirements is not and cannot be prejudiced by the activities or influence of the parent company or another part of the group

Profit making registered providers

3.4 Profit making registered providers shall ensure that they undertake their social housing activities in an entity which is legally and operationally separated from any other activities they may undertake, except as set out below.

3.5 Profit making registered providers should ensure that activities they undertake which do not relate to the provision of social housing:

(a) form only a very small part of the activities they undertake

(b) are not such as to mean that registered providers place social housing assets, activities relating to the provision of social housing or their own financial viability at undue risk

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Appendix 2

The RSH's Governance and Financial Viability Standard Code of Practice – April 2015

Homes & Communities Agency

GOVERNANCE AND FINANCIAL VIABILITY STANDARD CODE OF PRACTICE

April 2015

Governance and Financial Viability Standard code of practice

The role of the code of practice

1 This code of practice (the Code) is designed to amplify the requirements in the Governance and Financial Viability Standard (the Standard). It is designed to help registered providers[1] understand what the regulator is looking for when seeking assurance on compliance with the Standard. The Code clarifies the Standard by explaining and elaborating on the content, with illustrative examples where necessary. Registered providers should have regard to the Code when assessing their compliance against the Standard. In considering whether standards have been met, the regulator will have regard to the Code. It is therefore important that registered providers are familiar with its content. However, it is the Standard rather than the Code that the regulator can enforce against.

2 The regulator adopts a co-regulatory approach to its work. It sets both economic and consumer standards designed to help it to deliver its statutory objectives. Responsibility lies with the boards[2] of registered providers to meet these standards. The Code fits with the co-regulatory regime by allowing registered providers to innovate and develop their own approaches to achieve the outcomes and expectations set out in the Standard.

3 The Code does not elaborate on all outcomes and expectations set out in the Standard, only where the regulator believes that greater explanation will help registered providers. This does not indicate the relative importance of different elements of the Standard. Registered providers need to comply with the entire Standard.

4 Examples of how registered providers might achieve compliance are not intended to be exhaustive nor prescriptive. Should a registered provider comply with the requirements of the Standard in a different manner then it is free to do so. If there are any conflicts between the Code and the Standard, the Standard takes precedence.

5 The Code is structured so it follows the layout of the Standard. As such, the required outcomes in the Standard, which set out the high-level obligations on registered providers, are considered first followed by the specific expectations. The regulator intends to adopt a purposive approach to interpreting the Standard. This means the regulator will consider the purpose of including the outcomes and expectations in the Standard when assessing compliance with them.

[1] This document uses throughout the terms “profit making registered provider” and “non-profit registered provider” to refer to the two types of private registered provider designated in the 2008 Housing and Regeneration Act. For brevity the term “registered providers” is used where the reference is to both types of registered providers. Where used, this term excludes local authority registered providers. Where the document uses the term “the non-profit sector” this indicates both non-profit private registered providers and local authority registered providers.
[2] Throughout this Code references to registered providers' 'boards' should, where a registered provider does not have a board, be taken to include an equivalent management body as appropriate.

Required outcomes

Paragraph 1.1: governance required outcome

6 The required outcome for governance ensures the delivery of a registered provider's objectives, including being responsible holders and stewards of social housing assets. The regulator considers the reference to compliance with 'all relevant law' in the first bullet point encompasses legislation (including secondary legislation), and common law. In ensuring compliance registered providers should have regard to relevant statutory guidance. To meet the required outcome on adherence to all relevant law boards should take reasonable measures to assure themselves of their compliance.

7 The fourth bullet point concerns reputation. Reputation is key in maintaining confidence in the sector. The social housing sector has benefited from being part of a regulated sector with low lending rates combined with the availability of public investment. Registered providers should ensure that they manage their businesses and their risks in such a way that they do not negatively impact on the reputation of the sector.

Paragraph 1.2: financial viability required outcome

8 Registered providers should take all such steps as are reasonably necessary to ensure that any activities they undertake do not place social housing assets, activities relating to the provision of social housing or their own financial viability at undue risk. The regulator recognises that registered providers should have the flexibility to consider risks in light of their individual circumstances. Boards of registered providers have the responsibility to satisfy themselves and provide assurance to the regulator that:

- they have considered the requirement appropriately in relation to their own external and internal operating environment
- they are satisfied they will comply with regulatory requirements now and in the foreseeable future

9 Examples of what the regulator considers to be unacceptable outcomes resulting from social housing assets being put at undue risk are outlined below. These examples are not intended to be exhaustive but rather to give context to registered providers in considering the risks within their business:

- loss of social housing assets and/or tenants losing their home or the benefits of being within a regulated sector due to lenders or others enforcing their security or insolvency
- loss of social housing assets where the sale of those assets is the result of poor business planning and decisions or where the reason for the sale is to make good an unplanned cash shortfall

10 The regulator recognises every business decision will carry risk and sometimes those risks will crystallise. There is, however, a difference between managed risk and uncontrolled loss. The regulator expects boards to manage the business to promote the former and avoid the latter. In addition, the regulator does not intend that all social housing assets should remain in the sector for ever. However, the value in the assets

should not be lost to the sector. Under the Value for Money Standard, registered providers are expected to consider how to make best use of their assets.

Specific expectations applicable to all registered providers

11 The specific expectations set out in the Standard are obligations with which registered providers must comply. Registered providers must demonstrate compliance with **both** the required outcomes and the specific expectations in the Standard. This section of the Code will help registered providers understand what the regulator is looking for when considering compliance with the Standard.

Paragraph 2.1: expectations on the effectiveness of governance arrangements

12 Registered providers should demonstrate their actions are consistent with both the principles and relevant provisions of their code of governance and overall contribute to sound governance.

13 The regulator anticipates that an assessment of the effectiveness of governance arrangements may vary in terms of depth and scope in line with the internal and external environment within which the registered provider operates. Some parts of a governance review may be carried out to a different timescale than an annual review where this helps ensure the quality and effectiveness of the review. Where this is the case, the annual assessment of the effectiveness of governance arrangements should give assurance on the timescale and progress of work on these areas.

Paragraph 2.2: expectations on the management of registered providers' affairs

14 Paragraph 2.2 of the Standard complements the board's responsibilities to act lawfully and responsibly. Compliance will include both behavioural aspects, such as ensuring that the board and executive foster a culture of constructive challenge and debate, and good governance practices.

15 To ensure that registered providers have the requisite skills and capability to perform their functions, the regulator would expect them to:

- have an appropriate skills strategy to address the needs of the business
- regularly assess whether boards and management have the right competencies, experience, and technical knowledge appropriate to the size, scale and risk profile of the organisation[3]
- ensure that all material decisions are made with appropriate internal/external expertise or advice and should satisfy themselves of the impartiality of any support or advice

[3] This should include the business it is currently involved in or is going to become involved in the future as well as the external operating environment.

- have plans to address any skills gaps identified (including through bringing in external skills), and such plans should be monitored to ensure that they are followed through

16 In order to determine the appropriate level of independence, registered providers should have regard to their adopted code of governance, relevant legal requirements, e.g. charity law and to their business model. In some businesses, influence is inherent in the corporate structure of the registered provider (for example a profit making registered provider which is a subsidiary of a group). In other cases, influence may not be inherent in the corporate structure but result from close associations the registered provider has with other organisations or individuals.

17 In managing their affairs with an appropriate degree of independence, board members should exercise independence of judgement and act at all times in the best interests of the registered provider. There should also be appropriate mechanisms in place to manage any conflicts of interest to demonstrate probity and value for money.

18 Registered providers should not be subject to undue influence from third parties that could reasonably be expected to lead to non-compliance with regulatory standards.

Paragraph 2.3: communication with the regulator

19 The regulator requires registered providers to tell it at the earliest opportunity about any material issues that indicate there has been or may be a breach of the standards. This might include, for example, material frauds, liquidity issues, breaches of lenders covenants or failures of governance. This transparency is a fundamental pillar of the co-regulatory approach.

20 In deciding what is material, registered providers should be mindful of the regulator’s role in the consumer standards. The regulator may only intervene where there has been a breach of the standard which has, or may cause, serious detriment. In relation to the consumer standards registered providers are only obliged to disclose those matters which have or may relate to such a breach.

Paragraph 2.4: expectations about business planning, risk and control frameworks

21 Registered providers need to ensure their business planning, risk management and control framework is effective. It should cover all areas of the registered provider's business. This should demonstrate the registered provider fully understands and has considered its operating environment, so it can deliver its business plan and organisational objectives. It does not need to be captured in a single document.

22 Registered providers should have a clear understanding of their risk tolerances and ensure that they are appropriate to the scale and nature of the activities they are undertaking and their role as a registered provider. Registered providers should be able to identify the capital at risk from any investment activities, and ensure that investment is priced at such a level with a rate of return which is commensurate to the level of risk presented. Where a registered provider is a charity they should consider this alongside

their objects and duties under charity law. Registered providers should consider the potential aggregated impact of risks, as well as their impact at an individual level.

23 Registered providers should ensure that they have access to sufficient committed and available liquidity at all times. They should understand the timing of cash flows and any conditions for a drawdown so they can manage cash flow risk. This means registered providers should understand the receipts and outgoings of the business, for example, rental income, investment in existing stock, the costs of development, receipts from sales and other business, financing costs (loan capital and interest payments) and build sufficient prudence into their plans to cope with changes. In particular, boards should assure themselves that they put funding lines in place in sufficient time to cope with major cash outflows. Boards should ensure that they effectively identify and manage any risks of re-financing whether planned or in reaction to changes in the operating environment.

24 Registered providers should also look at the relationship between operational and capital cash flows. Non-discretionary expenses, including all major repairs (whether capitalised or not) and interest costs, should be met from operating income. When using capital income (for example, receipts from disposals) to meet operating expenses, boards should ensure there is a plan that ensures operating cash flows fully cover operating expenses in the future. While this is not the case, registered providers need a plan to ensure that exposures are managed.

25 Registered providers need to build their business on robust and prudent assumptions. Registered providers should assure themselves the assumptions used are reasonable. For example these may be based on:

- past performance
- market conditions
- deliverability and forecasts of possible future conditions

26 The regulator expects these assumptions will be kept under review and updated in the light of changing circumstances. It is important that registered providers ensure their plan enables them to meet lenders' covenants. Registered providers need to ensure sufficient headroom to allow them to take remedial action if assumptions within the plan significantly change or (potentially) if they are not delivering against the plan.

27 The regulator expects registered providers to identify the impact of significant business decisions (for example, major changes in development appetite, a new major scheme, moving into a new business stream or taking on new sources of funding) on viability (including continued covenant compliance). It also expects registered providers to report these to the board and take remedial action where necessary. Registered providers should think about their covenants in the broadest sense (financial and non-financial), set target measures of financial performance which provide headroom over covenants, and ensure they monitor all covenants.

28 The boards of registered providers should also be aware of the risks posed where separate companies are in effect controlled by others (through common or shadow

directorships) and liabilities may be attributed to the registered provider putting social housing assets at risk. These risks should also be identified and mitigated.

Paragraph 2.5: expectations about risk management

29 Boards are the custodians of social housing assets and the financial viability of the registered providers that hold those assets. The responsibility for managing risks, and specifically risks to social housing assets, lies with boards. As social housing is a long term asset, normally funded by long-term debt, it follows that boards need to maintain a long-term perspective on managing risk. They need to ensure that their decisions do not put short-term gains ahead of the long term sustainability of the business and the security of their social housing assets.

Paragraph 2.5.a): expectations about assets and liabilities

30 The primary purpose of this requirement is to ensure that registered providers understand their housing assets and security position and have swift access to this information in decision making and risk management. Such information needs to be readily available in the event of a potential or actual failure of the registered provider. This will enable the regulator to draw up resolution strategies and aid a potential rescuer to value the social housing assets. The asset and liability register should contain sufficient information to enable a potential buyer to accurately price the value of the business and/or the value of the social housing assets in the event of distress.

31 It is for registered providers to ensure such information is accurate and up-to-date. They should be able to produce an overview for the regulator at short notice. The records need to cover the breadth of the registered provider's activities (including activities carried out in subsidiaries, joint ventures and SPVs) and identify its assets and liabilities. The regulator does not prescribe the format of such records. The approach taken is likely to vary according to the size and complexity of the registered provider. The regulator expects that a registered provider's board will oversee the maintenance of these records and that they are readily reconcilable and regularly reconciled.

32 Asset records should clearly identify social housing assets and where these assets are encumbered. Such records would normally include, but are not limited to, treasury arrangements, key contracts, title information and any restrictions on that title (for example planning obligations, charitable or other restrictions), valuations, stock condition and lender covenants.

33 Registered providers should consider and record their liabilities in the widest context. The regulator considers the liabilities should include items which relate directly to the social housing assets and those which might have an impact on the business as a whole. This may include, but is not limited to:

- loans including borrowing from other group companies or related undertakings
- guarantees, indemnities etc. including those provided to subsidiaries and SPVs, whether secured or unsecured
- leases, sale/lease and leaseback transactions
- mark-to-market exposures on derivative positions

- cross default provisions (for example, a provision in a loan agreement which provides that a default on one loan agreement gives rise to a default on another one, including where these potentially cross between entities)
- a duty or responsibility that obligates the entity to another, leaving it little or no discretion to avoid settlement[4]
- the potential for any impairment particularly in relation to investments in non-core activities

34 Within group structures, boards should ensure they have full understanding of where liabilities exist between all entities (both registered and unregistered). This should include understanding of how a failure in one part of the group may affect other members of the group. Registered providers in a group should ensure they have an appropriate methodology to model and communicate the impacts of risks crystallising in one entity on other entities within the group, in particular where there would be recourse to social housing assets.

Paragraph 2.5 b): expectations on stress testing

35 The regulator expects registered providers, as part of their risk management approach, to stress test their plans against different scenarios across the whole group. The scenarios used will vary according to the size, type and structure of the organisation. Registered providers should go beyond simple sensitivity testing and include multi-variate analysis which tests against potential serious economic and business risks. Registered providers should explore those conditions which could lead to failure of the business, even if planned mitigations and controls are successfully implemented. They should assure themselves that the scenarios are consistent with what they consider to be acceptable levels of risk and their obligations. Stress testing should employ scenarios that are designed to assess resilience.

36 In designing the stress testing, boards should consider both the long term, cyclical nature of economic factors that impact on the business as well as internal business risks.

37 Two potential examples are offered by way of illustration:

a) The board of a developing registered provider with a shared ownership and outright sale programme that is raising external debt will need to think about how key variables in the business plan would move during a housing market slowdown or crash. This would include, for example:
   - what is happening to sale prices and volumes
   - how lenders would be operating in that market
   - the potential for impairment
   - what might be happening to variable rate debt and the costs of working capital
   - other costs of holding the asset such as increased security costs and the movements in nominal and real inflation rates

[4] This could include where defaults of a subsidiary or other group members gives rise (either directly or indirectly because of an accounting consequence) to a default under loan agreements secured by social housing assets

b) The board of an organisation with significant supported housing business, but little new development, will need to think about for example:

- what might happen to corporate overheads and contract-specific costs if the registered provider lost key contracts
- unsustainable price inflation or wage growth that removed margin from the business

38 Managing and addressing risk should involve developing plausible scenarios that test the business plan against adverse movements in the operating environment. Doing so will help underpin boards' understanding of where the risks lie and inform their consideration and planning for remedial action if the risks crystallise either singly or in combinations. Registered providers should consider the implications of this stress testing for its existing business including how the business may need to respond, whether business streams may need to be altered or stopped, whether it has sufficient headroom, what controls they have in place and how those controls are implemented.

39 As long-term businesses, registered providers need to ensure that they can withstand the long-term cycles in the economy and that short term decisions do not constrain their ability to cope with risk. This does not prevent registered providers from taking on measured risk to deliver their objectives. It means that when taking on risks, boards should fully understand the impact on their business in the round, as well as on their social housing assets. Boards should have appropriate mitigations and controls in place as well as a strategy to protect those assets during the long term.

<u>Paragraph 2.6: expectations relating to arrangements with third parties</u>

40 Registered providers should act in good faith appropriately advancing their own interests and those of their tenants. The focus here is on transactions which, for example, over-price services received so the contractor receives an inflated price or, where services are given without a suitable charge being levied.

41 For the avoidance of doubt, the regulator does not intend that transactions undertaken to promote charitable or social objectives, nor appropriate dividend payments by profit making registered providers will be caught by this expectation.

42 Where there are conflicts or perceived conflicts of interest, registered providers should clearly set out how they effectively manage these. They should ensure that, for example, parent companies, other entities or individuals who have control or influence (or whom the regulator reasonably believes has such control or influence) cannot or do not exert influence which would have a damaging effect on the registered provider or its compliance with standards. This could be, for example, charging unfavourable prices for the provision of services.

43 Third parties are any person or body which is not the registered provider. This includes, for example, directors and board members and may also include individuals or organisations that have close links to the registered provider.

Paragraph 2.7: returns to the regulator

44 The regulator requires registered providers to communicate with them in an accurate and timely manner. This includes provision of information, for example data returns. The regulator will clearly articulate its requirements for regulatory returns to the sector and, where appropriate, will consult on these. It is the responsibility of registered providers to ensure that they submit required data returns in a timely manner and the information provided is of a good quality. This includes for example ensuring that returns such as the Financial Forecast Return are fully complete with no missing information, that the data is accurate and submitted by the deadline required. It is not the regulator's role to correct or fill in incorrect or missing data and we will view such returns as evidence of a weak control environment.

Paragraph 2.8: expectations on reporting requirements

45 In addition to assuring themselves of compliance with standards on a yearly basis, boards need to assure themselves of their continuing compliance when taking on significant new risks. This could be, for example, when undertaking a new development or entering a major contract. Registered providers' boards shall certify their compliance in the narrative report which accompanies their financial statements. When certifying compliance with the Standard, registered providers shall ensure that they consider compliance with regulatory standards in the round as set out in the required outcomes of the Standard.

Specific expectations applicable to specific categories of registered provider

46 This section applies only to specified classes of registered provider where the regulator considers additional controls to protect social housing assets are needed.

Paragraph 3.2: use of social housing assets to support other parts of the business

47 Where a registered provider has an unregistered parent, the social housing assets should not be used to support non-social housing activity in other parts of the business to the extent that it may have a material negative impact on, or material recourse to the social housing assets. The regulator would also expect the risk to the social housing assets to be low. Registered providers would not be expected to enter into, for example:

- formal agreements such as guarantees or cross default clauses in loan agreements
- less formal or indirect arrangements such as making investments which lead to impairment, or which, in the event of insolvency, might allow recourse to the social housing assets

Paragraphs 3.1 and 3.3: assistance

48 Paragraphs 3.1 and 3.3 seek to ensure that where a registered provider is part of a group, it can look to other entities within that group for assistance with achieving

compliance with regulatory requirements. If a registered provider is part of a corporate group, the regulator expects the registered provider will ensure that other entities within the group are aware of the regulatory requirements placed on the registered provider and understand the implications of them.

49 Pursuant to paragraph 3.1, in groups where the parent is a registered provider, the parent is required to provide support or assistance to ensure the group's compliance with regulatory standards. This includes, where appropriate, ensuring the ongoing viability of the group, and may require assistance to one registered provider from other registered providers to ensure continued compliance with regulatory standards.

50 Paragraph 3.3 means if a registered provider has an unregistered parent company, the registered providers must put in place mechanisms to ensure the parent company concerned will assist the registered provider to comply with regulatory requirements. Also, to ensure the parent company or another part of the group does not do anything that compromises the registered provider's ability to meet regulatory requirements. In some circumstances it may be appropriate for the regulator to be a party to such agreements.

<u>Paragraph 3.4 & 3.5: separate legal entities for profit making registered providers</u>

51 Profit making registered providers should separate any activities that do not relate to providing social housing from those that do. The regulator is concerned that any potential recourse to the social housing assets from other non-social housing parts of the business is minimal. Profit making registered providers should manage their affairs in such a way that this is the case.

52 A small amount of activity that does not relate to providing social housing is permitted within the legal entity. This is to allow for situations where the activity is undertaken for both social and non-social housing reasons, for example, mixed tenure developments. In such circumstances, the registered provider should ensure the non-social housing activity within the entity does not place social housing assets, activities or its own financial viability at undue risk. The regulator considers, where it is necessary for non-social housing activity to be carried out in the legal entity, the amount of non-social housing activity should be in the region of no more than 5% of capital or turnover. Registered providers should include within the calculation of the amount of non-social housing activity any agreements entered which relate to non-social housing activity by others, which could have a material negative impact on the social housing assets.

53 Boards of profit making registered providers should consider what are social housing or non-social housing activities and should approve the final designation. The regulator may seek assurance on the robustness of the processes and challenge if it considers the conclusions are inconsistent with the required outcomes contained in the Standard. The designation of activities should be considered by boards and updated as activities start or stop or when the organisation enters into new ventures. To aid boards, the regulator lists below some activities which are not considered to be related to the provision of social housing:

- management/maintenance services to other organisations

- management/maintenance services for own non-social housing
- care services
- development and letting of market rent housing and provision of any associated services
- development and sale of outright market sale properties
- development and letting of student housing and provision of any associated services
- development activity (other than affordable/social housing development)
- estate agency services

Legal status of the Code

54 This Code is issued by the Homes and Communities Agency, as the regulator of social housing, under section 195(1) of the Housing & Regeneration Act 2008 (as amended) (the Act). It relates to the Governance and Financial Viability Standard set by the regulator under section 194(1) of the Act (the Standard).

55 Section 195(2) of the Act provides the regulator may have regard to the Code when considering whether the Standard has been met.

57 The Code applies to all registered providers who are subject to the Standard (i.e. registered providers and not local authority providers of social housing). Some paragraphs of this Code relate to parts of the Standard that only apply to specified classes of registered provider.

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Appendix 3

The RSH’s guidance on “Information required from registered providers” (latest update 11th March 2026)

Guidance

Information required from registered providers

The information required by the Regulator of Social Housing and the deadlines for submission.

From: **Regulator of Social Housing (/government/organisations/regulator-of-social-housing)**

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Applies to England

Contents

The regulator's information requirements

We need to collect and hold reliable information (both in data returns and other documentation) so that we can undertake our functions. We use information gathered to assess compliance with our regulatory framework and to produce statistical information. We are committed to minimising the burden of our information requirements by using data and information providers already collect and collate as part of their routine business activity.

We expect providers to produce the information and documents we require in a timely fashion. Where we have evidence that information of any nature has not been submitted or is late, incomplete, or inaccurate, we may reflect this in our judgement of a provider's compliance with the regulatory standards. In particular, but not exclusively, we may consider it evidence of a breach of the specific expectation in the Governance and Financial Viability Standard (https://www.gov.uk/government/publications/governance-and-financial-viability-standard) to communicate with us in an accurate and timely manner, including through regulatory returns.

The tables below set out a summary of our routine data requirements and the deadlines for submission. There are different requirements for local authorities; for those private providers that own fewer than 1,000 social housing units and for those that own 1,000 units or more.

In March we wrote to all chief executives (https://www.gov.uk/government/collections/letters-to-registered-providers-data-requirements) to confirm our data requirements. These letters detailed the requirements for:

- private providers with 1,000 or more units (large providers),
- those with fewer than 1,000 units (small providers)
- local authority registered providers.

Providers must refer to guidance materials on NROSH+ for more information about these returns and the exact deadlines set for their organisation.

> Please note that the deadlines outlined below are the latest date by which data should be submitted to us, however we encourage providers to submit their returns earlier within the submission timeframe wherever possible.

Data returns for registered providers

Data returns	Deadline	Which providers
Statistical Data Return	31 May each year	All private registered providers (shorter returns for providers owning fewer than 1,000 social housing units)
Financial Forecast Return to be accompanied with business plan and other supporting documentation	30 June each year final deadline for all providers with 31 March financial year end. Providers are encouraged to submit within 6 weeks of their business plan being approved by their Board, where this is earlier than 30 June	All private registered providers that own 1,000 or more social housing units
Quarterly Survey	3 weeks after each quarter end	All private registered providers that own 1,000 or more social housing units
Electronic Annual Accounts	6 months after financial year end	All private registered providers that own 1,000 or more social housing units
Electronic annual accounts (including a self-assessment of value for money)	No later than 6 months after the financial year end	All private registered providers that own 1,000 or more social housing units
Local Authority Data Return	Mid July each year	All local authority registered providers
Tenant Satisfaction Measures	30 June each year	All registered providers that own 1,000 or more social housing units
Fire Safety Remediation Survey	Quarterly	All registered providers that own 1,000 or more social housing units and any registered providers who own fewer than 1,000 social housing units who are the

Data returns	Deadline	Which providers
		responsible entity for any buildings of relevant height

Tenant satisfaction measures

The government's 'The Charter for Social Housing Residents: Social Housing White Paper', published in November 2020, set an expectation that the Regulator of Social Housing would bring in a set of Tenant Satisfaction Measures.

In September 2022, following a consultation on the introduction of TSMs, we published a Decision Statement which set out our decision on the final TSMs.

The TSMs are a core set of performance measures against which all providers must publish their performance. They are a requirement of the Transparency, Influence and Accountability Standard (including Tenant Satisfaction Measures) (https://www.gov.uk/government/collections/transparency-influence-and-accountability-including-tenant-satisfaction-measures).

From 1 April 2023 all registered providers that own relevant social housing stock must calculate and publish all TSMs on an annual basis following the TSM technical requirements and TSM tenant survey requirements set out by us and in accordance with the Transparency, Influence and Accountability Standard (including Tenant Satisfaction Measures) (https://www.gov.uk/government/collections/transparency-influence-and-accountability-including-tenant-satisfaction-measures).

All registered providers that own 1,000 or more units of the relevant social housing stock must annually submit information relating to their performance against the TSMs to us.

The TSM Return will open on 1 April 2026 and providers should submit their returns on or before the deadline of 30 June 2026. Guidance for the TSM Return is available on NROSH+ (https://nroshplus.regulatorofsocialhousing.org.uk/).

Regulatory documents

Regulatory documents	Deadline	Which providers
Annual accounts (including a self-assessment of value for money)	No later than 6 months after the financial year end	All private registered providers
Audit management letter	As above	All private registered providers that own 1,000 or more social housing units
Fraud report	As above	All private registered providers that own 1,000 or more social housing units
Disposal notifications		
Quarterly notification	3 weeks after each quarter end	All private registered providers who have made relevant disposals that require notification
Priority notification	3 weeks after date of relevant disposal	As above

Disposal notifications

From 6 April 2017 private registered providers must notify the regulator about some types of disposals they have made. Further information about the requirements is available on the Notifications about disposals page (https://www.gov.uk/government/publications/notifications-about-disposals). Disposal notifications must be submitted through NROSH+ (https://nroshplus.regulatorofsocialhousing.org.uk) where a standard form is available.

Organisation and contact information

The NROSH+ website requires your organisation to enter and maintain a suite of organisational and contact details. It is the responsibility of each individual provider to ensure that this contact information is kept updated and accurate throughout the year. This is important because we use this information to contact your organisation on regulatory matters.

Health and safety lead

Under section 126C(2) of the Housing and Regeneration Act 2008 (the Act), all registered providers are required to:

a) notify the regulator of the name and contact details of its designated health and safety lead, and

b) publish that information.

The role of the health and safety lead is defined in sections 126A and 126B of the Act.

All registered providers must notify the regulator of the name and contact details of its designated health and safety lead through the contact details section in NROSH+ and publish this information. Registered providers must keep this information up to date. Any changes to this information must be made as soon as is reasonably possible or at a minimum within 2 weeks of the change happening. When publishing this information registered providers must ensure that they do so in accordance with the requirements of our standards.

How registered providers should submit information

We collect data from registered providers through NROSH+ (https://nroshplus.regulatorofsocialhousing.org.uk). NROSH+ is a website portal for all registered providers to submit their annual data returns and the information and supporting documents, which we require so we can regulate them effectively.

As a provider, it is essential that you supply accurate and timely data – the data returns are an important way in which we monitor big financial risks and regulate the sector. Further guidance on submitting NROSH+ data returns is provided on the NROSH+ website. Guidance on submitting annual accounts and audit management letters is provided below.

Annual accounts and audit management letters

The process for submitting annual accounts and audit management letters, including the potential regulatory action for those that submit them late, is detailed in this guidance (https://www.gov.uk/guidance/guidance-to-all-private-registered-providers-on-submitting-annual-accounts).

How to use NROSH+

To use NROSH+ effectively, it is important that you:

- log into the NROSH+ website (https://nroshplus.regulatorofsocialhousing.org.uk)
- keep your contact and organisational information up-to-date – this is important as we regularly inform providers on any changes to our data collection process using the contact details logged in NROSH+
- use the latest templates for each return to prepare and submit data
- use the guidance provided on the NROSH+ site (https://nroshplus.regulatorofsocialhousing.org.uk)
- submit data as early as possible, within the survey period.

Queries about NROSH+
Send any questions about using NROSH+ to the Referrals and Regulatory Enquiries team NROSHenquiries@rsh.gov.uk and 0300 124 5225.

Further information

- Read about how to Register and de-register as a provider of social housing.
- See the Current registered providers of social housing page (https://www.gov.uk/government/publications/registered-providers-of-social-housing) for a list of registrations and de-registrations.

Privacy notice

The regulator is committed to protecting your privacy and the security of your personal data. Please read our privacy notice (https://www.gov.uk/guidance/regulator-of-social-housing-privacy-notice) to find out more about how we do this.

Published 31 March 2015
Last updated 11 March 2026 + show all updates

Appendix 4

The RSH's Rent Standard – April 2026

Regulator of Social Housing

Rent Standard

April 2026

Contents

1. Required outcome

1.1 Registered providers must comply with all the requirements and expectations set out in this Rent Standard and the Rent Policy Statement from 1 April 2026.

2. Exceptions from this Rent Standard

2.1 This Rent Standard applies, subject to the exceptions in paragraphs 2.2 to 2.5, to low cost rental accommodation.

2.2 This Rent Standard does not apply to the following categories of property, as defined in Chapter 5 of the Rent Policy Statement:

- Shared ownership low cost rental accommodation
- Intermediate rent accommodation
- Specialised supported housing
- Relevant local authority accommodation
- Student accommodation
- PFI social housing
- Temporary social housing
- Care homes

2.3 Paragraphs 3.1 to 3.6 and paragraphs 3.8 to 3.13 of this Rent Standard do not apply in relation to the rent of tenants who are high income social tenants. This exception will end where the tenant no longer fits the definition of high income social tenant, or where there is no longer a tenant.

2.4 The regulator may, in relation to a private registered provider, grant an exemption from or vary a requirement of this Rent Standard if the regulator considers that complying with the requirement would jeopardise the financial viability of the provider.[1]

[1] Arrangements for formal applications from local authority providers to disapply government rent policy are set out in paragraphs 5.7 and 5.8 of the Rent Policy Statement.

2.5 In a situation (such as an insolvency) where there is a mortgagee in possession, or receiver in place, or where the registered provider's stock is sold to a non-registered landlord following intervention by the regulator, neither the mortgagee in possession, nor the receiver, nor the landlord to whom the stock is sold will be bound by this Rent Standard. Where a Housing Administration Order applies to a registered provider, the Rent Standard will continue to apply to that provider unless an exemption has been granted by the regulator to that provider.

3. Specific expectations

Social rent housing

3.1 When setting initial rent for a new tenant of social rent housing, and subject to the rent cap requirement, the maximum weekly rent (exclusive of service charges) is formula rent with an upwards tolerance of:

- If the accommodation is supported housing, up to 10% of formula rent; or
- If the accommodation is not supported housing, up to 5% of formula rent.

3.2 When a tenancy of social rent housing is granted to an existing tenant, the rent must not be re-set.

3.3 For rent increases applied in the period 1 April 2026 to 31 March 2027, and subject to the rent cap requirement, the weekly rent of an existing tenant of social rent housing may only be increased by up to CPI+1% in any year, unless the following condition applies:

- If the weekly rent when increased by CPI+1% exceeds the rent flexibility level for the year in which the rent increase will apply, weekly rent may only be increased by up to CPI.

3.4 For rent increases applied in the period from 1 April 2027 to 31 March 2028, and subject to the rent cap requirement, the weekly rent of an existing tenant of social rent housing may only be increased by up to CPI+1% in any year, unless one of the following conditions applies:

- If the weekly rent when increased by CPI+1% exceeds the rent flexibility level for the year in which the rent increase will apply, weekly rent may only be increased by up to CPI.

- If the weekly rent when increased by CPI+1% is below formula rent for the year in which the rent increase will apply, weekly rent may only be increased by up to CPI+1% plus £1. However, if the weekly rent when increased by up to CPI+1% plus £1 exceeds formula rent for the year in which the rent increase will apply, weekly rent may only be increased by up to CPI+1% plus the relevant amount that brings it to the level of formula rent for the year in which the rent increase will apply.

3.5 For rent increases applied from 1 April 2028, and subject to the rent cap requirement, the weekly rent of an existing tenant of social rent housing may only be increased by up to CPI+1% in any year, unless one of the following conditions applies:

- If the weekly rent when increased by CPI+1% exceeds the rent flexibility level for the year in which the rent increase will apply, weekly rent may only be increased by up to CPI.

- If the weekly rent when increased by CPI+1% is below formula rent for the year in which the rent increase will apply, weekly rent may only be increased by up to CPI+1% plus £2. However, if the weekly rent when increased by up to CPI+1% plus £2 exceeds formula rent for the year in which the rent increase will apply, weekly rent may only be increased by up to CPI+1% plus the relevant amount that brings it to the level of formula rent for the year in which the rent increase will apply.

3.6 A registered provider must not charge a tenant of social rent housing a weekly rent (exclusive of service charges) that is more than the rent cap.

3.7 Properties currently or previously let as social rent housing must not be converted (including on re-let) to:

- Affordable rent housing

- Market rent (other than in the circumstances set out in Chapter 4 of the Rent Policy Statement); or

- Other forms of low cost rental accommodation set out in Chapter 5 of the Rent Policy Statement (unless that accommodation is relevant local authority accommodation as defined in paragraph 5.7 of the Rent Policy Statement).

3.8 In the case of tenancies subject to fair rent protection, the maximum weekly rent is the lower of the fair rent set by the Rent Officer, and the rent that is permissible under paragraphs 3.1 to 3.6.

3.9 Registered providers may not increase the rent of a tenant with fair rent protection by more than the maximum in any year permitted by paragraphs 3.3 to 3.6 (even if the tenant's rent is below the formula rent level and the maximum fair rent is increased by more than that amount).

3.10 On re-let of a property where a tenant previously had fair rent protection, rent should be charged in accordance with paragraphs 3.1 and 3.6.

Affordable rent housing

3.11 When setting initial rent for a new tenant of affordable rent housing, the maximum weekly gross rent is the higher of:

- 80% of the weekly gross market rent for the accommodation, and
- The social rent for the accommodation.

3.12 When a tenancy of affordable rent housing is granted to an existing tenant, the rent must not be re-set.

3.13 The weekly gross rent of an existing tenant of affordable rent housing may only be increased by up to CPI+1% in any year.

3.14 Properties currently or previously let as affordable rent housing must not be converted (including on re-let) to:

- Market rent (other than in the circumstances set out in Chapter 4 of the Rent Policy Statement); or
- Forms of low cost rental accommodation set out in Chapter 5 of the Rent Policy Statement (unless that accommodation is relevant local authority accommodation as defined in paragraph 5.7 of the Rent Policy Statement).

3.15 Affordable rent may be charged where the property has been acquired by a registered provider and was affordable rent housing when it was acquired.

Local authority information requirements

3.16 Local authority registered providers shall communicate with the regulator in an accurate and timely manner. This includes all data and information required by the regulator in respect of compliance with this Rent Standard. Where material issues that relate to non-compliance or potential non-compliance with this Rent Standard are identified by local authorities, they are expected to communicate these to the regulator promptly.

4. Definitions used in this Rent Standard

4.1 Any terms used in this Rent Standard which are not defined below have the same meaning as in the Rent Policy Statement.

4.2 ‘Affordable rent housing’ is accommodation (excluding accommodation to which the Rent Standard does not apply under paragraph 2.2) which satisfies either a) or b) below:

a) The accommodation is:

i) Provided by a registered provider pursuant to a housing supply delivery agreement between that provider and the Homes and Communities Agency (now known as Homes England) or the Greater London Authority and the accommodation is permitted by that agreement to be let at an affordable rent; or

ii) Provided pursuant to an agreement between a local authority and the Secretary of State and the accommodation is permitted by that agreement to be let at an affordable rent; or

iii) Provided by a local authority, and the Secretary of State, Homes England or the Greater London Authority has agreed that it is appropriate for the accommodation to be let at an affordable rent.

b) A provider chooses to let the accommodation with the gross rent charged in accordance with paragraphs 3.11 to 3.13, and the accommodation has not been converted from social rent housing.

4.3 ‘CPI’ means the general index of consumer prices (for all items) published by the Office for National Statistics or, if that index is not published for any month, any substituted index or index figures published by that Office; and where this Rent Standard refers to CPI this is a reference to the percentage change in the CPI in the 12 months to the September falling in the preceding financial year.

4.4 ‘Existing tenant’ means, in relation to particular accommodation, a tenant who is not a new tenant. Further details are provided in 2.30, 2.31, 3.19 and 3.20 of the Rent Policy Statement.

4.5 ‘Financial year’ means a year beginning on 1 April.

4.6 ‘Formula rent’ means the amount calculated in accordance with the method set out in paragraphs 2.9 to 2.12 and 2.20 to 2.26 of the Rent Policy Statement.

4.7 ‘Gross rent’ means the rent inclusive of all service charges.

4.8 ‘Gross market rent’ means, in relation to accommodation, an estimate of its market rent inclusive of all service charges at the time the tenancy is granted that is based on a valuation in accordance with a method recognised by the Royal Institution of Chartered Surveyors.

4.9 ‘High income social tenant’ means the tenant of a household that had a total household income of £60,000 or more in the relevant tax year, where—

a) ‘total household income’ means, in relation to accommodation—

i) if there is one resident, the income of that resident,

ii) if there are two residents, the sum of the residents’ incomes, and

iii) if there are more than two residents, the sum of the two highest incomes of the residents;

b) ‘resident’ means—

i) any person who is the tenant or a joint tenant, and

ii) any person who resides at the accommodation and is the spouse, civil partner or partner of the tenant or of a joint tenant;

c) ‘income’ has the same meaning as ‘total income’ as described in section 23 of the Income Tax Act 2007;

d) ‘partner’, except in the expression ‘civil partner’, means a person who—

i) is not married to, or a civil partner of, the tenant or a joint tenant, and

ii) lives with the tenant or joint tenant in the accommodation as if they were married or in a civil partnership;

e) 'relevant tax year' means the tax year ending on the 5th April which falls in the financial year prior to the financial year in which the rent is reviewed.

4.10 'Low cost rental accommodation' is as defined by section 69 of the Housing and Regeneration Act 2008.

4.11 'New tenant' means, in relation to particular accommodation, a tenant who is granted a tenancy of that accommodation for the first time. Further details are provided in 2.8 and 3.18 of the Rent Policy Statement.

4.12 'Rent' includes payments under a licence to occupy accommodation.

4.13 'Rent cap' means, in relation to accommodation, the amount calculated in accordance with paragraphs 11 and 12 of Appendix A to the Rent Policy Statement, for the financial year in which rent is being set or increased.

4.14 'Rent cap requirement' is the requirement in paragraph 3.6.

4.15 'Rent flexibility level' means:

a) 105% of formula rent, or

b) If the accommodation is supported housing, 110% of formula rent.

4.16 'Rent Policy Statement' means the Policy Statement on Rents for Social Housing issued by the Secretary of State for Housing, Communities and Local Government on 28 January 2026.[2]

4.17 'Social rent' means, in relation to accommodation, the amount of rent that a new tenant of the accommodation could be charged under paragraphs 3.1 and 3.6 if the accommodation were social rent housing (and the exception in paragraph 2.3 did not apply).

4.18 'Social rent housing' is low cost rental accommodation that is not affordable rent housing (excluding accommodation to which the Rent Standard does not apply under paragraph 2.2).

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[2] Policy statement on rents for social housing

4.19 'Tenancies' and 'tenants' should be read as also referring to licences and licensees (as applicable).

This publication is available at: www.gov.uk/rsh

Any enquiries regarding this publication should be sent to us via enquiries@rsh.gov.uk

or call 0300 124 5225.

or write to:

Regulator of Social Housing
Level 2
7-8 Wellington Place
Leeds LS1 4AP

The Regulator of Social Housing regulates for a viable, efficient, and well governed social housing sector able to deliver quality homes and services for current and future tenants.

Appendix 5

The RSH’s guidance note “Our role and approach to regulating landlords” (29th February 2024)

Guidance

Our role and approach to regulating landlords

What we do and how we approach regulating landlords.

From: **Regulator of Social Housing (/government/organisations/regulator-of-social-housing)**
Published 29 February 2024

Applies to England

Contents

Our role

We regulate for a viable, efficient, and well governed social housing sector able to deliver quality homes and services for current and future tenants. We regulate at the landlord level to drive improvement in how landlords operate.

By landlord we mean a registered provider of social housing. These can either be local authorities, or private registered providers (other organisations registered with us such as non-profit housing associations, co-operatives, or profit-making organisations). We set standards which state outcomes that landlords must deliver. The outcomes of our standards include both the required outcomes and specific expectations we set. Where we find there are significant failures in landlords which we consider to be material to the landlord's delivery of those outcomes, we hold them to account. Ultimately this provides protection for tenants' homes and services and achieves better outcomes for current and future tenants. It also contributes to a sustainable sector which can attract strong investment.

We have a different role for regulating local authorities than for other landlords. This is because we have a narrower role for local authorities and the Governance and Financial Viability Standard, and Value for Money Standard do not apply. Further detail on which standards apply to different landlords can be found on our standards page (https://www.gov.uk/guidance/regulatory-standards).

The terms social housing and registered provider of social housing are both defined in the Housing & Regeneration Act 2008. Social housing includes low-cost rental accommodation (such as social rent and affordable rent) and low-cost home ownership accommodation (such as shared ownership).

Our fundamental objectives

Our approach to regulation is driven by our statutory objectives as set out in the Housing and Regeneration Act 2008.

Parliament has given us two fundamental objectives (https://www.gov.uk/government/organisations/regulator-of-social-housing/about#our-role-and-fundamental-objectives): an economic regulation objective and a consumer regulation objective.

We also have a range of statutory duties (https://www.gov.uk/government/organisations/regulator-of-social-housing/about#our-statutory-duty) that we must consider when doing our job.

Principles of our regulation

We regulate at the landlord level

We regulate at the landlord level. This means that we look at how well the landlord is delivering the outcomes of our standards overall. Boards and councillors of landlords are responsible for ensuring their organisations are delivering the outcomes of our standards. They remain responsible for ensuring the outcomes are delivered regardless of how their homes are managed or who by.

We aim to drive improvements across the sector and within landlords so that landlords

- provide good quality homes and services to all tenants
- make best use of their resources to deliver what they are required to as landlords
- consistently fix things promptly and effectively if they go wrong

We look at the processes and controls a landlord has in place to deliver the outcomes of our standards. We also look at how they monitor that they are delivering the outcomes, and we seek evidence which gives us assurance that they are taking appropriate action where there are failures to deliver the outcomes.

The Housing Ombudsman deals with individual complaints. When individual complaints are referred to us, we investigate if we consider that the issue may be material to a landlord's delivery of the outcomes of our standards.

We are co-regulatory

Landlords are independent organisations, overseen by boards and councillors. Our co-regulatory approach is important in ensuring that boards and councillors continue to be responsible for their organisations and are held to account for how they are run and the outcomes that they deliver. It helps drives improvements within landlords, with the landlord having the right skills and expertise to carry out their role. This results in a more effective and resilient sector where there is a positive relationship between landlords and tenants. Ultimately this delivers better outcomes for tenants.

We consider that:

- Boards and councillors of landlords are responsible for ensuring their organisations are managed effectively and that they deliver the outcomes of our standards
- Landlords are responsible for providing evidence to us, when we ask for it, that they are delivering the outcomes of our standards
- Landlords must be open and transparent with us and tell us in a timely way about any material issues that might result in their failure to deliver the outcomes of our standards
- Landlords must provide tenants with information so they can understand how well their landlord is performing and enable them to shape and scrutinise service delivery

We hold landlords to account for any material failures to deliver the outcomes of our standards and may decide to take appropriate action where they do not. Where landlords are not delivering the outcomes of our standards, or where they are not open and transparent with us, we may decide that a different approach to co-regulation is appropriate.

We are risk based

We regulate based on our view of the level of risk. This means that we may look at both how likely it is that a poor outcome will happen and what impact it would have if it does happen.

The higher we think the level of risk is, the greater our level of scrutiny and the stronger our actions are likely to be. This helps us to focus our resources where they are most needed and fulfil our duties to be proportionate and minimise interference in landlords' activities.

This principle underpins our regulatory approach, including

- when we are designing our standards
- how we carry out our inspections
- how we respond to issues of concern that arise
- when we make decisions about how well a landlord is delivering the outcomes of our standards
- when we make decisions about whether we should use an enforcement power.

We consider risks that apply to all or groups of landlords as well as risks that individual landlords face. We are particularly concerned about risks that threaten:

- the safety or quality of tenants' homes
- the financial viability of the landlord
- how well run a landlord is, which impacts on how well it delivers its services
- how well run a landlord is and their ability to effectively manage risks
- transparency and accountability to tenants

We are likely to seek more detailed evidence from landlords on their delivery of the outcomes of the standards where they relate to these areas.

Our view of the level of risk may also depend on circumstances. For example, we might consider some landlords present as higher risk because they carry out a wide range of activities that need to be well managed in order for the landlord to be financially viable. Another example is where we might consider the risk to be higher because the impact of a risk occurring might affect a large number of tenants, or tenants who are vulnerable or be so serious it may put tenants' health and safety at risk.

We are assurance based

Landlords are responsible for showing us, with evidence, that they are delivering the outcomes of our standards.

In forming our judgement about a landlord, we look at relevant evidence from the landlord. We may also look at evidence from other sources. We may follow up with a landlord where there are gaps and/or conflicting evidence. We then come to a view about the level of assurance we have about the landlord's delivery of the outcomes of our standards. Where landlords do not provide the evidence that gives us the assurance we need, we also reflect this in our judgements (https://www.gov.uk/guidance/how-we-approach-regulatory-judgements-and-gradings).

We focus on delivery of outcomes

We expect all landlords to deliver the outcomes of our standards (https://www.gov.uk/guidance/regulatory-standards) that apply to them. Landlords must decide for themselves the best ways to deliver the outcomes for their organisation and their tenants. The outcomes of our standards include both the required outcomes and specific expectations we set.

Carrying out our regulation

Our approach to regulating landlords is different for large landlords (those who own 1,000 or more social homes) and small landlords (those who own fewer than 1,000 social homes). Our regulation of landlords allows us to form a judgement which is our view about the how well a landlord is delivering the outcomes of our standards. For large landlords we also issue gradings.

> **Find out more about**
> Regulatory judgements and gradings (https://www.gov.uk/guidance/how-we-approach-regulatory-judgements-and-gradings).

Inspecting landlords

We carry out programmed inspections (https://www.gov.uk/guidance/our-approach-to-inspections) of large landlords. We can also carry out inspections of landlords that are not programmed if we judge it is appropriate. This may include for example inspections of small landlords.

Programmed inspections allow us to look at how well a landlord is performing in the round against the outcomes of our standards.

> **Find out more about**
> Our inspections of landlords (https://www.gov.uk/guidance/our-approach-to-inspections)

Reviewing information between inspections

In addition to reviewing information about a landlord as part of an inspection, we also gather and review a range of information between programmed inspections. This helps us to identify any risks the landlord might face in delivering the outcomes of our standards and help us target our work. This information also helps us build a picture of risks faced by the sector as a whole. Stability checks, and our quarterly survey provide us with evidence on the financial strength of private registered providers, the tenant satisfaction measures (https://www.gov.uk/guidance/information-required-from-registered-providers#tenant-satisfaction-measures) give important management information and tenant insight. We also review information we collect about small landlords. This includes financial returns which provide us with evidence on the short and longer term financial strength of landlords and any referrals we receive.

> **Find out more about**
> Our regular reviews between programmed inspections (https://www.gov.uk/guidance/regular-reviews-between-programmed-inspections).

Responsive engagement

We receive information about landlords from a range of different sources. For example, referrals we receive from tenants or other stakeholders (https://www.gov.uk/guidance/information-for-social-housing-tenants), whistle-blowers, notifications or issues flagged through our regular reviews (https://www.gov.uk/guidance/regular-reviews-between-programmed-inspections). We focus our responsive engagement on those issues which we consider to be material to the landlord delivering the outcomes of the standards. We are particularly concerned where a landlord is, or there is a risk that the landlord is, significantly failing to deliver the outcome of our standards. We work on a case by case basis. For example, in some cases we may decide to seek further evidence from the landlord about a particular issue. In other cases, we may decide that the issue is best looked at as part of an inspection, whether as part of a programmed inspection or an inspection which is not programmed.

> **Find out more about**
> How we handle referrals made to us (https://www.gov.uk/guidance/information-for-social-housing-tenants)
>
> Our responsive engagement (https://www.gov.uk/guidance/responsive-engagement-with-landlords)

Investigating and intervening

Where we judge that there are serious failings in a landlord delivering the outcomes of our standards, we hold them to account. We aim to work with landlords so that they make self-improvements and address relevant failures. However, we also have a range of powers available to us which we may decide it is appropriate to use. For example, we may decide to use our powers where we consider a landlord is unwilling or unable to deliver the outcomes of our standards.

> **Find out more about**
> How we investigate and take action on serious failings (https://www.gov.uk/guidance/investigating-and-taking-action-on-serious-failures-in-landlords)
>
> How we use our specific legal powers relating to intervention and enforcement (https://www.gov.uk/guidance/statutory-guidance-under-s215-of-the-hra-2008)

Quality assurance

To support us in making sure that our regulatory processes and decisions are fair and in line with our statutory duties, we carry out internal quality control and quality assurance.

This includes:

- Setting out internal procedures for our different regulatory processes, for example inspections
- Using an internal panel to support judgements and gradings before making our final decisions, where appropriate

- Delivering regular training for staff on our regulatory procedures
- Supporting regulatory staff to participate in appropriate continuous professional development.

These measures provide checks and balances to support consistent, and evidence-based decision making, while providing enough flexibility for our regulatory decisions to reflect the individual circumstances of the landlord as well as changing circumstances in the social housing sector.

Analysing social housing sector performance

We publish a range of information which helps people to understand how the sector is performing as a whole. This includes information about emerging trends and risks across the whole social housing sector and for different parts of the sector. The information also helps us and stakeholders to see where the sector is generally delivering the outcomes of our standards well and where they may not be. They are a useful source of intelligence for our regulatory work.

Find out more on our publications section (https://www.gov.uk/search/news-and-communications?organisations[]=regulator-of-social-housing&parent=regulator-of-social-housing)

More on this topic

- How we regulate (https://www.gov.uk/government/collections/how-we-regulate)
- Glossary of terms (https://www.gov.uk/guidance/regulating-the-standards-glossary-of-terms)

Published 29 February 2024

Appendix 6

The HCA's Regulatory Judgement on Cosmopolitan Housing Group Limited – L4375 (December 2012)

HCA Regulatory Judgement on Cosmopolitan Housing Group Limited – L4375

Cosmopolitan Housing Association Limited LH1298
Chester and District Housing Trust LH4291

December 2012

The Provider

Cosmopolitan Housing Group (CHG or the group) was established in its current form in December 2011 when Chester and District Housing Trust (CDHT) joined the group as a subsidiary. The organisation operates in 13 local authority areas, and owns and manages just over 12,500 homes.

Cosmopolitan Housing Group Limited (CHGL) is the parent body of the group and is non-stock holding. It provides strategic direction and corporate services to other members.

The group's registered providers are:

- CHGL, a non-asset holding registered parent which is non-charitable and registered by guarantee.
- CDHT, which was set up to take a transfer in November 2000 of homes from Chester City Council in Cheshire. It owns and manages 6,200 properties in the Cheshire West and Chester area. It is a non-charitable company limited by guarantee. It has one wholly-owned non-registered subsidiary, Chester & District Housing Trust (Property Holdings) Limited which owns Centurion House, CDHT's registered office.
- Cosmopolitan Housing Association (CHA), which has a mixture of social housing and student accommodation. It has charitable status and has approximately 3,400 homes in management throughout Merseyside and Cheshire, including 400 supported housing bedspaces.

The group has two additional unregistered subsidiaries. Cosmopolitan Student Homes Limited (CSH) has a portfolio of over 3,500 units in management in Merseyside, Manchester, Preston, Bradford, Stratford upon Avon and Birmingham, of which 466 are owned by CHA. The remainder are leased by CSH. Cosmopolitan Enterprises Limited (CEL) is a for-profit company limited by shares, established to specialise in commercial initiatives such as build-for sale and market rent.

CHG is governed by a remunerated board of ten members. This is supported by a group audit and risk committee and subsidiary boards at CDHT, CHA, CSH and CEL.

CHA and CDHT, as part of the Cheshire Housing Consortium, originally planned to deliver 730 new homes for rent under the Affordable Homes Programme. They now plan to deliver 287.

Regulatory Ratings*

- **Viable (V4):**

CHG's and CHA's financial position is of serious concern and is subject to regulatory intervention or enforcement action.

- **Properly Governed (G4):**

The provider does not meet the requirements on governance set out in the Governance and Financial Viability standard. There are issues of serious regulatory concern and the provider is subject to regulatory intervention or enforcement action.

*The regulator's assessment on compliance with the Governance and Financial Viability Standard is expressed in gradings from G1 to G4 for governance and V1 to V4 for viability. For both viability and governance the first two grades indicate compliance with the standard. A G3 or V3 assessment indicates a level of concern with the organisation's performance that is likely to be reflected in intensive regulatory engagement. A G4 or V4 judgement indicates a failure of governance or viability to the extent that the regulator is using its statutory powers.

Regulatory Judgement

The regulator's assessment of Cosmopolitan Housing Group's governance and viability has been downgraded since the last regulatory judgement published in February 2008 to reflect serious problems with its governance, risk management and financial position. These in turn reflect major shortcomings, including a failure to recognise and manage operational risks, an overly ambitious approach to development and the emergence of failures in internal control dating back some years.

In December 2011, Chester and District Housing Trust became a subsidiary of the Cosmopolitan Housing Group. Board papers and the business case supporting the merger showed that the expanded group demonstrated an awareness of its opportunities to have a positive impact in local communities. Subsequently, links between this vision, operational priorities and programmes in some areas, became obscured by the group's ambition to deliver a large development programme.

Post-merger, insufficient priority was given to the Group Board reviewing existing strategies or previous decisions, placing it in a position where it exercised inadequate control over the direction of the organisation and was unaware of the considerable risks it faced. The quality of reporting to board was inadequate. In particular, the pre-merger group had entered into obligations with non-regulated members of the group putting social housing at risk, but lacked effective mechanisms to identify and manage the exposures.

The Group Board recognised some of these deficiencies. Within a month of the merger it commissioned a review of governance arrangements and an inspection of its customer-facing services. While the inspection recommendations were acted upon, the recommendations of the governance review were not implemented as the series of events exposing the group to risks began to crystallise and placed the board on a reactive footing.

In early 2012 the regulator raised concerns over the group's assessment of risk in respect of its plans for financing its future development aspirations. This brought to light further issues relating to governance, risk management, internal controls, and liquidity management.

The group's approach to risk was based on an over-simplification of presenting issues, coupled with too little scrutiny of new deals taking place after the merger. This, alongside an inadequate control environment, especially in relation to the development function, exposed the group to unacceptable levels of risk. In particular the board's decision to fund its investment programme through a sale and leaseback arrangement was based upon a wholly inadequate analysis of risk and a rudimentary sensitivity analysis, coupled with a failure to consider alternative plans. The quality of information reported to board in support of decision making has been poor. Additionally, the level of challenge of officers by board and sub-committees has been inadequate, and assurances have not been adequately tested.

The group failed to ensure effective controls to protect assets and public funds. The business planning and control framework failed to ensure access to sufficient liquidity, and the group failed to effectively manage the risks to delivery of its plans. Future financial plans included aggressive and ambitious funding assumptions which proved over-optimistic.

The group board's oversight of treasury operations was ineffective. Officers failed to bring to the members' attention the increasing pressures on liquidity until a point where the business was reliant on an overdraft that it was at risk of breaching. Cash flow forecasts were inconsistent, sometimes incomplete or inaccurate and failed to highlight material changes.

The failure of parent and subsidiary boards and committees to adequately oversee group wide activities or to monitor liquidity, together with a culture of inadequate challenge allowed the liquidity position to deteriorate rapidly.

As a result the regulator signalled to the group that it was failing to meet the governance and financial viability standard, and that it needed immediately to bring in additional expertise at board and officer level. Despite this strengthening of its capacity, and the completion of an independent review of the group's financial health, the regulator concluded that the group needed further support, and that immediate work was needed to manage concerns and consider the group's future strategy.

To date the regulator has not taken enforcement action, but in August 2012, the regulator agreed a Voluntary Undertaking (VU) with the group to address these issues and to examine the group's future. Among other things, the VU required the group to co-opt new members with suitable skills to its board, increase its financial expertise, improve its cash flow forecasting and reporting, draw up contingency plans to prepare for any further liquidity or other problems, and through external consultants, conduct a strategic review to consider the group's future as an independent organisation and other options. The group has subsequently reconstituted and strengthened its board and has brought in additional interim management and consultancy support to address its problems.

There was no planned review of the group's student housing portfolio immediately after merger. Therefore, despite due diligence at the time of merger, the group only became aware of potential substantial exposures within this operation in September 2012. These were exacerbated by the identification of long-standing contractual arrangements within the group, pre-dating the merger with CDHT, which impacted upon compliance with key covenants within lending agreements by CHA. As a result of the late identification of these obligations, completion of audited financial statements for the year ending 31st March 2012 is delayed, resulting in further breaches of financial covenants by CHA.

The group board has now reviewed its position and resolved to seek a suitable partner to take on its assets and liabilities. CHGL is currently in negotiations to become a subsidiary of The Riverside Group Ltd.

Appendix 7

The RSH's Regulatory Judgment on South Yorkshire Housing Association Limited (June 2023)

GOV.UK

Regulator of Social Housing

Decision

Withdrawn regulatory judgement: South Yorkshire Housing Association Limited (8 June 2023)

Updated 28 January 2026

Applies to England

This publication is available at https://www.gov.uk/government/publications/regulatory-judgement-south-yorkshire-housing-association-limited/current-regulatory-judgement-south-yorkshire-housing-association-limited-8-june-2023

Withdrawn on 28 January 2026: South Yorkshire Housing Association Limited became a subsidiary of Places for People Group Limited on 1 December 2025.

RSH Narrative Regulatory Judgement

- Provider: South Yorkshire Housing Association Limited
- Regulatory code: L0078
- Publication date: 8 June 2023
- Governance grade: G3
- Viability grade: V3
- Reason for publication: Governance and viability downgrades
- Regulatory route: Reactive Engagement

Regulatory judgement
This regulatory judgement downgrades our previous assessment of South Yorkshire Housing Association Limited's governance grade from G2 to G3 and its financial viability grade from V2 to V3. This means that there are issues of serious regulatory concern that the provider is working with the regulator to address.

Following a self-referral made to the regulator and a subsequent investigation, the regulator has concluded that it lacks assurance that South Yorkshire Housing Association Limited (SYHA) has a robust business planning, risk and control framework.

Evidence gathered by the regulator during its investigation confirmed weaknesses in SYHA's internal controls framework and that the board of SYHA has not been managing its affairs with an appropriate degree of skill, diligence, prudence and foresight.

Weaknesses in financial governance have led to SYHA miscalculating its covenant compliance over a number of years. This has resulted in a historic covenant breach with one of its funders and a forecast breach for 2022/23. Cross default clauses with its other funders have exposed SYHA to wider loan agreement breaches. As a result of this it is evident that financial processes and controls have been inadequate, leading to incorrect financial information being shared with its funders, board and the regulator.

This scenario demonstrates SYHA has failed to ensure that it has a robust framework to ensure the accurate monitoring, reporting and compliance of funders' covenants nor an effective system to accurately report delivery of its financial plan.

While SYHA works with its funders to find a solution to the current issue there remains uncertainty over the outcome. There are no immediate liquidity or solvency concerns, however, SYHA's loss of control has exposed the organisation to potentially serious implications that may impact its future financial viability and so has put its social housing assets at undue risk.

SYHA's business plan, even without the potential implications of the loan covenant issues considered, demonstrates limited financial capacity in the short to medium term. It remains reliant on uncertain cashflows, such as fixed asset disposals, to support its financial performance and future covenant compliance. Furthermore, SYHA's mitigation strategies are limited in being able to deal with plausible stresses.

SYHA has been open and transparent during the regulator's investigation and acknowledged the regulator's concerns. SYHA is working with the regulator to strengthen and support the organisation's financial and governance capacity and capability, and in conjunction with external advisers to make the changes required to ensure its long term viability and to address the improvements required in this and those outlined in the regulator's previous judgement.

Other providers included in the judgement
Alliance Housing Association (South Yorkshire) Limited

About the provider

Origins
SYHA is a charitable community benefit society. Its principal activities are the management of housing and the provision of care and support services.

Registered Entities
There are two registered providers in the group. SYHA is the parent of the group and Alliance Housing Association (South Yorkshire) Limited, also a charitable community benefit society.

Unregistered Entities
There is one active and two dormant non-registered subsidiaries in the group:

- SYHA Enterprises Limited's primary activity is estate agent and letting services. It also undertakes purchase and resale activity, as well as a co-design consultancy service under the Co-Create brand, and

- Charter Housing Limited and South Yorkshire (Second) Housing Association Limited, both dormant.

Geographic Spread and Scale
The majority of SYHA's 5,700 homes are in the South Yorkshire Mayoral Combined Authority region, with a small number of units in Selby, Mansfield, Wakefield, and High Peak.

Staffing and Turnover
As at May 2023 the group employed 559 employees. Group turnover for the year ended 31 March 2022 was £46.5m.

Development
SYHA plans to develop 42 units between the 2023/24 and 2024/25 financial years.

About our judgements

Key to Grades
Governance:

	Compliant
G1	The provider meets our governance requirements.
G2	The provider meets our governance requirements but needs to improve some aspects of its governance arrangements to support continued compliance.

	Non-compliant
G3	The provider does not meet our governance requirements. There are issues of serious regulatory concern and in agreement with us the provider is working to improve its position.
G4	The provider does not meet our governance requirements. There are issues of serious regulatory concern, and the provider is subject to regulatory intervention or enforcement action.

Viability:

Compliant

V1	The provider meets our viability requirements and has the financial capacity to deal with a wide range of adverse scenarios.
V2	The provider meets our viability requirements. It has the financial capacity to deal with a reasonable range of adverse scenarios but needs to manage material risks to ensure continued compliance.

Non-compliant

V3	The provider does not meet our viability requirements. There are issues of serious regulatory concern and, in agreement with us, the provider is working to improve its position.
V4	The provider does not meet our viability requirements. There are issues of serious regulatory concern, and the provider is subject to regulatory intervention or enforcement action.

Note: The use of an asterisk (*) against a grade indicates that the assessment refers to a provider that is designated as being for-profit.

Definitions of Regulatory Routes

In Depth Assessment (IDA): An IDA is a bespoke assessment of a provider's viability and governance, including its approach to value for money. It involves on-site work and considers in detail a provider's ability to meet its financial obligations and the effectiveness of its governance structures and processes.

Stability Checks: Based primarily on information supplied through regulatory returns, a Stability Check is an annual review of a provider's financial position and its latest business plan. The review is focused on determining if there is evidence to indicate a provider's current judgements merit reconsideration.

Reactive Engagement: Reactive engagement is unplanned work which is triggered by new information or a developing situation which may have implications for a provider's current regulatory judgement.

Stability Checks and Reactive Engagement: In some cases, we will publish narrative regulatory judgements which combine evidence gained from both Stability Checks and Reactive Engagement.

For further details about these processes, please see Regulating the Standards.

Appendix 8

The RSH's Regulatory Judgment on Origin Housing Limited (December 2023)

GOV.UK

Regulator of
Social Housing

Decision

Withdrawn regulatory judgement: Origin Housing Limited (14 December 2023)

Updated 13 June 2024

Applies to England

Withdrawn on 13 June 2024: The issues giving rise to Origin Housing Limited’s Regulatory Judgement have been resolved.

RSH Narrative Regulatory Judgement

- Provider: Origin Housing Limited
- Regulatory code: L0871
- Publication date: 14 December 2023
- Governance grade: G3
- Viability grade: V3
- Reason for publication: Governance and viability downgrades
- Regulatory route: In Depth Assessment and Reactive Engagement

Regulatory judgement
This regulatory judgement downgrades our previous assessment of Origin Housing Limited’s governance grade from G1 to G3 and downgrades its financial viability grade from V2 to V3. This means that there are issues of serious regulatory concern that the provider is working with us to address.

Following investigation, the regulator has concluded that it lacks assurance that Origin Housing Limited (Origin) has an appropriate, robust and prudent business planning, risk and control framework. Origin has failed to ensure appropriate monitoring, reporting on and compliance with its funders’ covenants. Inadequate resourcing and data errors in financial reporting to the board were such that Origin has not been managing its affairs with an appropriate degree of skill, diligence, prudence and foresight.

In May 2023, Origin identified material errors in its reporting on interest payable for the financial year 2023, which significantly reduced the available headroom above its covenant requirement. A review commissioned by Origin has confirmed weaknesses in its internal controls relating to the accuracy of its budget setting, reporting on financial performance and forecasting. These weaknesses led to errors in covenant calculations at year end and therefore exposed Origin to serious and material risks.

In July 2023, one of Origin’s funders identified that Origin had miscalculated its covenant requirements resulting in a potential breach for the financial year 2023. Origin failed to ensure it properly understood its covenant requirements and consequently had to seek agreement for a loan variation and meet refinancing conditions set by the funder. Origin failed to promptly notify the regulator of the potential covenant breach.

Origin's financial position is weak and requires close and effective management. In September 2023, a further review of budget assumptions and in year performance resulted in additional adverse variances that impact Origin's ability to meet funders' covenants for the financial year 2024. There is a reliance on uncertain cashflows such as fixed asset disposals and a lack of assurance that Origin has appropriate, robust mitigation strategies available. Poor financial governance and weak internal controls have impacted Origin's future financial viability, putting its social housing assets at undue risk.

Origin is working with the regulator to address the issues in this judgement as well as working to avoid covenant breaches and to ensure access to sufficient liquidity. Origin is developing an action plan to strengthen board oversight, its internal controls and financial reporting. Origin continues to pursue a potential partnership with another registered provider to improve its financial resilience.

Other providers included in the judgement
Origin Housing 2 Limited

About the provider

Origins
Origin is a charitable registered provider of social housing incorporated under the Co-operative and Community Benefit Societies Act 2014. Its principal activities are the development and management of housing and the provision of care and support services.

Origin develops new homes with its own financing and grant funding from the Greater London Authority as a Strategic Partner.

Registered Entities
Origin is the parent and main stockholding registered entity within the group. There is a further registered entity, Origin Housing 2 Limited, which is also a social housing provider.

Unregistered Entities
There are four unregistered entities in the group. Origin Finance Limited and Origin Finance 2 plc are financing vehicles. Origin Housing Developments Limited and Origin Properties Limited undertake property development. The latter also provides management services for investment property lettings.

Geographic Spread and Scale
Origin owns and manages around 7,700 homes primarily in London and Hertfordshire.

Staffing and Turnover
For the year ended 31 March 2023 Origin reported a turnover of £68.4m and employed 279 full-time equivalent staff.

Development
Origin aims to deliver 1,112 new homes by 2028, comprising a mix of social rent (66%) and shared ownership (29%) and open market sale (5%).

About our judgements

Key to Grades
Governance:

	Compliant
G1	The provider meets our governance requirements.
G2	The provider meets our governance requirements but needs to improve some aspects of its governance arrangements to support continued compliance.

	Non-compliant
G3	The provider does not meet our governance requirements. There are issues of serious regulatory concern and in agreement with us the provider is working to improve its position.
G4	The provider does not meet our governance requirements. There are issues of serious regulatory concern, and the provider is subject to regulatory intervention or enforcement action.

Viability:

	Compliant
V1	The provider meets our viability requirements and has the financial capacity to deal with a wide range of adverse scenarios.
V2	The provider meets our viability requirements. It has the financial capacity to deal with a reasonable range of adverse scenarios but needs to manage material risks to ensure continued compliance.

	Non-compliant
V3	The provider does not meet our viability requirements. There are issues of serious regulatory concern and, in agreement with us, the provider is working to improve its position.
V4	The provider does not meet our viability requirements. There are issues of serious regulatory concern, and the provider is subject to regulatory intervention or enforcement action.

Note: The use of an asterisk (*) against a grade indicates that the assessment refers to a provider that is designated as being for-profit.

Definitions of Regulatory Routes
In Depth Assessment (IDA): An IDA is a bespoke assessment of a provider's viability and governance, including its approach to value for money. It involves on-site work and considers in detail a provider's ability to meet its financial obligations and the effectiveness of its governance structures and processes.

Stability Checks: Based primarily on information supplied through regulatory returns, a Stability Check is an annual review of a provider's financial position and its latest business plan. The review is focused on determining if there is evidence to indicate a provider's current judgements merit reconsideration.

Reactive Engagement: Reactive engagement is unplanned work which is triggered by new information or a developing situation which may have implications for a provider's current regulatory judgement.

Stability Checks and Reactive Engagement: In some cases, we will publish narrative regulatory judgements which combine evidence gained from both Stability Checks and Reactive Engagement.

For further details about these processes, please see Regulating the Standards.

Appendix 9

The RSH's Regulatory Judgment on Heylo Housing Registered Provider Limited (December 2022)

Regulator of
Social Housing

Decision

Current regulatory judgement: Heylo Housing Registered Provider Limited (21 December 2022)

Updated 19 March 2026

Applies to England

This publication is available at https://www.gov.uk/government/publications/heylo-housing-registered-provider-limited/current-regulatory-judgement-heylo-housing-registered-provider-limited-21-december-2022

RSH Narrative Regulatory Judgement

- Provider: Heylo Housing Registered Provider Limited[footnote 1]
- Regulatory code: 4668
- Publication date: 21 December 2022
- Governance grade: G3*
- Viability grade: V3*
- Reason for publication: First assessment
- Regulatory route: In Depth Assessment and Reactive Engagement

Regulatory judgement
This regulatory judgement is the first published assessment of Heylo Housing Registered Provider Limited's governance and financial viability grades (G3/V3). The regulator has concluded that there are issues of serious regulatory concern and in agreement with us the provider is working to improve its position.

The arrangements that Heylo Housing Registered Provider Limited (Heylo RP) has entered into have resulted in it being unable to provide assurance that it meets the requirements of the Governance and Financial Viability Standard to ensure that social housing assets are not being put at undue risk.

Heylo RP has nominal ownership of properties under long leases with connected companies (investment pods) which secure funding from debt investors and grants. Heylo RP does not hold obligations for finance and derives no economic interest in the properties as all income is passed through to the investment pods via a managing agent, also connected to the Heylo group. Heylo RP relies on arrangements with its unregistered parent to fund its operations. The investment pods have the ability to require Heylo RP to surrender its leases in short order to protect their lender interest. Heylo RP was founded following acquisition of a registered provider and therefore did not go through a registration application to the regulator. Its business plan and wider governance arrangements were therefore not considered as part of the regulator's registration assessment process.

Registered providers are expected to assess, manage and address risks to ensure their long-term viability, including ensuring that social housing assets are protected. The regulator lacks assurance that Heylo RP understood and managed the likely impact that arrangements with its parent, investment pods and managing agent would have on its current and future business and regulatory compliance. Further, the regulator lacks assurance that Heylo RP has taken adequate steps to fully identify risks and combinations of risks across a range of scenarios through detailed and robust stress testing and identify mitigating actions available to Heylo RP to protect its social housing. A deterioration of financial position in a group company could trigger a requirement for Heylo RP to surrender its leases. While Heylo RP may be able to take further steps to proactively monitor risks relating to the financial position of other group members, its ability to enact mitigations if risks in a group company are identified is limited because it requires the agreement of other group companies and consideration of their interests and priorities.

We expect registered providers to have adequate control over their social housing assets so that they can manage their resources effectively to ensure their long-term viability. Within its current business model Heylo RP has effectively ceded control of its social housing assets to the investment pods, leaving their future susceptible to decisions driven by the interests of connected group companies. These arrangements pose a significant risk to Heylo RP's ability to protect its social housing assets and ensure its long-term viability.

In the context of its business model, the lack of economic interest in its properties and weaknesses in its governance arrangements, the regulator lacks assurance that Heylo RP is able to manage its affairs with an appropriate degree of independence to make decisions which are at all times in its best interest.

Our In Depth Assessment (IDA) of Heylo RP identified significant weaknesses in its governance, including: inadequate oversight of the services provided by the managing agent; weak arrangements for Heylo RP to be consulted on investment decisions; a lack of assurance that clear roles, responsibilities and accountabilities had been established for Heylo RP's board; lack of appropriate terms of reference, standing orders or a framework of delegation; failure to review compliance with its chosen code of governance since its inception in 2017; and inadequate arrangements in place for Heylo RP to obtain appropriate support or assistance as necessary from its unregistered parent.

The regulator acknowledges that in response to the IDA and being placed on the regulator's Gradings under Review list, Heylo RP has commissioned an independent review of its governance arrangements and compliance with its code of governance. Heylo RP has made some changes in its arrangements within the Heylo group which are intended to improve the support from its parent and strengthen its role in management of the properties and in investment decisions. Heylo RP has also made new appointments to its board. The regulator will continue to engage with Heylo RP to ensure that it addresses all the issues identified in this judgement.

Other providers included in the judgement
None

About the provider

Origins
Heylo RP is a private limited company and registered for-profit provider. It provides shared ownership accommodation which it leases from companies within the Heylo group.

Heylo RP acquired a registered for-profit provider, Three Conditions Limited in 2017. Heylo RP is a wholly owned subsidiary of its unregistered parent, Heylo Housing Group Limited (HHGL) which is owned by Manifesto Technologies Limited. The investment pods are subsidiaries of HHGL. The managing agent, ResiManagement Limited is also owned by Manifesto Technologies Limited.

Registered Entities
Heylo RP is the only registered entity.

Unregistered Entities
Heylo RP has an unregistered parent, HHGL. The Heylo group includes unregistered limited companies which own properties let by Heylo RP.

Geographic Spread and Scale
According to its accounts for year-end September 2021, Heylo RP had leasehold interest in 5,280 properties across England.

Staffing and Turnover
Heylo RP does not employ any staff. Staffing and administration for the Heylo group is provided by the managing agent. Heylo RP's turnover reported in its annual accounts, which represents its operating expenditure, for year-end September 2021 was £17k. The turnover from properties let by Heylo RP, which is received as income by the investment pods, for year-end September 2021 was £16.8m.

Development
Heylo RP reported in its year-end September 2021 accounts that it intends to grow its portfolio to 17,000 homes in the next 5 years.

About our judgements

Key to Grades
Governance:

	Compliant
G1	The provider meets our governance requirements.
G2	The provider meets our governance requirements but needs to improve some aspects of its governance arrangements to support continued compliance.

	Non-compliant
G3	The provider does not meet our governance requirements. There are issues of serious regulatory concern and in agreement with us the provider is working to improve its position.
G4	The provider does not meet our governance requirements. There are issues of serious regulatory concern, and the provider is subject to regulatory intervention or enforcement action.

Viability:

	Compliant
V1	The provider meets our viability requirements and has the financial capacity to deal with a wide range of adverse scenarios.
V2	The provider meets our viability requirements. It has the financial capacity to deal with a reasonable range of adverse scenarios but needs to manage material risks to ensure continued compliance.

	Non-compliant
V3	The provider does not meet our viability requirements. There are issues of serious regulatory concern and, in agreement with us, the provider is working to improve its position.
V4	The provider does not meet our viability requirements. There are issues of serious regulatory concern, and the provider is subject to regulatory intervention or enforcement action.

Note: The use of an asterisk (‘*’) against a grade indicates that the assessment refers to a provider that is designated as being for-profit.

Definitions of Regulatory Routes

In Depth Assessment (IDA): An IDA is a bespoke assessment of a provider's viability and governance, including its approach to value for money. It involves on-site work and considers in detail a provider's ability to meet its financial obligations and the effectiveness of its governance structures and processes.

Stability Checks: Based primarily on information supplied through regulatory returns, a Stability Check is an annual review of a provider's financial position and its latest business plan. The review is focused on determining if there is evidence to indicate a provider's current judgements merit reconsideration.

Reactive Engagement: Reactive engagement is unplanned work which is triggered by new information or a developing situation which may have implications for a provider's current regulatory judgement.

Stability Checks and Reactive Engagement: In some cases, we will publish narrative regulatory judgements which combine evidence gained from both Stability Checks and Reactive Engagement.

For further details about these processes, please see Regulating the Standards.

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1. Please note that this judgement concerns the registered provider only (Heylo RP) and does not represent an assessment of non-registered entities within the group or their ability to provide support to the registered provider, although we do take into account risks to the registered provider from its relationships with the wider group.

Appendix 10

The RSH’s Regulatory Notice of Grading Under Review on Heylo Housing Registered Provider Limited (March 2026)

GOV.UK

Regulator of Social Housing

Decision

Grading Under Review: Heylo Housing Registered Provider Limited (19 March 2026)

Updated 19 March 2026

Applies to England

This publication is available at https://www.gov.uk/government/publications/heylo-housing-registered-provider-limited/grading-under-review-heylo-housing-registered-provider-limited-19-march-2026

Grading under review

- Provider: Heylo Housing Registered Provider Limited
- Regulatory code: 4668
- Publication date: 19 March 2026
- Governance grade: G3*
- Viability grade: V3*
- Regulatory route: Responsive Engagement

Other providers included in the judgement

None

Explanation

The regulator is currently investigating matters which may indicate serious failings in the landlord delivering the outcomes of the Governance and Financial Viability Standard.

The outcome of the investigation will be confirmed in a regulatory judgement, once completed.

(Note: we use an asterisk with a for-profit landlord's grade (for example, C1* , G1* , V1*) to make clear that the assessment refers to a landlord that is designated on the register as being for-profit.)

Appendix 11

A copy of the relevant page from the NHF's website with covering narrative on the form of the NHF's Example Standard Mortgagee Protection Clause

SAVE FOR LATER

Example Standard Mortgagee Protection Clause

Finance

09 April 2017

(Updated April 2023)

The Property Finance Working Group (PFWG) made up of various sector stakeholders has formulated an example mortgagee protection clause which should allow housing associations to obtain Market Value Subject to Tenancy (MVS-TT) when using s106 assets as loan security.

The PFWG is made up of 12 representatives (including lawyers (acting for both funders and borrowers), borrowers and valuers) was set up in August 2014. The PFWG is chaired by Helena Chau, Corporate Counsel at A2Dominion Housing Group, and includes representatives from Addleshaw Goddard, Allen & Overy, Clifford Chance, Trowers and Hamlins, Devonshires, Wright Hassall, Winckworth Sherwood, JLL and Savills.

The Group have been working to agree a consistent approach to the mortgagee protection clause ("MPC") within Section 106 Agreements to ensure that housing associations can achieve best possible funding value when securing loans against the assets.

The intention behind an MPC is to protect the funder and anyone acting on behalf or for the funder and to be able to carry out its duty as a mortgagee, should a borrower default on its loan. Where the MPC does not provide sufficient protection for the funder and they would be bound by the affordable housing restrictions in the S106 Agreement, the value would be limited to Existing Use Value for Social Housing ("EUV-SH"). The best possible funding value is Market Value Subject To Tenancies ("MV-STT"), where the funder would be able to sell on the open market, to either a housing association or a non-regulated purchaser; and neither the lender nor successors in title would be bound by the affordable housing restrictions in the S106 Agreement.

The Group agreed a "sector approach" to MPC in 2015 with a view to agreeing an example of how associations could obtain MV-STT on assets being used for private finance. This was further amended in 2017, following the deregulatory measures and the Housing and Planning Act 2016 . This example clause is available to download (Word, opens new window) and is already in use by many local authorities.

Please note that there will be other MPC which will afford sufficient protection for funders and allow housing associations to achieve MV-STT. Housing associations are encouraged to consider the wording of the MPC within the Section 106 Agreements and understand what asset funding value could be achieved at the earliest possibility, i.e. at the point of negotiation using in house expertise or external advice.

The PFWG also agreed a revised updated clause with the Greater London Authority in 2019.

The PFWG will continue to engage with other relevant stakeholders to achieve buy-in to agree a standardised approach to MPC.

The endeavours of the PFWG are fundamental to enabling housing associations to secure the funds needed to build the homes to end the housing crisis. We will continue to provide updates from the PFWG as matters progress.

Who to speak to

Barker, Finance Policy Leader

020 4558 6188

matthias.barker@housing.org.uk

Related content

Appendix 12

A copy of the NHF’s Example Standard Mortgagee Protection Clause

Proposed Standard Mortgagee Exclusion Clause

The [affordable housing provisions] in this Agreement ***[DN: cross-referencing the specific provisions would be preferable]*** shall not be binding on a mortgagee or chargee (or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a **Receiver**)) of the whole or any part of the [affordable dwellings] or any persons or bodies deriving title through such mortgagee or chargee or Receiver PROVIDED THAT:

- such mortgagee or chargee or Receiver shall first give written notice to the Council of its intention to dispose of the [affordable dwellings] and shall have used reasonable endeavours over a period of three months from the date of the written notice to complete a disposal of the [affordable dwellings] to another registered provider or to the Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies, interest and costs and expenses; and

- if such disposal has not completed within the three month period, the mortgagee, chargee or Receiver shall be entitled to dispose of the [affordable dwellings] free from the [affordable housing provisions] in this Agreement which provisions shall determine absolutely

Appendix 13

A copy of the relevant page from the NHF's website with covering narrative on the form of the GLA's Example Standard Mortgagee Protection Clause

SAVE FOR LATER

Mortgagee Protection Clause - amended GLA version

Finance Treasury

20 February 2019

(Updated July 2023)

In 2019, the Greater London Authority (GLA) issued a version of the model mortgagee protection clause, which had been revised following discussions with housing associations and sector specialists.

The Property Finance Working Group produced a standard mortgagee protection clause in 2016. The clause was designed to achieve Market Value – Subject to Tenancy (MVT) funding value against borrowings (subject to usual property due diligence).

In 2018, it came to the attention of the Group that the GLA had a bespoke 'template clause' which was being used by some London local authorities. The Group recognised that if this clause was incorporated into a Section 106 agreement or other legal document, it would be ineffective for housing associations in securing an MVT funding valuation.

With the support of the G15 group of housing associations, the Group discussed this with the GLA due to the detrimental impact on values it would have, as only an Existing Use Value – Social Housing (EUV-SH) funding value could be supported where it was used.

The Group negotiated a revised GLA template mortgagee protection clause, which facilitates an MVT funding value and enables housing associations to build more new homes through making best use of their assets.

The GLA also issued a practice note, which sets out the circumstances under which it uses this clause. The GLA:

- Uses its revised template clause within Section 106 agreements for development proposals where the Mayor of London becomes the Local Planning Authority following 'call-in' of the application.
- Promotes the revised clause's use for other schemes that are referable to the Mayor under the Mayor of London Order 2008, and non-referable applications, subject to the criteria referred to in the practice note.
- Applies its revised template clause where a housing association seeks a variation to an existing agreement that the Mayor is party to.

What does this mean for the standard clause?

The standard clause is still the recommended clause to use, and remains widely used in the sector, supporting the need for consistency.

The NHF and the Property Finance Working Group recommend its use as a minimum standard to be adopted in any Section 106 agreement or other legal document. It is accepted by key stakeholders in the sector and should not be changed.

The use of the GLA's revised template clause is limited to GLA development sites, but in the knowledge that it still supports an increase in the level of finance that can be secured against Section 106 properties. This in turn expands the amount of affordable homes delivered in London.

Notes: The Property Finance Working Group comprises sector experienced lawyers and valuers: Addleshaw Goddard, Allen & Overy, Clarke Willmott, Clifford Chance, Devonshires, JLL, Savills, Trowers & Hamlins, Winckworth Sherwood & Wright Hassall, and is chaired by the Corporate Council at A2 Dominion Housing Group. It was formerly referred to as the Securitisation Working Group.

Related content

Appendix 14

A copy of the GLA's practice note on mortgage in possession clauses together with form of model wording

GREATER**LONDON**AUTHORITY

Mortgagee in Possession – Section 106 Standard Clauses

Practice Note January 2019

Introduction

1. Mortgagee in Possession (MiP) clauses within Section 106 agreements (S106 agreement) enable Registered Providers (RP) to provide for circumstances where a Registered Provider defaults on loan payments or other loan/mortgage terms and a mortgagee (or other relevant funding party) takes control of the RP's interest in affordable housing units as assets against which their loan is secured. The clauses allow for another RP to purchase the affordable housing units within a specified timeframe known as the 'moratorium period' under a prescribed procedure. This is set out in the S106 agreement and is a contractual arrangement. Where the units are not purchased within this period, they are released from affordable tenure, enabling the mortgagee to dispose of the units in order to regain some or all of the loan that they have provided.

2. Different approaches to MiP clauses have been applied which has caused delay to S106 negotiations and uncertainty for Local Planning Authorities (LPAs) and the sector. This is relevant to the level of funding that RPs are able to secure against affordable housing units to fund the provision of additional affordable housing as part of their delivery programme.

Standard S106 MiP Clauses

3. The Greater London Authority (GLA) has produced standard S106 MPCs in order to promote a consistent approach across London. These are supported by the National Housing Federation Property Finance Working Group (NHF PFWG). The approach will help to increase the funding available for affordable housing delivery in London, whilst ensuring the role of LPAs in enabling the affordable units to be acquired, in the event of a default by the original RP.

4. The clauses provide for a three month moratorium period and enable the LPA, or an alternative RP nominated by the LPA, to be granted an interest in the land within the initial period of the moratorium period. This increases the likelihood of a transfer of the units to be completed within the moratorium period. The amount payable to the mortgagee should be the greater of the amount due to the mortgagee plus relevant fees and expenses, and the value of the units taking into account the obligations under the S106 agreement. The clauses require that the parties act reasonably when determining a price for the units and undertaking the other obligations as set out in the clauses.

5. The following factors have been taken into account in determining the approach set out in this note:

- The Draft London Plan sets a strategic target that 50% of new homes should be affordable (Policy H5), which is higher than previous levels of affordable housing delivery in London.
- There is known shortfall in funding available to meet the London Plan strategic target and deliver the level of affordable housing necessary to meet London's housing needs. The approach adopted in the standard clauses has the potential to significantly increase the finance that can be secured for affordable housing delivery in London.
- The Social Housing Regulator monitors the financial viability of RPs and has the ability to intervene in the management of a RP in financial distress.
- There are few examples of RPs falling into financial difficulties and where this has been the case such RPs have to date been taken over by another RP.
- There are no known cases of MiP clauses being triggered in relation to assets owned by RPs.

6. Taking these issues into account it is considered that any risk associated with an RP defaulting on a loan and affordable units not being secured by the LPA or another RP is limited and is outweighed by the factors referred to above.

7. If circumstances change, the GLA reserves the right to revise the standard clauses. There may also be cases where it may not be appropriate to apply the revised clauses, such as where the GLA or an LPA have legitimate concerns regarding the financial position of an RP. The GLA will not accept a reduction in affordable housing or a departure from a policy, target or threshold in any planning application, variation or subsequent or revised application where MiP clauses are relied on but where the prescribed procedure to benefit from mortgagee protection has not been followed.

Implementation of standard MiP clauses

8. The GLA will use the standard clauses within S106 agreements for development proposals where the Mayor of London becomes the LPA following 'call-in' of the application and will promote their use for other schemes that are referable to the Mayor under the Mayor of London Order 2008, and non-referable applications, subject to the criteria referred to above. The GLA will also apply the standard clauses where an RP seeks a variation to an existing agreement that the Mayor is party to, where relevant.

Standard Mortgagee in Possession Clause

Charge	means a mortgage, charge or other security or loan documentation granting a security interest in the Affordable Housing Units and/or the Additional Affordable Housing Units (or any number of them) in favour of the Chargee.
Chargee	means any mortgagee or chargee of the Registered Provider[1] of the Affordable Housing Units[2] or the Additional Affordable Housing Units[3] (or any number of them) and any receiver (including an administrative receiver) and manager appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator.
Date of Deemed Service	means, in each instance where a Chargee has served a Default Notice under paragraph 1.1.1: (a) in the case of service by delivery by hand of the Default Notice to the LPA's offices at [***insert address***] during [***specify the LPA's office hours***], the date on which the Default Notice is so delivered; or (b) in the case of service by using first class registered post to the LPA's offices at [***insert address***], the second Working Day[4] after the date on which the Default Notice is posted (by being placed in a post box or being collected by or delivered to Royal Mail) PROVIDED THAT the Chargee is able to evidence that the Default Notice was actually delivered to the LPA (by Royal Mail proof of delivery or otherwise).
Default Notice	means a notice in writing served on the LPA by the Chargee under paragraph 1.1.1 of the Chargee's intention to enforce its security over the relevant Affordable Housing Units and/or Additional Affordable Housing Units.
Intention Notice	means a notice in writing served on the Chargee by the LPA under paragraph 1.2 that the LPA is minded to purchase the relevant Affordable Housing Units and/or Additional Affordable Housing Units.

[1] This term will be defined in the agreement.
[2] This term will be defined in the agreement representing the base level of affordable housing as determined in the planning application.
[3] This term will be defined in the agreement relating to the additional affordable housing units that may be required as a result of an Early or Late Viability Review under the Draft London Plan and the Mayor's Affordable Housing and Viability SPG (as relevant).
[4] This term will be defined in the agreement.

Moratorium Period	means, in each instance where a Chargee has served a Default Notice under paragraph 1.1.1, the period from (and including) the Date of Deemed Service on the LPA of the Default Notice to (and including) the date falling three months after such Date of Deemed Service (or such longer period as may be agreed between the Chargee and the LPA).
Option	means the option to be granted to the LPA (and/or its nominated substitute Registered Provider) in accordance with paragraph 1.3 for the purchase of the Affordable Housing Units and/or the Additional Affordable Housing Units
Sums Due	means all sums due to a Chargee of the Affordable Housing Units and/or the Additional Affordable Housing Units pursuant to the terms of its Charge including (without limitation) all interest and reasonable legal and administrative fees costs and expenses.

1.1 In order to benefit from the protection granted by paragraph [ ], a Chargee must:

1.1.1 serve a Default Notice on the LPA by delivery by hand to the LPA's offices at [***insert address***] during [***specify the LPA's office hours***] or using first class registered post to the LPA's offices at [***insert address***] in either case addressed to [the Head of Planning and Head of Legal Services][5] of the LPA prior to seeking to dispose of the relevant Affordable Housing Units and/or Additional Affordable Housing Units;

1.1.2 when serving the Default Notice, provide to the LPA official copies of the title registers for the relevant Affordable Housing Units and/or Additional Affordable Housing Units; and

1.1.3 subject to paragraph 1.6 below, not exercise its power of sale over or otherwise dispose of the relevant Affordable Housing Units and/or Additional Affordable Housing Units before the expiry of the Moratorium Period except in accordance with paragraph 1.3 below.

1.2 From the first day of the Moratorium Period to (but excluding) the date falling one calendar month later, the LPA may serve an Intention Notice on the Chargee.

1.3 Not later than 15 Working Days after service of the Intention Notice (or such later date during the Moratorium Period as may be agreed in writing between the LPA and the Chargee), the Chargee will grant the LPA (and/or the LPA's nominated substitute Registered Provider) an exclusive option to purchase the relevant Affordable Housing Units and/or Additional Affordable Housing Units which shall contain the following terms:

1.3.1 the sale and purchase will be governed by [the Standard Commercial Property Conditions (Third Edition – 2018 Revision)] (with any variations

[5] The LPA may amend as appropriate.

that may be agreed between the parties to the Option (acting reasonably));

1.3.2 the price for the sale and purchase will be agreed in accordance with paragraph 1.4.2 below or determined in accordance with paragraph 1.5 below;

1.3.3 provided that the purchase price has been agreed in accordance with paragraph 1.4.2 below or determined in accordance with paragraph 1.5 below, but subject to paragraph 1.3.4 below, the LPA (or its nominated substitute Registered Provider) may (but is not obliged to) exercise the Option and complete the purchase of the relevant Affordable Housing Units and/or Additional Affordable Housing Units at any time prior to the expiry of the Moratorium Period;

1.3.4 the Option will expire upon the earlier of (i) notification in writing by the LPA (or its nominated substitute Registered Provider) that it no longer intends to exercise the Option and (ii) the expiry of the Moratorium Period; and

1.3.5 any other terms agreed between the parties to the Option (acting reasonably).

1.4 Following the service of the Intention Notice:

1.4.1 the Chargee shall use reasonable endeavours to reply to enquiries raised by the LPA (or its nominated substitute Registered Provider) in relation to the Affordable Housing Units and/or the Additional Affordable Housing Units as expeditiously as possible having regard to the length of the Moratorium Period; and

1.4.2 the LPA (or its nominated substitute Registered Provider) and the Chargee shall use reasonable endeavours to agree the purchase price for the relevant Affordable Housing Units and/or Additional Affordable Housing Units, which shall be the higher of:

(a) the price reasonably obtainable in the circumstances having regard to the restrictions as to the use of the relevant Affordable Housing Units and/or Additional Affordable Housing Units contained in this Schedule [ ]; and

(b) (unless otherwise agreed in writing between the LPA (or its nominated substitute Registered Provider) and the Chargee) the Sums Due.

1.5 On the date falling 10 Working Days after service of the Intention Notice, if the LPA (or its nominated substitute Registered Provider) and the Chargee have not agreed the price pursuant to paragraph 1.4.2(a) above:

1.5.1 the LPA (or its nominated substitute Registered Provider) and the Chargee shall use reasonable endeavours to agree the identity of an independent surveyor having at least 10 years' experience in the valuation of affordable/social housing within the London area to determine the dispute and, if the identity is agreed, shall appoint such independent surveyor to determine the dispute;

1.5.2 if, on the date falling 15 Working Days after service of the Intention Notice, the LPA (or its nominated substitute Registered Provider) and the Chargee have not been able to agree the identity of an independent surveyor, either party may apply to the President for the time being of the Royal Institution of Chartered Surveyors or his deputy to appoint an independent surveyor having at least 10 years' experience in the valuation of affordable/social housing within the London area to determine the dispute;

1.5.3 the independent surveyor shall determine the price reasonably obtainable referred to at paragraph 1.4.2(a) above, due regard being had to all the restrictions imposed upon the relevant Affordable Housing Units and/or Additional Affordable Housing Units by this Agreement;

1.5.4 the independent surveyor shall act as an expert and not as an arbitrator;

1.5.5 the fees and expenses of the independent surveyor are to be borne equally by the parties;

1.5.6 the independent surveyor shall make his/her decision and notify the LPA, the LPA's nominated substitute Registered Provider (if any) and the Chargee of that decision no later than 14 days after his/her appointment and in any event within the Moratorium Period; and

1.5.7 the independent surveyor's decision will be final and binding (save in the case of manifest error or fraud).

1.6 The Chargee may dispose of the relevant Affordable Housing Units and/or Additional Affordable Housing Units free from the obligations and restrictions contained in paragraphs [ ] to [ ] of this Schedule which shall determine absolutely in respect of those Affordable Housing Units and/or Additional Affordable Housing Units (but subject to any existing tenancies) if:

1.6.1 the LPA has not served an Intention Notice before the date falling one calendar month after the first day of the Moratorium Period;

1.6.2 the LPA (or its nominated substitute Registered Provider) has not exercised the Option and completed the purchase of the relevant Affordable Housing Units and/or Additional Affordable Housing Units on or before the date on which the Moratorium Period expires; or

1.6.3 the LPA (or its nominated substitute Registered Provider) has notified the Chargee in writing pursuant to the Option that it no longer intends to exercise the Option.

1.7 The LPA (and its nominated substitute Registered Provider, if any) and the Chargee shall act reasonably in fulfilling their respective obligations under paragraphs 1.1 to 1.6 above (inclusive).

Appendix 15

Savill's report entitled UK Social Housing – May 2021

SPOTLIGHT
Savills Research

Housing Association Finance

savills

What can housing associations do to ease financial pressure?

Housing associations have faced two major challenges over the last five years: the rent cut and concerns over building safety in the aftermath of the Grenfell tragedy. Both have placed pressure on the sector's finances, even before the outbreak of Covid-19. The major costs faced by the sector over the coming years are continued work on building safety, the ramping up of decarbonisation, and increasing costs for new homes (Future Homes Standard).

The sector appears to have enough gearing capacity. But interest cover will grow more challenging as cost pressure grows. Can the sector find the cash?

Gearing should not be a problem

Back in 2016, we calculated there was £7.4bn of potential additional borrowing capacity in the sector, based on analysis of the 200 largest housing associations' 2015 accounts. By our reckoning, this capacity lay in organisations that had both the balance sheet and cashflow capacity to support the additional debt (see Housing Association Financial Capacity). Long-term sector debt totalled £66bn in 2015.

By 2020, long-term debt held by housing associations had reached £83bn, up a quarter in five years. S&P have predicted that debt will reach £107bn by 2023 and we think it could reach £132bn by 2026.

This additional debt could fund the delivery of 190,000 additional general needs homes and 60,000 shared ownership over five years. This assumes delivery of the 2021-26 grant funded affordable homes programme and a share of Section 106 delivery.

Gearing has remained at a similar level over the last five years, with debt staying at around 46% of the total balance sheet asset value. This is unlikely to change much over the next five years as long as housing associations take on additional debt to fund the delivery of new homes.

And there should be more gearing capacity

The gearing ratio lenders generally use is very dependent on how housing assets have been valued in the accounts. Usually this is 'at cost', but arguably this overstates the sector's gearing. We have estimated the value of the sector's assets in their existing use as social housing (EUV-SH) at £270bn, leaving debt at just 31% of asset value.

Gearing is even lower if the basis of valuation is changed to Market Value Subject to Tenancy (MV-STT). Where this valuation basis is possible it allows for substantial uplifts compared to EUV-SH, especially in higher value housing markets. We have estimated the MV-STT of the sector's assets at £500bn, giving a gearing ratio of only 17%.

Despite the headline debt numbers, these estimates show how low gearing in the sector actually is.

Interest cover is the challenge

The real pressure on the sector's finances comes in the form of interest cover. Two factors have combined to erode cashflow capacity over the last five years.

Firstly, the rent cuts. Housing associations have weathered this storm extremely well, but there is no question that they felt the impact of falling income from their core asset base. Despite substantial cost cutting in the early years, costs per unit have gone up in line with RPI over the last five years. So, operating margin is down, and EBITDA has risen only slowly.

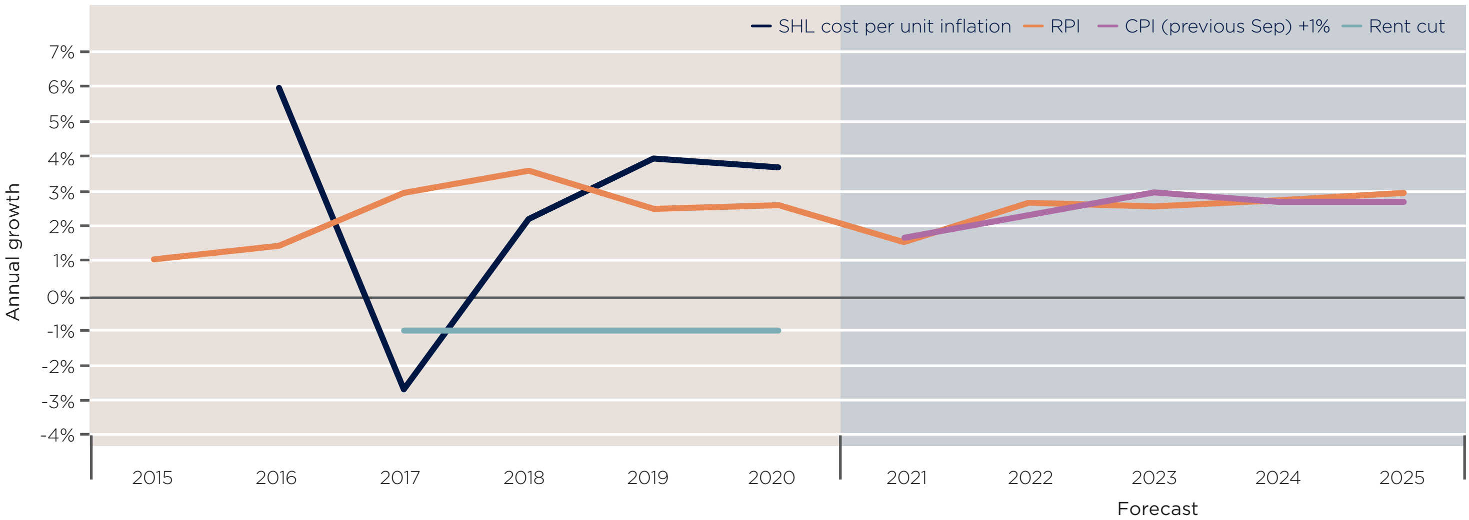
Although the pain of the cut is over, we see little reason to expect the operating margin of the sector to improve over coming years. If costs continue to rise in line with RPI, then that increase will broadly match an increase in rents at CPI + 1%. However, the affordability of rents for tenants may prevent some organisations from raising rents at this rate.

Secondly, the increased spend on planned maintenance. We have estimated the value of the planned maintenance spend included in the sector EBITDA-MRI interest cover ratio, reported by the Regulator. This has increased by 25% over the last five years.

Even if this increase is halted and the value of planned maintenance is the same in each future year as it was in 2020, the EBITDA-MRI interest cover ratio would fall from 138% in 2020 to around 125% in 2026.

But organisations are unlikely to allow interest cover to fall this far. Some will be concerned by how the Regulator may view lower levels of interest cover and organisations may risk being downgraded from the prized (by many) V1 status. On top of this, allowing interest cover to fall too far will alarm credit rating agencies, as well as existing and potential future investors in the sector.

Figure 1 Changes to housing association incomes and costs by component



Source: Savills analysis of c.200 of the largest housing associations, ONS, Oxford Economics

And in the future, more spending will be needed to rectify issues of building safety and to start to make substantive progress towards decarbonising social housing. The cost of new homes will also increase as the Future Homes Standard is applied.

What is certain is that failing to rise to the challenge is not an option. Rectifying building safety issues is a top priority for landlords and needs to be dealt with as soon as possible. Decarbonisation is non-negotiable and fundamental to the long-term viability of the sector's housing assets. If development is to remain a priority, new ways of delivering additional affordable homes will be needed and should continue to be explored.

Where can the additional cash come from?

Government?

Grant will clearly continue to play a major role, particularly in the development of new affordable homes. Grant rates will need to increase to reflect increasing build costs to ensure that development remains a priority. Otherwise there is a risk that organisations will have to focus resources on existing stock.

Cutting development plans to avoid taking on additional debt is a simple way to ease pressure on interest cover. Our calculations show that if the sector provided only an additional 110,000 general needs homes over the five years to 2025 (rather than the 190,000 we assumed above), then interest cover would remain at current levels.

Grant would also help with decarbonisation. The social housing sector has the scale and professionalism to pioneer the technologies needed to reduce the carbon impact of all UK housing, not just social housing. But Government support has been slow to emerge. Despite manifesto commitments the £50m demonstrator fund is the only cash to have been allocated so far.

Refinancing?

Debt continues to be available at very low rates of interest and for some the significant ongoing savings will be worth the costs of exiting existing legacy arrangements. The average rate of interest paid by the sector was 4.0% in 2020, down from 4.5% in 2016. Refinancing deals are currently being done at interest rates of around 2.5%.

Our analysis above assumes that the current average rate of 4.0% will be maintained over the next five years. If there was widespread refinancing across the sector and that interest rate could be cut to 3.0% by 2026, then EBITDA-MRI would rise to 166%. Or interest cover could be maintained at current levels and an additional £2.8bn spent on planned maintenance.

There are also likely to be more specific 'carve-outs' from EBITDA-MRI covenants for building safety investment and, to a lesser extent, for decarbonisation. We have already seen lenders take a pragmatic approach to building safety spend over the coming years, with flexible and bespoke carve-outs being agreed that allow for 'exceptional' spend to be excluded from covenant calculations.

Streamlining?

There is more capacity to be found through active management within the sector.

1. More mergers are inevitable. They can create efficiencies of scale, provide capacity to manage financial risk, as well as match up complementary businesses with different forms of financial capacity. Mergers can also create more resilient businesses, better able to withstand future economic shocks and policy changes.
2. Stock rationalisation programmes need to continue. Focusing stock ownership on core geography can drive operating efficiency. Reducing holdings in non-core tenures supports business focus.
3. Sale of shared ownership portfolios. The capital invested in holding shared ownership homes returns only 2.75% per year, less than the average cost of borrowing. Sale of these portfolios would allow this capital to be reinvested in assets of greater value to the business.

New equity?

The need to maintain both new development volumes and protect cash interest cover is likely to push more organisations towards new ways to deliver additional homes, taking advantage of the large volumes of private capital seeking opportunities in affordable housing investment. Partnerships with institutional investors and new entrants could help maintain development programmes, without eroding the capacity of the business to make the necessary improvements to existing homes.

Delay?

Perhaps spending on decarbonisation should be delayed? Surplus cash could be invested in new homes, adding to the asset base and gearing capacity, as well as generating additional cashflow capacity through increased rental income. But time is limited, especially if the new Government goal to cut carbon emissions by 78% from 1990 levels by 2035 is to be realised.

Note: The numbers reported in this paper are based on Savills analysis of the annual financial statements of around 200 of the largest housing associations in England. This sample has represented the owners of between 93% and 98% of all general needs social housing in England. There are slight differences between the analysis and the numbers reported in the Regulator of Social Housing Global Accounts.

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Appendix 16

Savills report entitled "Valuing a social housing portfolio: is MV-STT uplift what you need?

THE SAVILLS BLOG

Valuing a social housing portfolio: is MV-STT uplift what you need?

12 NOVEMBER 2025

There has been a marked shift in the metric used to value social housing stock – from existing use value - social housing (EUV-SH) to market value subject to tenancy (MV-STT). MV-STT is undoubtedly a crucial tool but it must be handled well.

Since the removal of Section 133 in England and similar provisions in Wales and Scotland, the drive towards uplifting to MV-STT has been an unstoppable trend. For many Registered Providers (RPs) challenged by the need to develop, achieve net zero or simply meet the demands of maintaining stock in a high inflation environment with slower rental growth, MV-STT uplift has been presented as a silver bullet.

Treasury advisers and solicitors alike have advised RPs that moving to MV-STT (arriving at a figure of say 50% to 70% of market value) is preferable to EUV-SH (say 25% to 30% of market value). Boards have concurred that this is their best option, but is it?

THE CASE FOR MV-STT

MV-STT provides an undeniable increase in value that can be a game changer for some RPs, adding hundreds of thousands if not billions to the treasury pool. Against the background of the pressures mentioned above, who would not wish to take forward this opportunity and free their valuations from the more restrictive and lower values found in the world of the EUV-SH?

In the last five years Savills and others have undertaken hundreds of such MV-STT exercises, and for most there has been significant uplift that has allowed the RP to re-finance and fundamentally reassess its treasury strategy. However, for associations in areas of high social deprivation with limits on market appetite this may not be the panacea that a clean legal title may in isolation present.

LOCATION IS KEY

Valuation is location dependent and not all markets yield the same potentials for uplift. As Phil Spencer and Kirstie Allsopp remind us, valuation is indeed “location, location, location” specific.

This principle is of course key to looking at former local authority stock which can be quite distinct in form, massing and broad market appeal compared to other stock in a given locality. The valuer is obliged to consider the elements of stock at a detailed block, cluster or title level and then aggregate these to form the view of the portfolio overall. In the absence of comparable evidence, a discounted cashflow is needed to derive the correct level of value. This detailed approach is essential. Sometimes we have noticed that this has been set aside in favour of a generic uniform level of say 65% of vacant possession value. These levels of value are often beyond the limit of yield analysis and may create problems for treasury teams in the future in terms of consistency of value.

WHY SHOULD WE AVOID SUCH GENERIC APPROACHES TO VALUE?

Not all former local authority stock is the same, it varies in density, construction type, age, condition and most importantly in general market appeal. When sold as a single portfolio the stock characteristics and particularly location are key drivers of whether an investment buyer would wish to purchase and at what price.

In certain cases the poor or under-invested condition of the stock, the high concentration of households in significant poverty and the evident low market values and market rents will produce a weak MV-STT at best for some localities. A weak MV-STT does not serve either the lender’s or the

3 REASONS WHY A WEAK MV-STT IS NOT WHAT YOU NEED

1. A weak MV-STT allows greater potential for a broader divergence of valuer opinion. The MV-STT model implies that in administration properties can escalate rents to a market level and voids can be sold in the open market. In areas of severe poverty or pockets of acute concentration of stock, the locality may be limited as to how far market rents may be pushed, or whether sales can be achieved in volume without debasing the local pricing level. These uncertainties mean that valuer assessments or projections are required based on their own analysis. The potential for a divergence of valuer opinion is therefore greatly amplified. This difference, in the context of a desire for valuer rotation, makes valuations less predictable for treasury management purposes.

2. Weak MV-STT may not make robust security for loan security over the loan term or beyond. All markets rise and fall and should such fluctuations fall upon a borderline MV-STT portfolio, the result may be that EUV-SH would have served the lender and borrower better.

3. A weak MV-STT may, after allowing for the lender's commercial tolerances on the value applied through the required loan to value ratio, result in lower realised lending than if EUV-SH had been maintained. This is not the result the borrower was looking for, particularly if assets for loan security purposes need to be optimised.

To move forward it is key that any portfolio is broken into component parts with explicit yields reported to ensure the valuation is robust. There are very few (if any) trades of former Large Scale Voluntary Transfer (LSVT) properties as large portfolios, it is therefore essential that first principle valuation methods are applied to speak into the silence of evidence.

Some parts of a portfolio with lower potential for uplift should be separated out from those parts that do, with part being charged at EUV-SH and the remainder at MV-STT. This also serves to strengthen the MV-STT element as it stands apart from stock that may not have the broader market appeal. Early involvement of a valuer in the process of considering whether to place stock at EUV-SH or MV-STT is advisable to avoid stock with clean legal title being limited due to market constraints at the last minute of charging.

OVERVIEW

MV-STT uplift is a crucial tool in meeting the demands and ambitions of the sector. If handled well it will take the sector forward positively, but if not there may be trouble ahead. Detailed dialogue with your valuer should help to ensure stock value is optimised for strained security pools and also provide comfort that market fluctuations will not leave portfolios exposed.

FURTHER INFORMATION

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Appendix 17

Social Housing – Insight- Special Report dated July 2025 summarising analysis by Faithorn Farrell Timms, JLL and Savills

Special report: trades of general needs and shared ownership homes among registered providers top £3.6bn since 2020

Insight 25 Jul 2025 Keith Cooper

More than £3.6bn worth of occupied general needs and shared ownership homes have been traded between private registered providers over the past five years, an analysis by Faithorn Farrell Timms, JLL and Savills has found. *Keith Cooper* reports

Picture: Alamy

Sharelines

Special report: trades of general needs and shared ownership homes among registered providers top £3.6bn since 2020 #UKhousing #SocialHousingFinance

- **A total of 37,551 homes of both tenures were bought and sold in the inter-RP market in the five years from 2020 to 2024, according to figures compiled by Faithorn Farrell Timms, JLL and Savills**
- **A total of 12,544 shared ownership homes have been traded in the years 2020-24 for a total of £1.6bn**
- **The agencies' analysis of sales figures shows significant but uneven year-on-year variations in the number of general needs units sold, as well as their total value**

More than £3.6bn worth of occupied general needs and shared ownership homes have been traded between private registered providers over the past five years, according to an exclusive analysis by the three main agents in the business.

A total of 37,551 homes of both tenures were bought and sold in this inter-RP market in the five years from 2020 to 2024, according to figures compiled by Faithorn Farrell Timms, JLL and Savills.

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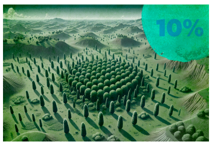

Special report: stock concentration increases 10% as housing associations seek efficiencies

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The South East has been the most consistently active region in this market, with sales of general needs homes exceeding £100m in each of the five years. This region also accounts for £1.1bn of the total £2.1bn sales of general needs rentals in all of England over the same period.

The analysis finds that 12,544 shared ownership homes have been traded in the years 2020-24 for a total of £1.6bn. No regional breakdown was provided for this smaller shared ownership market.

Consultants, lawyers and investors tell *Social Housing* the figures show that an established but previously "sporadic" market in inter-RP sales has become "stable" after suffering delayed "knock-on" effects in 2024 from Liz Truss' Mini Budget.

Despite transactions becoming more challenging to complete, they are optimistic about "increased activity" this year as larger non-profit providers continue to rationalise their stock. A handful of for-profit providers look set to become "big players" as they "circle" the market for ownership homes.

"There is and continues to be an active marketplace for the trading of tenanted stock between registered providers," says Chris Newman, a director at Savills' Affordable Housing Consultancy.

"Participation from traditional registered providers and for-profit registered providers is only going to grow as this market grows," he adds. "Four or five years ago, for-profits were probably more focused on shared ownership. But their appetite has widened and they are happy to consider and indeed in some instances prefer rented accommodation. We are seeing for-profits circling and becoming more interested in acquiring mature, stabilised portfolios."

The three agencies' analysis breaks down the data into 'general needs housing' and 'shared ownership' sales. The general needs category includes portfolios comprised of "a majority" of social and affordable rented stock but excludes shared ownership, extra care, supported housing and leasehold schemes for older people. While some inter-RP sales complete without the use of agents, the agencies state that these figures represent most trades, a claim backed by other sources. The majority of transactions were between housing associations, but two deals involved local authorities as buyers.

Traditional not-for-profit providers such as housing associations have long traded stock with each other. This commonly involves national or regional housing associations shrinking their geographical footprints through a process known as rationalisation. They usually do this by selling homes to smaller providers in areas where they no longer want to operate. The latest *Social Housing* analysis of rationalisation trends last year found that an increasing concentration of RPs' stock since 2013-14 had been largely driven by large and medium-sized RPs.

37,551

Number of occupied general needs and shared ownership homes traded between private registered providers in the five years from 2020 to 2024

25,007

Number of occupied general needs homes traded between private registered providers in the five years from 2020 to 2024

12,544

Number of occupied shared ownership homes traded between private registered providers in the five years from 2020 to 2024

But recent financial pressures on RPs have also made stock sell-offs an attractive means of freeing up cash for day-to-day operations. The Regulator of Social Housing has warned RPs against the sale of "fixed assets to support cash flows" and is monitoring the market.

The agencies' analysis of sales figures shows significant but uneven year-on-year variations in the number of general needs units sold, as well as their total value. In 2020, 4,907 such homes were traded between registered providers for a total of £337.6m. The number of general needs units sold surged 65 per cent in 2021 to 8,109 homes with a combined value of £648.2m, the highest recorded in all five years. The total value of traded homes then fell to £318.3m in 2022 before zig-zagging to £371.0m in 2024, a figure the agencies say is affected by the "knock-on" effects of the Truss Budget.

The total annual rental income of traded portfolios and gross initial yields (GIYs), a key measure used by the three agencies to track the performance of the inter-RP market, follow a similarly uneven trajectory. Total rental incomes of traded portfolios jumped 67 per cent between 2020 and 2021 from £24.1m to £40.3m. They then fell to £19.1m in 2022, before recovering to £25.4m in 2024. GIYs fell over the same period from 7.1 per cent in 2020 to 5.7 per cent in 2023 before recovering to 6.8 per cent in 2024.

Total occupied general needs stock sold between RPs, 2020 to 2024

Show 10 entries Search:

Region	Units	Annual rental income	Transaction value	Blended GIY
East Midlands	1,282	£5,149,147	£88,838,114	5.80%
East of England	2,065	£11,233,133	£173,054,788	6.49%
Greater London	4,362	£24,753,427	£399,290,704	6.20%
North East	1,977	£7,452,133	£83,015,634	8.98%
North West	443	£2,059,351	£27,574,000	7.47%
South East	10,726	£63,044,585	£1,086,507,902	5.80%
South West	1,275	£5,649,758	£82,458,300	6.85%
West Midlands	1,109	£5,271,912	£61,066,224	8.63%
Yorkshire and the Humber	1,768	£7,116,454	£74,937,532	9.50%
Total	25,007	£131,729,900	£2,076,743,198	6.34%

Showing 1 to 9 of 9 entries Previous 1 Next

Source: Faithorn Farrell Timms, JLL and Savills

GIYs are calculated by dividing the total rental income of a portfolio of homes by their sale price. Blended GIYs represent the same calculation for the total rental and sale prices in each region for all five years. The measure does not take account of management and maintenance costs, which requires more management than shared ownership.

The analysis shows a significant variation between GIYs in different regions. Blended GIYs for the five-year period range from 5.8 per cent in the South East and the East Midlands to 9.5 per cent in Yorkshire and the Humber. London, which has seen the second-largest number of inter-RP trades over the five years, has the third-lowest blended GIY of 6.2 per cent.

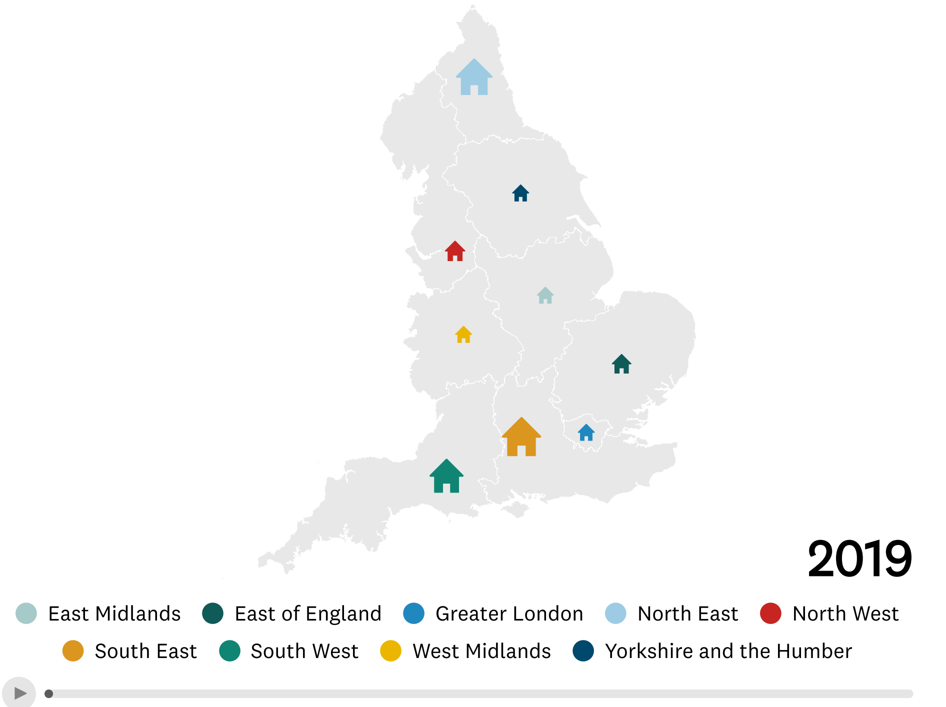
Charles Cleal, head of housing consultancy at JLL, tells *Social Housing* that reductions in GIYs for England during 2021 and 2022 had followed the "busy market" of 2020.

"The Mini Budget had a delayed knock-on effect in 2024," he adds. "There is more activity in 2025 than last year and we are seeing yields come in a bit with values increasing. Yields will come down, with slightly more buyers in the market creating greater competition."

Mr Cleal cautions against comparing year-on-year regional yields as individual trades in particular years skew the results.

Units transacted per year by region

Press play at the bottom of the map to view a timeline of units transacted per year



Source: Faithorn Farrell Timms, JLL and Savills

The agencies say the data shows that the trade in shared ownership homes is "maturing", but remains in its "infancy" compared with the general needs market. Of the 30 or so shared ownership home trades logged by the three agencies since 2020, seven were in 2024. The agencies' data shows that 12,544 shared ownership homes have been traded between private registered providers over five years compared with 25,007 general needs units.

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The net yield for the best quality shared ownership portfolios ranges between 4.0 and 4.5 per cent, according to the agencies. The calculation of net yield is possible for shared ownership homes as their management costs are unlikely to vary as much between landlords as they do for general needs homes.

Stuart May, head of housing consultancy at Faithorn Farrell Timms, says regional and local not-for-profit RPs are still the main buyers of homes in this market and their larger counterparts are the main sellers. There were, however, several emerging "sub-markets" to fuel an "optimistic outlook" for 2025.

"Some of these sub-markets are already buoyant and we expect them to grow over the coming months, with others remaining static or slowing," Mr May adds. "There is a growing sub-market for stabilised portfolios of high-quality new build homes and there is a fresh supply of stock coming onto this market and active demand to acquire these homes, from both not-for-profit and for-profit registered providers."

Occupied general needs stock sold between RPs, 2024

Region	Units	Annual rental income	Transaction value	Blended GIY
East Midlands	64	£306,692	£3,600,000	8.52%
East of England	1,178	£6,793,660	£113,134,125	6.00%
Greater London	204	£1,730,741	£22,000,000	7.87%
North East	0	£0	£0	
North West	0	£0	£0	
South East	1,885	£12,754,308	£185,870,000	6.86%
South West	0	£0	£0	
West Midlands	43	£238,922	£4,536,030	5.27%
Yorkshire and the Humber	812	£3,533,065	£41,850,000	8.44%
Total	4,186	£25,357,388	£370,990,155	6.84%

Source: Faithorn Farrell Timms, JLL and Savills

There is also growing interest among investors in for-profit providers acquiring older homes that require energy efficiency improvements from traditional housing associations, Mr May says.

"Some of the capital being invested into the market through funds via for-profit registered providers has a requirement for social and environmental impact, and that could manifest itself in a growing requirement for opportunities that include homes that require upgrading in the short to medium term," he says. "This could bring new capital into the effort to very attractive proposition to some investors.

Social Housing regularly reports on the full range of stock rationalisation deals and partnerships involving the relatively new generation of for-profit providers, more traditional housing association not-for-profit providers, and local authorities.

Occupied general needs stock sold between RPs, 2023

Show 10 entries Search:

Region	Units	Annual rental income	Transaction value	Blended GIY
East Midlands	189	£620,519	£5,536,000	11.21%
East of England	184	£1,030,808	£13,465,875	7.65%
Greater London	557	£3,838,265	£65,830,000	5.83%
North East	0	£0	£0	
North West	16	£105,129	£1,785,000	5.89%
South East	2,947	£17,358,254	£315,035,388	5.51%
South West	0	£0	£0	
West Midlands	0	£0	£0	
Yorkshire and the Humber	0	£0	£0	
Total	3,893	£22,952,975	£401,652,263	5.71%

Showing 1 to 9 of 9 entries Previous 1 Next

Source: Faithorn Farrell Timms, JLL and Savills

Last September, 105,000-home L&Q sold 201 homes to Teddington-based RHP as part of a wider stock rationalisation plan that includes the proposed sale of 3,500 homes in Buckinghamshire to Paradigm Housing Group, as announced to the London Stock Exchange in March. For-profit Legal & General Affordable Homes acquired 487 homes from Birmingham City Council, *Social Housing* reported this March.

Matthew Bailes, chief executive of Paradigm, says there are "pluses and minuses" to the acquisition of tenanted stock compared with development. "Acquiring existing tenanted stock does not entail taking development risk, but means there is more emphasis on understanding stock condition and the level of investment required to bring homes up to the right standard, including the new Decent Homes Standard when that is introduced."

Vicky Savage, outgoing group director for development and sales at L&Q, says that most of the landlord's transfers were to not-for-profit housing associations, but that it is open to discussions with councils and for-profits "where it's clear residents will benefit".

which considering a transfer. We carry out thorough due diligence checks on any proposed new landlord, including their financial stability, governance and ability to provide an excellent service, and share these details with residents," Ms Savage adds.

L&Q recently transferred vacant buildings to Newham and Trafford councils. "We work closely with local authorities in our core areas to help tackle homelessness and the temporary accommodation crisis," Ms Savage says.

Occupied general needs stock sold between RPs, 2022

Show 10 entries Search:

Region	Units	Annual rental income	Transaction value	Blended GIY
East Midlands	489	£1,845,587	£40,032,114	4.61%
East of England	174	£807,404	£13,515,000	5.97%
Greater London	425	£2,732,521	£61,138,641	4.47%
North East	752	£2,558,588	£25,777,374	9.93%
North West	55	£324,952	£6,589,000	4.93%
South East	1,209	£7,850,398	£144,349,990	5.44%
South West	0	£0	£0	
West Midlands	0	£0	£0	
Yorkshire and the Humber	808	£2,940,439	£26,887,532	10.94%
Total	3,912	£19,059,889	£318,289,651	5.99%

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Source: Faithorn Farrell Timms, JLL and Savills

Social Housing has also tracked closely Essex-based not-for-profit CHP's stock sell-off deals with three for-profits providers: L&G, M&G and NewArch Homes (which is owned by Octopus Investments). In its most recent deal, announced in April, NewArch Homes acquired 220 homes from CHP, including 59 from the association's development pipeline.

Helen Shackleton, head of growth at CHP, tells *Social Housing* that working with for-profit providers means it can provide more affordable homes.

"We have established relationships with three for-profit registered providers whose values align with CHP's and would like to increase the work that we do with these," she adds. "CHP is open to selling more homes to private registered providers over the coming years. By selling stock, we can release capital tied up in those homes, which can be used to invest in new affordable homes that might not ordinarily be built."

Show 10 entries Search:

Region	Units	Annual rental income	Transaction value	Blended GIY
East Midlands	488	£2,164,870	£36,170,000	5.99%
East of England	170	£822,264	£11,734,788	7.01%
Greater London	2,970	£14,787,900	£232,122,063	6.37%
North East	0	£0	£0	
North West	0	£0	£0	
South East	3,276	£16,930,921	£309,253,524	5.47%
South West	208	£835,074	£7,428,300	11.24%
West Midlands	997	£4,732,761	£51,530,194	9.18%
Yorkshire and the Humber	0	£0	£0	
Total	8,109	£40,273,790	£648,238,868	6.21%

Showing 1 to 9 of 9 entries Previous 1 Next

Source: Faithorn Farrell Timms, JLL and Savills

Peter Merchant, investment director – affordable housing at Octopus Capital, says it had completed two stock acquisitions from private registered providers this year, including the one from CHP.

"A main feature in both acquisitions has been working with the vendor to ensure that the homes acquired achieve our requirements on quality and environmental performance," he adds. "As most affordable homes are social rent, and with our focus on social impact, we are ambitious to deliver as many social rented homes as possible."

Stock acquisition from non-profit provider "partners" would play a "key role" in the growth of NewArch Homes and the Octopus Affordable Housing Fund, Mr Merchant adds. "As our relationships progress with those partners, the focus will move into co-curating a pipeline of new build homes which will be managed by that partner," he says.

Occupied general needs stock sold between RPs, 2020

Show 10 entries Search:

Region	Units	Annual rental income	Transaction value	Blended GIY
East Midlands	52	£211,479	£3,500,000	6.04%
East of England	359	£1,778,997	£21,205,000	8.39%
Greater London	206	£1,664,000	£18,200,000	9.14%
North East	1,225	£4,893,545	£57,238,260	8.55%
North West	372	£1,629,270	£19,200,000	8.49%
Total	4,907	£24,085,858	£337,572,260	7.14%

		Income	Value	
South East	1,409	£8,150,703	£131,999,000	6.17%
South West	1,067	£4,814,684	£75,030,000	6.42%
West Midlands	69	£300,229	£5,000,000	6.00%
Yorkshire and the Humber	148	£642,951	£6,200,000	10.37%
Total	4,907	£24,085,858	£337,572,260	7.14%

Showing 1 to 9 of 9 entries

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Source: Faithorn Farrell Timms, JLL and Savills

One of the biggest for-profit trades this year was the sale by Sage of 3,100 shared ownership homes to the Universities Superannuation Scheme (USS), the UK's largest pension fund, through its acquisition for £405m of one of Sage's RPs, which was re-named Sparrow Shared Ownership. Sage says the deal brought "much-needed institutional capital to the sector", allowing it to redeploy funds to "invest in more new high-quality affordable homes for those that need them the most".

"Private sector capital is critical to addressing the undersupply of housing across the UK and the sale of one of our RPs (SHL) to USS not only demonstrates the attractiveness of the sector to long-term institutional investors, but importantly will help to deliver more affordable homes for those that need them the most," a spokesperson adds. Sage only invests in affordable newly built homes and has "no current plans" to buy stock from other RPs.

Shared ownership transactions 2020 to 2024 (in addition to general needs transactions in other tables)

Homes: 12,544

Transaction value: £1,557,607,459

Jeremy Hunt, a partner at law firm Trowers & Hamlins, says the trade in inter-RP sales is "very active" but also a "buyers' market", with only a handful of for-profit providers "very engaged" in it. Completing sales transactions is, however, getting "harder" amid uncertainty over the impact of building safety and energy performance rules, he adds.

"There are more sellers than buyers. It is recognised as a buyers' market… and there are some significant rationalisation programmes out there," Mr Hunt says. "However, transactions are getting harder to get through, [and] a number are failing. There is uncertainty in the market over the pricing impacts of building safety, compliance-type issues, and EPCs [Energy Performance Certificates]."

ratings, and institutional investors' similarly "high expectations", are challenging the completion of some deals, he adds. "None of this is a reflection on the existing not-for-profit providers. But if you are a buyer you can afford to be discriminating."

Matthew Waters, a partner at Devonshires, says 2025 has been a "busy year" with for-profits becoming "big players".

"We have seen a huge increase in the number and scale of stock sale transactions in recent years for the well-rehearsed reasons that non-profit providers need to find capital to invest in existing stock, regulatory compliance and new supply," he adds. "It has been a really busy period. We have gone from a fairly sporadic market to a consistently active and growing market in a relatively short period of time."

Mr Waters also sees no let-up in activity, as the financial pressures on associations to sell stock remains, despite historically high funding for the sector in the government's Spending Review. "Even with those recent funding announcements on the Affordable Housing Programme and the rent settlement, the pressures on non-profit providers are not going to materially change, so we expect to continue to see them disposing of stock."

Click on the button below to download the data tables for 'Special report: trades of general needs and shared ownership homes'*.

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Appendix 18

The NHF’s Private Finance Working Group Tracker

Local Authority Mortgagee Exclusion Clause Success

Local Authority	Type of Agreement S106	DOV	Other	Notes
Adur District Council				
Allerdale Borough Council				
Amber Valley Borough Council				
Arun District Council				
Ashfield District Council				
Ashford Borough Council				
Aylesbury Vale District Council		NHF 19/03/2020 In-house		
Babergh District Council				
Barnsley Metropolitan Borough Council				
Basildon Borough Council				
Basingstoke and Deane Borough Council	NHF 2019 In-house			Council require letter setting out request and then ask client to respond to property requisitions before proceeding
Bassetlaw District Council				
Bath and North East Somerset Council	NHF 2022 In-house			
Bedford Borough Council		NHF 19/08/2021 In-house		
Birmingham City Council				
Blaby District Council				
Blackburn with Darwen Borough Council				
Blackpool Borough Council				
Blaenau Gwent County Borough Council				
Bolsover District Council				
Bolton Metropolitan Borough Council				
Borough Council of Kings Lynn and West Norfolk				
Borough of Barrow-in-Furness				
Borough of Broxbourne				
Borough of Poole				
Boston Borough Council				
Bournemouth Borough Council				
Bournemouth, Christchurch and Poole Council		NHF 1/12/2020 in-house	01.12.2020	Not referred to in variation
Bracknell Forest Council				
Braintree District Council		NHF 18/10/2022 In-house		
Breckland Council				
Brentwood Borough Council		NHF 31/03/2021 In-house		
Bridgend County Borough Council				
Brighton and Hove City Council				
Bristol City Council		NHF 16/09/2021 In-house		absolute/short version NHF wording
Broadland District Council				
Bromsgrove District Council				
Broxtowe Borough Council				
Buckinghamshire Council		NHF 03/11/2022 Law firm		

Burnley Borough Council	NHF 2022 Law firm			
Bury Metropolitan Borough Council				
Caerphilly County Borough Council		NHF 25/11/2022 In-house		
Calderdale Metropolitan Borough Council				
Cambridge City Council		NHF TBC Strategic Partnership firm covering 3 LPA's only		Wording agreed, due to complete soon 03/23
Cambridgeshire County Council				
Cannock Chase District Council				
Canterbury City Council				
Carlisle City Council				
Carmarthenshire County Council				
Castle Point Borough Council				
Central Bedfordshire Council		NHF 03/10/2022 Law firm		Previously agreed to NHF wording, but on recent DOV will not
Ceredigion County Council				
Charnwood Borough Council				
Chelmsford City Council		NHF 27/01/2023 In-house		
Cheltenham Borough Council				
Cherwell District Council		NHF 07/04/2021 In-house		an amended form of NHF wording
Cheshire East Council		NHF 06/01/2021 in-house		NHF slightly amended
Cheshire West and Chester Council				
Chesterfield Borough Council				
Chichester District Council		NHF 08/03/2021 In-house		
Chiltern District Council				
Chorley Council				
Christchurch Borough Council				
City and County of Swansea Council		NHF 22/08/2022 In-house		
City of Bradford Metropolitan District Council				
City of Cardiff Council				
City of Lincoln Council				
City of London Corporation				
City of Westminster				
City of Wolverhampton Council				
City of York Council		NHF 2023 in-house		version amended.
Colchester Borough Council				
Conwy County Borough Council				
Copeland Borough Council				
Corby Borough Council				
Cornwall Council	Own MEC has been accepted by funders 2022 In-house			
Cotswold District Council				this council is linked for legal services with Forest of Dean DC, South Oxfordshire DC and West Oxfordshire DC

Council of the Isles of Scilly				
Coventry City Council				
Craven District Council				
Crawley Borough Council				
Cumbria County Council				
Dacorum Borough Council				
Darlington Borough Council				
Dartford Borough Council				
Daventry District Council				
Denbighshire County Council				
Derby City				
Derbyshire County Council				
Derbyshire Dales District Council				
Devon County Council	NHF 2022 In-house			
Doncaster Metropolitan Borough Council				
Dorset Council	NHF 2022 In-house	NHF 01/07/2023 Law firm 2/2015/1935/OUT		
Dover District Council				
Dudley Metropolitan Borough Council				
Durham County Council	NHF 16/05/2022 in-house			Blanket form of NHF consistantly accepted in s106s.
Eastbourne Borough Council				
East Cambridgeshire District Council		NHF 17/12/2021 In-house 20/01116/MPO		
East Devon District Council	NHF 2022 In-house			
East Dorset District Council				
East Hampshire District Council		NHF 14/01/2022 In-house		an amended form of NHF wording
East Hertfordshire District Council		NHF August 2021 Law firm 3/14/2292/FP		This deed required Hertfordshire County Council to be a party as well - see entry below
Eastleigh Borough Council				
East Lindsey District Council				
East Northamptonshire Council				
East Riding of Yorkshire Council				
East Staffordshire Borough Council		NHF 2021 in-house		
East Suffolk District Council				
East Sussex County Council				
Eden District Council				
Elmbridge Borough Council				
Epping Forest District Council				
Epsom and Ewell Borough Council				
Erewash Borough Council				
Essex County Council		NHF 18/10/2022 In-house (ELS)		
Exeter City Council	NHF 2022			

	In-house			
Fareham Borough Council				
Fenland District Council				
Flintshire County Council				
Folkestone and Hythe District Council				
Forest Heath District Council				
Forest of Dean District Council				this council is linked for legal services with Cotswold DC, South Oxfordshire DC and West Oxfordshire DC.
Fylde Borough Council				
Gateshead Metropolitan Borough Council		NHF 2021 in-house		
Gedling Borough Council				
Gloucester City Council				
Gloucestershire County Council				
Gosport Borough Council				
Gravesham Borough Council				
Great Yarmouth Borough Council				
Guildford Borough Council				
Gwynedd Council				
Halton Borough Council				
Hambleton District Council	NHF 2022/2023 in-house			
Hampshire County Council		NHF 14/01/2022 In-house		an amended form of NHF wording
Harborough District Council				
Harlow Council				
Harrogate Borough Council	NHF 2023 in-house			
Hart District Council	NHF 2022 In-house			
Hartlepool Borough Council	NHF 2020 in-house			
Hastings Borough Council				
Havant Borough Council				
Herefordshire Council				
Hertfordshire County Council		NHF August 2021 In-house 3/14/2292/FP		This deed required East Hertfordshire District Council to be a party as well - see entry above
Hertsmere Borough Council				
High Peak Borough Council				
Hinckley and Bosworth Borough Council				
Horsham District Council		NHF 31/12/2020 In-house S106/19/0019		
Hull City Council				
Huntingdonshire District Council		NHF 21/07/2021 Strategic Partnership firm covering 3 LPA's only 19/01234/S106		
Hyndburn Borough Council				
Ipswich Borough Council				
Isle of Anglesey County Council				
Isle of Wight Council				
Kent County Council				

Kettering Borough Council				
Kirklees Council	NHF 2022/2023 Law firm and in-house			
Knowsley Metropolitan Borough Council				
Lancashire County Council				
Lancaster City Council		NHF 2022 in-house		
Leeds City Council	NHF 2022/2023 in-house	NHF 03/09/2020 In-house		
Leicester City Council				
Leicestershire County Council				
Lewes District Council				
Lichfield District Council				
Lincolnshire County Council				
Liverpool City Council				
London Borough of Barking and Dagenham				
London Borough of Barnet				
London Borough of Bexley				
London Borough of Brent				
London Borough of Bromley				
London Borough of Camden		GLA 27/09/2021 In-house		GLA with small amendment Notice provision also requires the Default Notice to be emailed to the s106 officer
London Borough of Croydon				
London Borough of Ealing				
London Borough of Enfield				
London Borough of Hackney		NHF 19/03/2021 In-house		
London Borough of Hammersmith & Fulham	GLA 11/04/2022 In-house	GLA 06/01/2021 In-house 2021/01194/VAPO 1999/01608/FUL		GLA with small amendment for S106 Notice to dispose by the funder is to be served on both the LA & GLA where each will have the option to find an affordable housing provider to transfer the property to (s106)
London Borough of Haringey				
London Borough of Harrow				
London Borough of Havering		NHF 27/02/2023 In-house		absolute/short version NHF wording
London Borough of Hillingdon				
London Borough of Hounslow				
London Borough of Islington				
London Borough of Lambeth		GLA TBC Law firm 12/03487/FUL, 09/03530/FUL, 06/01769/OUT		Not yet completed but form of deed agreed - arranging execution 3/23
London Borough of Lewisham				
London Borough of Merton			NHF 21/12/2021 In-house	LSVT Transfer and clawback agreement
London Borough of Newham				
London Borough of Redbridge				
London Borough of Richmond upon Thames				
London Borough of Southwark		GLA 06/23 in-house ref: 21/AP/0446		

London Borough of Sutton			NHF 03/08/2021 In-house	LSVT Transfer and clawback agreement
London Borough of Tower Hamlets	GLA 2021 In-house			Minor amendments with "arm's length" wording that should still be acceptable
London Borough of Waltham Forest				
London Borough of Wandsworth		NHF 28/10/2020 Law firm		absolute/short version NHF wording
Luton Borough Council				
Maidstone Borough Council				
Maldon District Council		NHF 25/01/2022 In-house		
Malvern Hills District Council				
Manchester City Council				
Mansfield District Council				
Medway Council				
Melton Borough Council				
Mendip District Council	NHF 2021 In-house			
Merthyr Tydfil County Borough Council				
Mid Devon District Council	NHF 2022 In-house			
Middlesbrough Borough Council				
Mid Suffolk District Council				
Mid Sussex District Council		NHF 15/10/2020 In-house DM/19/4899		an amended form of NHF wording
Milton Keynes Council		NHF 26/07/2022 Law firm		
Mole Valley District Council				
Monmouthshire County Council		NHF 07/02/2023 In-house M/814		
Neath Port Talbot County Borough Council				
Newark and Sherwood District Council				
Newcastle City Council	NHF 2022/2023 in-house			
Newcastle-under-Lyme District Council				
New Forest District Council				
Newport City Council		NHF 16/06/2021 In-house		absolute/short version NHF wording
Norfolk County Council				
Northampton Borough Council				
Northamptonshire County Council				
North Devon Council				
North Dorset District Council				
North East Derbyshire District Council				
North East Lincolnshire Council				
North Hertfordshire District Council				
North Kesteven District Council				
North Lincolnshire Council				
North Norfolk District Council				

North Northamptonshire Council				
North Somerset Council				
North Tyneside Council	NHF 2022/2023 in-house and law firm			
Northumberland County Council	NHF 2022/2023 in-house			
North Warwickshire Borough Council				
North West Leicestershire District Council				
North Yorkshire County Council				
Norwich City Council				
Nottingham City Council				
Nottinghamshire County Council				
Nuneaton and Bedworth Borough Council		NHF 03/12/2021 In-house		
Oadby and Wigston District Council				
Oldham Metropolitan Borough Council				
Oxford City Council				
Oxfordshire County Council		NHF 2021 In-house 12/0494/P/FP; W2001/0934		Two deeds of variation also required West Oxfordshire DC to be a party (see entry below). NHF wording amended.
Pembrokeshire County Council				
Pendle Borough Council				
Peterborough City Council	NHF 2017 In-house			
Plymouth City Council	NHF 2020 In-house			
Portsmouth City Council				
Powys County Council				
Preston City Council		NHF 2023 in-house		
Purbeck District Council				
Reading Borough Council				
Redcar and Cleveland Borough Council				
Redditch Borough Council				
Reigate and Banstead Borough Council				
Rhondda Cynon Taf County Borough Council				
Ribble Valley Borough Council				
Richmondshire District Council				
Rochdale Metropolitan Borough Council				
Rochford District Council		NHF 17/08/2022 In-house 21/01143/OBL		absolute/short version NHF wording
Rossendale Borough Council				
Rother District Council				
Rotherham Metropolitan Borough Council				
Royal Borough of Greenwich				
Royal Borough of Kensington and Chelsea				
Royal Borough of Kingston upon Thames				
Royal Borough of Windsor and Maidenhead				
Rugby Borough Council				
Runnymede Borough Council		NHF 16/02/2021 RU.19/0998 In-house	GLA 2022	Other agreement is a Nomination agreement, transfer and lease amended "Local" instead of London. Nomination was completed 01.06.2023 with absolute NHF wording.

Rushcliffe Borough Council				
Rushmoor Borough Council				
Rutland County Council				
Ryedale District Council		NHF 02/11/2022 In-house		absolute/short version NHF wording
Salford City Council				
Sandwell Metropolitan Borough Council				
Scarborough Borough Council				
Sedgemoor District Council				
Sefton Metropolitan Borough Council	NHF 2019 in-house			
Selby District Council				
Sevenoaks District Council				
Sheffield City Council				
Shropshire Council		NHF 12/08/2022 In-house 20/03160/VRA106		
Slough Borough Council				
Solihull Metropolitan Borough Council				
Somerset County Council				
Somerset West and Taunton District Council		NHF 16/12/2021 Law firm		absolute/short version NHF wording Law firm providing legal services for council
Southampton City Council				
South Bucks District Council				
South Cambridgeshire District Council		NHF 30/06/2022 Strategic Partnership firm covering 3 LPA's only 20/03173/S106A - S/2341/14/FL		absolute/short version NHF wording
South Derbyshire District Council				
Southend-on-Sea Borough Council				
South Gloucestershire Council	NHF 2022 In-house			
South Hams District Council	NHF 2023 In house and Law Firm			Shares legal with West Devon
South Holland District Council		NHF 07/07/2021 In-house H03-0096-21		
South Kesteven District Council				
South Lakeland District Council	NHF 20222/2023 in-house and law firm	NHF 2022/2023 in-house and law firm		requires evidence from lender that the MEC is required.
South Norfolk District Council				
South Northamptonshire Council		NHF 23/10/2020 In-house		absolute/short version NHF wording
South Oxfordshire District Council	NHF 2022 In-house			This council is linked for legal services with Cotswold DC, Forest of Dean DC and West Oxfordshire DC
South Ribble Borough Council	NHF 2019 in-house			
		NHF		

South Somerset District Council		16/09/2022 Law firm		
South Staffordshire Council				
South Tyneside Council	NHF 2023 in-house			
Spelthorne Borough Council	NHF 2019 In-house			
Stafford Borough Council				
Staffordshire County Council				
Staffordshire Moorlands District Council				
St Albans City and District Council				
St Edmundsbury Borough Council				
Stevenage Borough Council				
St Helens Council				
Stockport Metropolitan Borough Council				
Stockton-on-Tees Borough Council	NHF 2020 in-house			
Stoke-on-Trent City Council				
Stratford-on-Avon District Council				
Stroud District Council				
Suffolk Coastal District Council				
Suffolk County Council				
Sunderland City Council	NHF 2020 in-house			
Surrey County Council				
Surrey Heath Borough Council				
Swale Borough Council				
Swindon Borough Council	NHF 2022 Law firm			Will exclude SO units
Tameside Metropolitan Borough Council				
Tamworth Borough Council				
Tandridge District Council				
Taunton Deane Borough Council				
Teignbridge District Council	NHF 2022 In-house			
Telford & Wrekin Council		NHF 16/11/2022 In-house		Most recent one completed 15.06.2023 with same wording
Tendring District Council		NHF 03/11/2021 In-house		
Test Valley Borough Council	NHF 2022 In-house	NHF 10/08/2022 In-house		
Tewkesbury Borough Council				
Thanet District Council				
Three Rivers District Council				
Thurrock Council				
Tonbridge and Malling Borough Council				
Torbay Council	NHF TBC In-house			
Torfaen County Borough Council		NHF 18/08/2022 In-house		
	NHF			

Torridge District Council	2022 Law firm			
Trafford Metropolitan Borough Council				
Tunbridge Wells Borough Council				
Uttlesford District Council		NHF 24/11/2021 In-house		
Vale of Glamorgan Council				
Vale of White Horse District Council	NHF 2022 In-house	NHF 03/02/2022 In-house		
Wakefield Metropolitan District Council		NHF 2020 in-house		
Walsall Metropolitan Borough Council				
Warrington Borough Council				
Warwick District Council		NHF 03/12/2021 In-house		
Warwickshire County Council		NHF 2/5/2023 law firm WA/2014/1754		The S106 did contain MEC but it had to be amended. Acceptable for charging.
Watford Borough Council				
Waveney District Council				
Waverley Borough Council				
Wealden District Council				
Wellingborough Borough Council				
Welwyn Hatfield Council				
West Berkshire Council	Own MEC similar to NHF 2022 In-house			
West Devon Borough Council	NHF 2023 In-house			Shares legal with South Hams
West Dorset District Council				
West Lancashire Borough Council				
West Lindsey District Council				
West Northamptonshire Council		NHF 09/11/2022 In-house WNS/2021/0978/106DV		
West Oxfordshire District Council	NHF 2022 In-house	NHF 09/2020; 10/2020 & 11/2020 In-house 13/1249/P/FP; W95/1699; W2001/0934; 12/0494/P/FP;		The DoV completed also required Oxfordshire County Council to be a party. Note - the DC is part of a consortium for shared legal services (Cotswold DC,Forest of Dean DC, & South Oxfordshire DC) so the others may also agree this NHF clause.
West Somerset Council				
West Suffolk District Council		NHF 22/12/2022 In-house E/95/2429/P		RP agreed the DoV (to Section 299A Agreement) direct with the Council (1)
West Sussex County Council				
Weymouth and Portland Borough Council				
Wigan Metropolitan Borough Council				
Wiltshire Council	NHF 2022 In-house			
Winchester City Council	GLA 2022 In-house			
Wirral Council				

Woking Borough Council				
Wokingham Borough Council	NHF 2022 In-house			
Worcester City Council				
Worcestershire County Council				
Worthing Borough Council				
Wrexham County Borough Council				
Wychavon District Council				
Wycombe District Council				
Wyre Council	NHF 2022 in-house			
Wyre Forest District Council				