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CobbWarren

SOCIAL HOUSING BULLETIN – JUNE 2026



WHAT'S IN THIS MONTH'S EDITION?

June brings a significant burst of legislative and regulatory activity, much of it with direct implications for how you manage ASB and property safety.

 **Reading time: 4 minutes**

Here's what's coming up:

- The Social Housing Bill: [new domestic abuse powers](#) for social landlords (188 words)
- The [Crime and Policing Act 2026](#): now law, but not yet in force (177 words)
- The [HHSRS](#): what has changed and when does it take effect? (188 words)
- A new [electrical safety](#) TSM: what social landlords now need to publish (108 words)

- What are the [new court fees](#)?

And see below for details of our [ASB Awareness Week webinar](#) on Monday 29 June.

WHAT DOES THE SOCIAL HOUSING BILL MEAN FOR DOMESTIC ABUSE CASES?

The Government introduced the Social Housing Bill on 14 May 2026, proposing new tools for social landlords dealing with domestic abuse cases.

A new mandatory ground of possession. Where a tenant has been convicted of a domestic abuse offence against a resident partner or their family member, or has breached a non-molestation or domestic abuse protection order in those circumstances, landlords will be able to seek possession on a mandatory basis. The offence does not need to have taken place at the property.

Tenancy transfer for joint tenants. Where the abuser and victim are joint tenants, the court must transfer the abuser's interest to the victim rather than make a possession order. The abuser will also be blocked from serving a Notice to Quit.

Updated discretionary grounds. Ground 2A (secure tenancies) and Ground 14A (assured tenancies) are being amended so the victim no longer needs to have fled the property and be unlikely to return.

The Bill is still progressing through Parliament. You can read more [here](#) on our website, where Daryl has written a detailed breakdown.



THE CRIME AND POLICING ACT 2026 IS NOW LAW

The Crime and Policing Act 2026 received Royal Assent last month and is now on the statute books. In case you missed our newsflash, here is a summary of what it means for registered providers.

- **Closure Order powers** – for the first time, registered providers will be able to issue Closure Notices and apply for Closure Orders in respect of properties they own or manage.
- **Respect Orders** – a new regime replacing elements of the current injunction framework, with wider sentencing options available to the courts on breach.
- **Changes to ASB Injunctions** – the existing injunction regime is being amended.

Commencement dates have not yet been published, so these powers are not yet in force. In the meantime:

1. Begin drafting amendments to your ASB policy and procedure, ready for when commencement is confirmed.
2. Decide who in your senior management team will authorise the use of Closure Notices.
3. Speak to your ASB partners about how you will use these powers together.
4. Book solicitor training on the new provisions.



THE HHSRS HAS BEEN UPDATED

New Regulations amending the Housing Health and Safety Rating System (HHSRS) came into force on 23 June 2026, applying to all inspections from that date.

The key changes are:

- The four classes of harm (Classes I–IV) have been replaced by descriptive categories: extreme, severe, serious and moderate.
- The ten risk bands (A–J) have been simplified to three: Low, Medium and High.

- A reduction in assessed hazards from 29 to 21, through consolidation of overlapping hazards.
- "Indicative baselines" to help landlords identify potential non-compliance earlier.
- A new supplementary guide on fire and explosion hazards.

The guidance remains in draft. The Government has also separately updated its guidance on understanding and addressing the health risks of damp and mould in the home. You can read more on the Government's website.

This is particularly relevant for Awaab's Law compliance. Awaab's Law requires landlords to respond to hazards within set timeframes and those hazards are defined by reference to the HHSRS. Landlords should ensure their policies and procedures reflect the updated framework.



A NEW ELECTRICAL SAFETY TSM IS NOW IN FORCE

The Regulator of Social Housing introduced a new Tenant Satisfaction Measure (TSM) for electrical safety checks on 11 June 2026.

From 2026–27, all large social landlords must publish electrical safety check data for the first time. Small landlords follow from March 2027.

This builds on the requirement, introduced last year, for social landlords to carry out electrical safety checks at least every five years. The RSH is clear that the new TSM creates no new duties. What it does is make compliance visible. If your electrical safety programme has gaps, they will now show up in your published data.



OMBUDSMAN REPORT ON WINDOW DISREPAIR

The Housing Ombudsman published a new Learning from Severe Maladministration report in May, focusing on window disrepair. It is the second time the Ombudsman has intervened on this issue.

The figures are striking. In 2025–26, 9% of window-related findings resulted in severe maladministration. The sector norm is around 2%.

Case examples include a resident who waited eight years for windows to be repaired, a property described as "shocking" that remained unresolved for two further years, and windows boarded up for five years.

The Ombudsman warns against treating window repairs in isolation, noting the close links with damp and mould and excess cold. Effective triaging, risk assessments and good record-keeping are identified as the key areas for improvement.

You can read the full report on the Housing Ombudsman's [website](#).

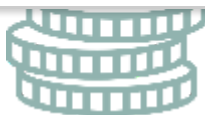


COURT FEES ARE INCREASING FROM 13 JULY

The new fees most relevant to registered providers are:

- Possession: £404 → **£415**
- Other remedy (e.g. injunctions): £377 → **£387**
- Possession warrant: £148 → **£152**
- On notice application (e.g. committal, applications in proceedings): £313 → **£321**
- Applications by consent or without notice: £123 → **£126**

The full list of new fees is available on the Government's [website](#).



WEBINAR: NEW POWERS TO MANAGE ANTI-SOCIAL BEHAVIOUR

To mark the start of ASB Awareness Week 2026, join us at **10am on Monday 29 June** on MS Teams.

We'll be examining the new powers available to registered providers under the Crime and Policing Act 2026 and the Social Housing Bill, including:

- New Closure Order powers for registered providers
- The new Respect Order and Housing Injunction regime
- The new domestic abuse powers under the Social Housing Bill

The session runs for 90 minutes, with time for questions.

To sign up, visit www.cobbwarren.com/webinars



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