

Social Housing 2024 - 2025

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Monday, 13 October 2025

Your Presenters





The Crime and Policing Bill 2025



Three types of order

01

Respect Order

A return to ASBOs?

02

Youth injunction

CPB confines existing s.1 injunctions to persons aged over 10 but under 18

03

Housing injunction

CPB will permit injunctions for over 18s causing nuisance or annoyance relating to the occupation or management of housing

Respect Orders

- County court (or High Court)
- Civil standard of proof
- ASB (caused or likely to cause HAD) + just and convenient
- Prohibitions and requirements
- Court can treat an application for a RO as an application for a s.1A housing injunction
- Must inform any person considered to be apt (n/a for w/o notice applications)
- Must carry out a risk assessment
- Exclusion orders for police, LA and housing providers (usual test)
- Interim orders
- Without notice applications
- Breach is a criminal offence



s.37-39
retail
crime,
duty to
make a
CBO

s.56
criminal
offence of
cuckooing

s.167
youth
diversion
orders

s.118:
concealing
identity at
protests

s.121
possession
of
pyrotechnics

Part 9
Public
order

s.122:
climbing on
memorials

s.125
power to
impose
conditions
on protests

s.124:
restrictions
on protests
at place of
worship

s.5 Closure orders

- Power extended to registered social housing providers
- Who will take the lead? Who pays?
- Mandatory grounds. Used as a short cut to possession?
- What does your policy say; is eviction meant to be a “last resort”



s.7 Local authority data Collection

Number of recorded incidents each month:

- Groups hanging around on the streets
- Using or dealing drugs
- Inconsiderate behaviour
- Vehicle-related behaviour
- Litter, rubbish or dog fouling
- Loud music or other noise
- People being intimidated, verbally abused or harassed
- Vandalism, criminal damage or graffiti
- Nuisance neighbours
- Begging, vagrancy or homeless people
- People committing inappropriate or indecent sexual acts in public
- Out of control or dangerous dogs
- Other, uncategorised ASB





Martyn's Law





The Terrorism (Protection of Premises) Act 2025

AKA “Martyn’s Law”



- Royal Assent on Thursday 3 April 2025.
- This Act delivers the Government’s manifesto commitment to strengthen the security of public premises and events following terror attack at an Ariana Grande concert at the Manchester Arena in May 2017.
- There will be an **implementation period** of at least **24 months** before the Act is brought into force. This period will allow those responsible for premises and events to plan and prepare appropriately.



Schedule 1 uses

Shops

—

Hospitals

**Food and
drink**

**Entertain
ment and
leisure**

**Sports
grounds**

**Libraries,
museums
galleries**

**Visitor
attractions**

**Hotels,
hostels,
holiday
parks**

**Bus/coach/rail
tram/aerodromes**

In a nutshell

Persons responsible for **qualifying premises** or a **qualifying event** are required to take steps to **reduce**:

- The risk of physical harm to individuals arising from acts of terrorism, and
- For larger QPs and all QEs, their vulnerability to acts of terrorism.

Threshold: 200 / 800 people





The Renters' Rights Bill, Consumer Standards and OPH



Renters' Rights Bill

The Headlines for Private Registered Providers of Social Housing

- ☐ No more ASTs or s21 notices
- ☐ No more fixed-term tenancies
- ☐ Annual rent increase issues?
- ☐ Shared ownership out of the Housing Act 1988 regime
- ☐ Starter tenancies?

Consumer Standards

Regulator of Social Housing

Applies to
housing
associations
and local
housing
authorities

Awaab's Law

Shift in focus
to consumer
standards

Tenant safety
a key driver

Only or principal home

Weintraub v LB Hackney [2024] EWCA Civ 1561; [2025] 1 W.L.R. 1766

The facts

- ☐ Joint tenancy in 2002 – husband & wife
- ☐ Wife died in 2008
- ☐ People stayed with husband until 2017
- ☐ He then exercised his RTB with a plan to convert the basement into a separate flat
- ☐ Slept elsewhere but spent daytimes at flat
- ☐ Sought a declaration that he was entitled to the RTB after LA refused – lost in county court, won on appeal and LA appeal

Key issues

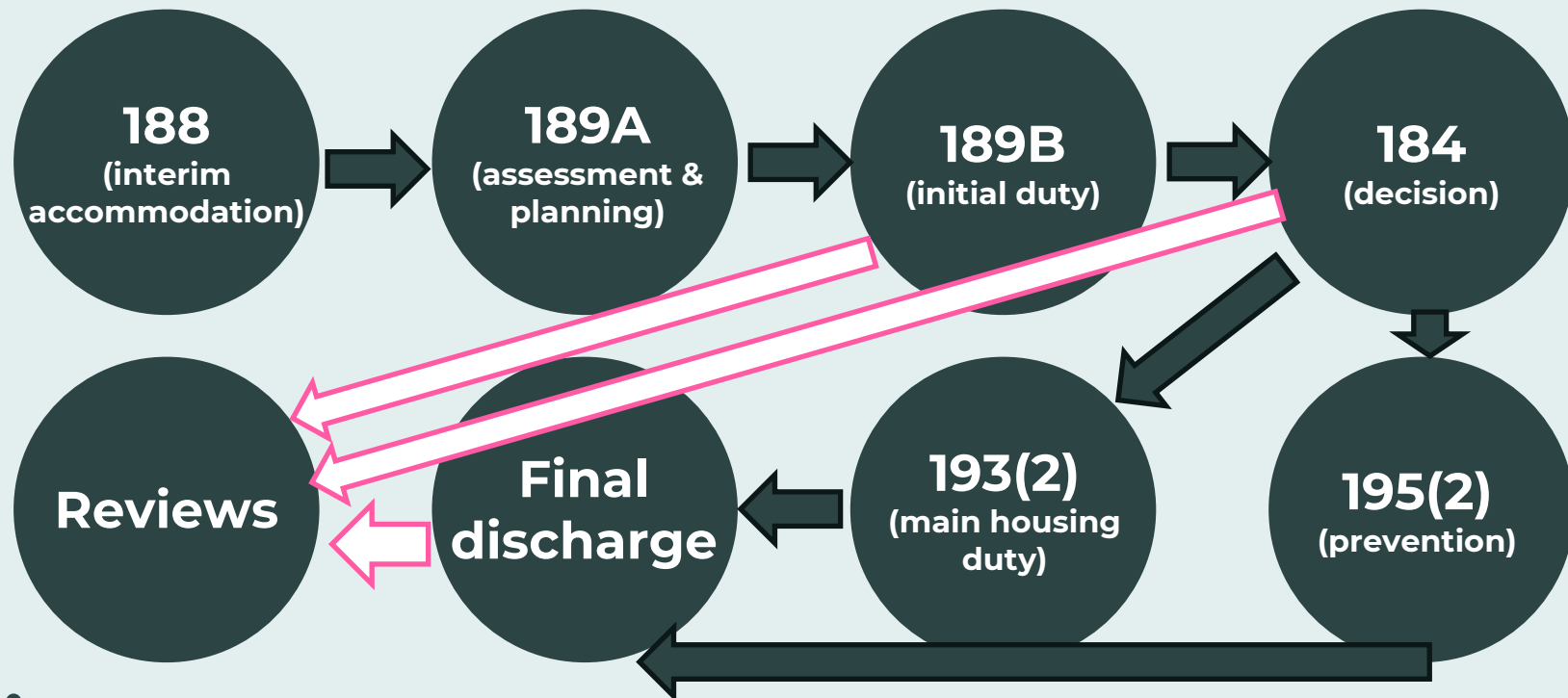
- ☐ Section 81 Tenancy Condition
- ☐ If absent there must be an objective intention to return
- ☐ Can that intention expressly and openly be as an owner and not as a tenant?



The relevance of assessment and planning duties for the homeless



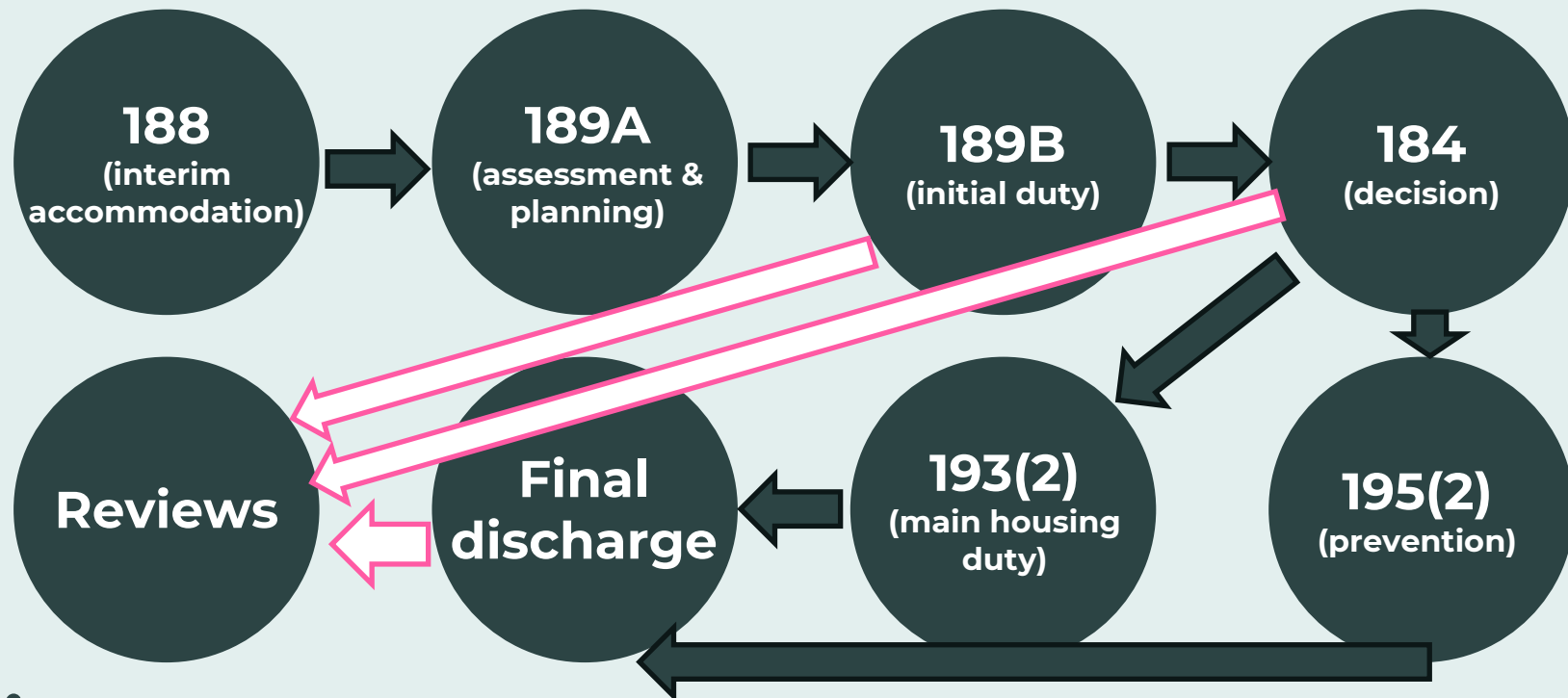
How things should work - duties



Assessment and Planning



How things should work - duties



How things go wrong

**No or unsuitable
interim
accommodation**

**No
assessment
or planning**

**No review of
assessment of
plan**

Who cares?

**Norton v
Haringey LBC**
[2025] EWCA Civ 746

**Fatolahzadeh v
Brent LBC**
[2025] EWCA Civ 1174

R (AA) v LBWF
[2025] EWHC 1625 (Admin)

Thank you and enjoy your day



Kuljit, Lindsay & Andy

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