

Chartered Institute of Housing

Proportionate and Ethical Access

Safeguards and pathways

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Purpose Limited

Focus on safety specific cases

Evidenced Engagement

Reasonable efforts before court

Accompanying Guidance

Person centred guidance

Status. The Bill completed its Lords stages on 1 September 2026 and had its Commons first reading on 2 September; second reading is expected on 10 September

Safeguards and pathways

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Theme	Current	Proposed
Court Authorisation	County courts disagree on whether they can authorise forced entry for safety checks.	A single statutory route: courts can authorise access once reasonable attempts have failed
Scope and Evidence	No standard threshold for ‘reasonable attempts’ - reliance on inconsistent case law	Access limited to prescribed safety checks, with landlords required to evidence reasonable efforts and notice
Guidance and Practice	No sector wide approach or guidance on a person centred approach prior to litigation	CIH is asking government to publish guidance on a person-centred approach before any court action

Sources and Contact

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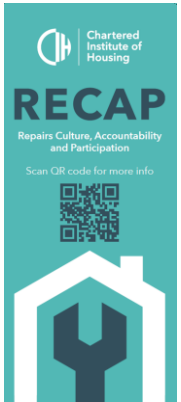
[CIH urges government to back access powers amendment in Social Housing Bill]

[The Social Housing Bill: Second reading debate briefing (House of Commons)]

[What you need to know about the Social Housing Bill]

[CIH welcomes new research highlighting 'no access' challenges amid tightened safety regime]

[CIH response to the joint MHCLG and MoJ open call for evidence on housing disrepair claims]



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