

CLAS CIRCULAR

2024/05 (04 April)

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It would be very helpful if members could let us know of anything that appears to indicate developments of policy or practice on the part of Government or other matters of general concern that should be pursued.

EMPLOYMENT	2
National Minimum Wage and National Living Wage	2
PROPERTY & PLANNING	3
Managing charity property conference.....	3
New regime for social housing in England	3
SCOTLAND	5
<i>OSCR Reporter</i> , March.....	5
Scotland: Long term rent controls proposed	5

EMPLOYMENT

National Minimum Wage and National Living Wage

For information **and possibly for action**

A reminder that the new National Minimum Wage and National Living Wage came into effect from **1 April**. The new hourly rates are:

- 21 and over: £11.44
- 18 to 20: £8.60
- Under 18: £6.40
- Apprentice: £6.40.

Full details are [here](#).

In addition, on 2 April the Low Pay Commission opened [a public consultation into the minimum wage for 2025 and beyond](#). It closes on **7 June 2024**.

[Source: Low Pay Commission, 2 April HMRC, 27 March]

PROPERTY & PLANNING

Managing charity property conference

For information **and possibly for action**

Some readers may be interested in a joint conference that Gerald Eve, Buzzacott and Stone King are mounting on managing charity property, on **Tuesday 14 May 2024 at 10:00 am** at the offices of Gerald Eve: One Fitzroy, 6 Mortimer Street, London, W1T 3JJ.

It's free to attend: you can register [here](#).

[Source: Stone King, 26 March]

New regime for social housing in England

For information **and possibly for action**

The [new regulatory standards announced by the Regulator of Social Housing](#) for England came into effect on 1 April. Under them, landlords will now be routinely inspected and held to account to make sure that they provide their residents with good quality homes and services. Those who do not abide by the new standards face a range of potential sanctions, including appointing new management or unlimited fines.

This represents the most significant change to the regulation of social housing in a decade and follows the Social Housing (Regulation) Act 2023, which gives the Regulator power to drive up standards and take action where providers fall short.

The rules now require landlords:

- to have an accurate record on the condition of every home based on checks of properties, so that landlords can understand any problems and take action;
- to set clear timelines for the completion of repairs, maintenance and planned improvements, communicating them clearly to tenants;
- to give tenants opportunities to influence and scrutinise their landlords' services such as through meetings with tenant organisations;
- to provide tenants with information about their rights and how to make complaints; and

- to publish the new tenant satisfaction measures to make it clear how tenants feel their landlord is performing and to hold them to account.

There are four new Standards:

- the [Transparency, Influence and Accountability Standard](#);
- the [Safety and Quality Standard](#);
- the [Neighbourhood and Community Standard](#); and
- the [Transparency, Influence and Accountability Standard](#) (including Tenant Satisfaction Measures).

There is also a new [Consumer Standards Code of Practice](#).

[Source: Regulator of Social Housing, 2 April]

SCOTLAND

OSCR Reporter, March

For information

The *OSCR Reporter* for March includes [a helpful piece](#) on secondary legislation laid in the Scottish Parliament on 23 February to bring into effect some of the changes in the [Charities \(Regulation and Administration\) \(Scotland\) Act 2023](#). The changes took effect on 1 April 2024.

[Source: OSCR, 9 March]

Scotland: Long term rent controls proposed

For information

The [Housing \(Scotland\) Bill](#), introduced to the Scottish Parliament on 27 March, sets out how close working with councils will ensure rent controls are tailored to the local needs of tenants and landlords.

Publication of the Bill comes as temporary changes to the way rents are decided, through adjudication, come into force. From 1 April, these changes will ensure that tenants are protected from very steep rent rises, following the end of the rent cap. Proposed rent increases after this date will still need to give three months' notice.

The temporary rent cap and eviction moratorium protections brought in by the Cost of Living (Tenant Protection) Act 2022 will no longer apply from 1 April 2024. This final date is built into the legislation and cannot be extended further. The protection applies to all applicable Rent Increase Notices issued on or before 31 March 2024. The extra eviction protections will also come to an end at this point.

[Source: Scottish Government, 2 April]