



Championing better homes and communities

Consultation on changes to the TI&A Standard – Regulator of Social Housing

NFA Response

March 2026

Introduction

The NFA (National Federation of ALMOs) is the trade body which represents arms-length management organisations across England. All are not-for-profit bodies wholly owned by their parent councils, mostly created during the first Decent Homes Standard programme over 20 years ago to manage council-owned housing and deliver housing-related services. Our members manage around 170,000 local authority-owned properties, as well as building and acquiring new homes and delivering wider services across communities.

For further information on our response, please contact Lisa Birchall, NFA Head of Policy on lisa.birchall@almos.org.uk.

Individual Responses

Consultation question 1

Do you agree or disagree that the proposed change to the Transparency, Influence and Accountability Standard accurately reflects the government's STAIRs Direction to the Regulator?

N/A

Consultation question 2

Do you agree or disagree that the proposed changes to the Transparency, Influence and Accountability Standard accurately reflects the government's Competence and Conduct Direction to the Regulator?

Agree

Consultation question 3

Do you agree or disagree with the proposed changes to the specific expectations in the Transparency, Influence and Accountability Standard for the TSMs?

Agree

Consultation question 4

Do you agree or disagree with the proposed changes to the Code?

Agree

Consultation question 5

Do you agree or disagree that the proposed TSM will provide an appropriate level of information about landlord performance in carrying out required electrical safety checks?

Agree

Consultation question 6

We want to explore whether there might be any regulatory impacts or impacts on people who share protected characteristics which we haven't thought about in relation to our proposed changes (within the scope of this consultation).

Do you agree or disagree with our regulatory and equality impact considerations in Annex 5?

Agree

Supplementary points

- Our members had no concerns with the way that the Regulator has interpreted the policy direction from MHCLG. However, it is worth noting that there are practical difficulties for local authorities and ALMOs in interpreting some of the requirements, particularly those relating to professional qualifications. There are also operational concerns, particularly around capacity and costs.
- Members have also expressed concerns about what evidence the Regulator will be looking for to demonstrate compliance across the new requirements. Once the requirements come into force, it would be good if the Regulator can share learning from its inspection process to support the sector.