

# Decent Homes Standard

A target for housing quality

# The beginning

- Established in 2000 to improve housing stock and provide better standards of home for residents
- Target of 2010
- DHS last updated in 2006 and assessed against 4 measures
- Applies to all social housing (except leasehold) including Private Rented Sector (2002). Landlords also now expected to comply with Homes (Fitness For Human habitation) Act 2018
- Placed renewed emphasis on effective asset management

## Early years of DHS

- Rent caps meant standard was financially unachievable
- Gvt made funding options available (stock transfers, ALMO's)
- Several allowed to extend beyond 2010 target

**Remains a core aspect of Home Standard**

**Criterion (Decent Homes):** *should be free of category 1 hazards, and must be in a 'reasonable state of repair':*

*one or more key building components are old and, because of their condition need replacing or major repair: two or more other building components are old and, because of their condition need replacing or major repair.*

key building components

- external walls;
- roof structure and covering;
- windows/doors;
- chimneys;
- central heating boilers;
- gas fires;
- storage heaters;
- plumbing; and electrics.

*two or more other building components are old and, because of their condition*

Or, a dwelling is considered not to meet this criterion if it lacks three or more of the following facilities:

- a kitchen which is 20 years old or less;
- a kitchen with adequate space and layout;
- a bathroom which is 30 years old or less;
- an appropriately located bathroom and WC;
- adequate external noise insulation; and
- adequate size and layout of common entrance areas for blocks of flats.

## How to achieve DHS (and plan major works investment)

- Good data - Stock Condition Surveys (Asset Management Database)
- Feasibility Studies: ie. Atlanta Court, Handcroft Road Estate
- Updated Asset Management Strategy
- 1, 5 & 30 Year HRA Business Plans
- HRA Capital Programme Budget Setting
- Must be sustainable in the long term: work should not be done in isolation from wider mixed-community schemes, regeneration and sustainable homes & communities

## Weaknesses of the Decent Homes

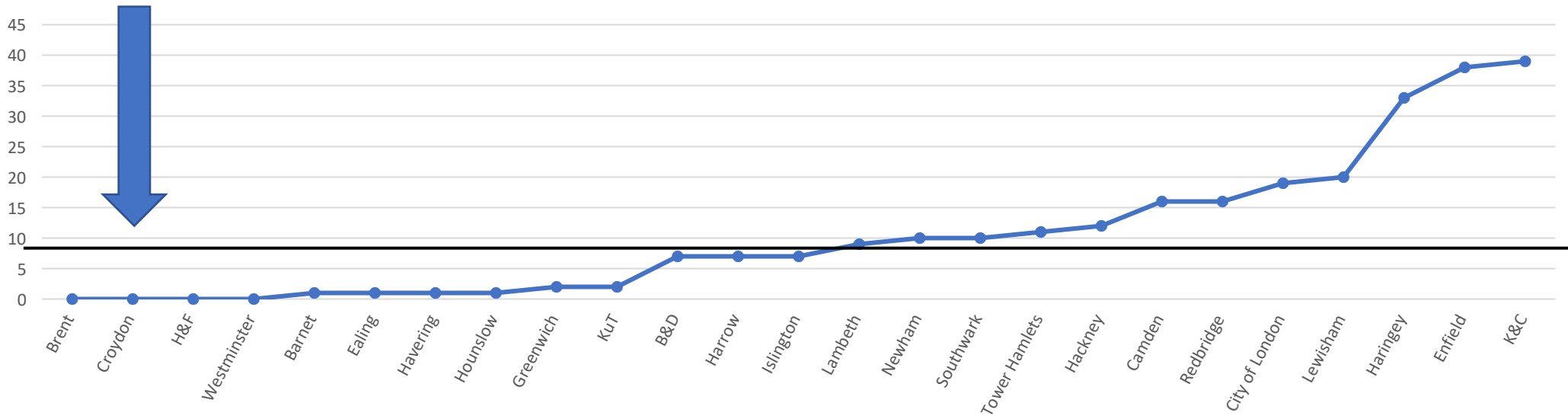
- Standard is open to interpretation including HHSRS
- Outdated
- No penalty for failing the standard
- No overall consistency with how it is reported
- Encouraged selection of lower value remedies
- Flawed data = flawed reporting
- Early investment now putting pressure on current business plans
- Review is long overdue...

# LBC performance

	No. properties
System failures	18
Cat 1 HHSRS	2
	20

0.13% stock

The proportion of London Borough homes which were non-decent (%) as at 31/3/2022



London average  
9%

## Competing budget priorities

- ongoing repairs & maintenance
- Building safety
- Net zero aims

## Refresh of the DHS - Social Housing white paper

# DHS 2 –the future standard?

## New regulations/standards

- Fire safety Act 2021
- Building Safety Act 2022
- Clean growth strategy
- Future Homes standard
- Smoke and CO regulations

## More modern thinking?

Ventilation – security – TMV's – window restrictors – water efficiency – green spaces – digital connectivity – resident engagement – waste management

