

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- Outdated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...

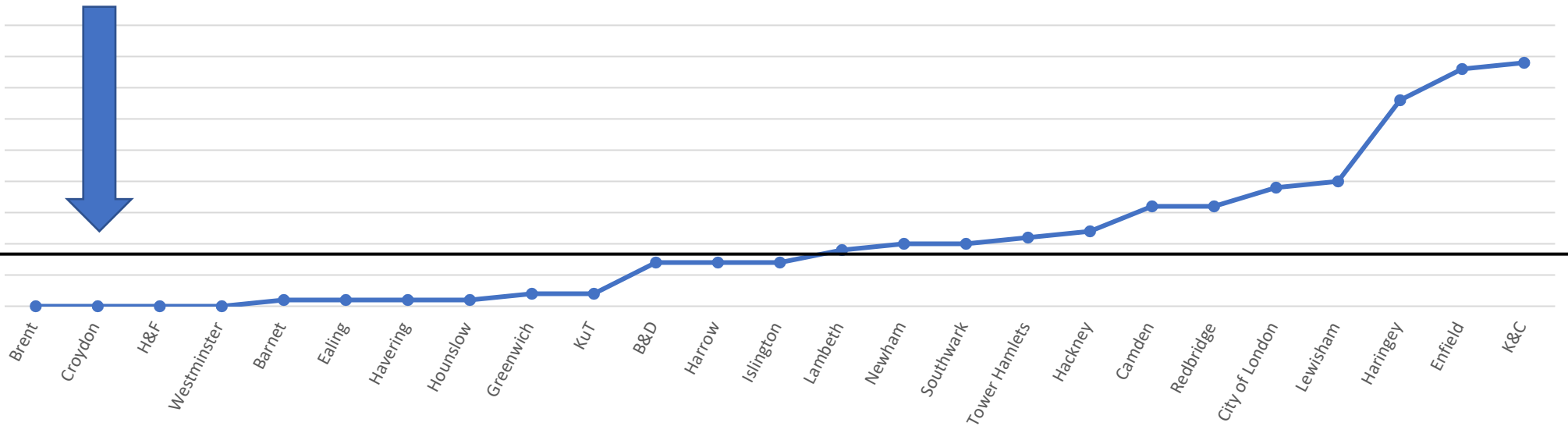
LBC performance

	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

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London average 9%

