



Homes UK

Decent Homes 2: will it help or hinder?

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Waltham Forest

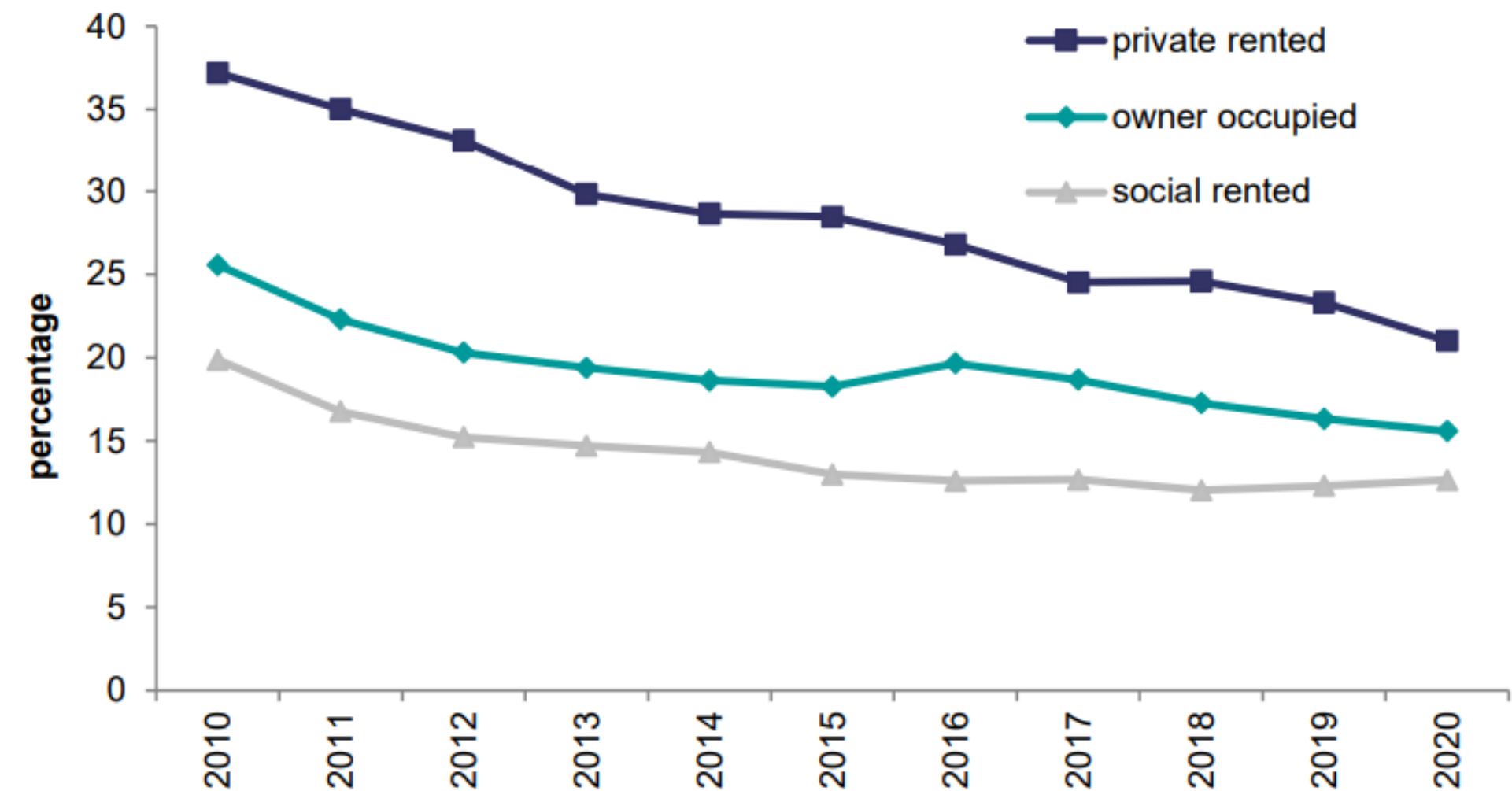
- A diverse and growing borough in Northeast London
- 110,000 households
- 11,000 council tenants and 2,000 leaseholders
- 3,800 new council homes in delivery pipeline
- Net zero by 2030 ambition as a borough – 80% of homes to reach EPC B
- Implementing Building Safety Act/Fire Safety Act – remediation programme of 14 high-rise currently under simultaneous evacuation with Waking Watch



Decent Homes Standard

- In 2020, 13% of social housing failed to meet the DHS. This is lower than the private rented (21%) and owner occupied (16%) homes
- Local Authority Housing Statistics show 5% of local authority homes did not meet the DHS in 2021 (compared to 6% in 2020)
- The number of non-decent homes has been in decline over past decade across all tenures
- Recent DHS works impacted by Covid-19 and restrictions on carrying out internal works, access and subsequent construction market price volatility

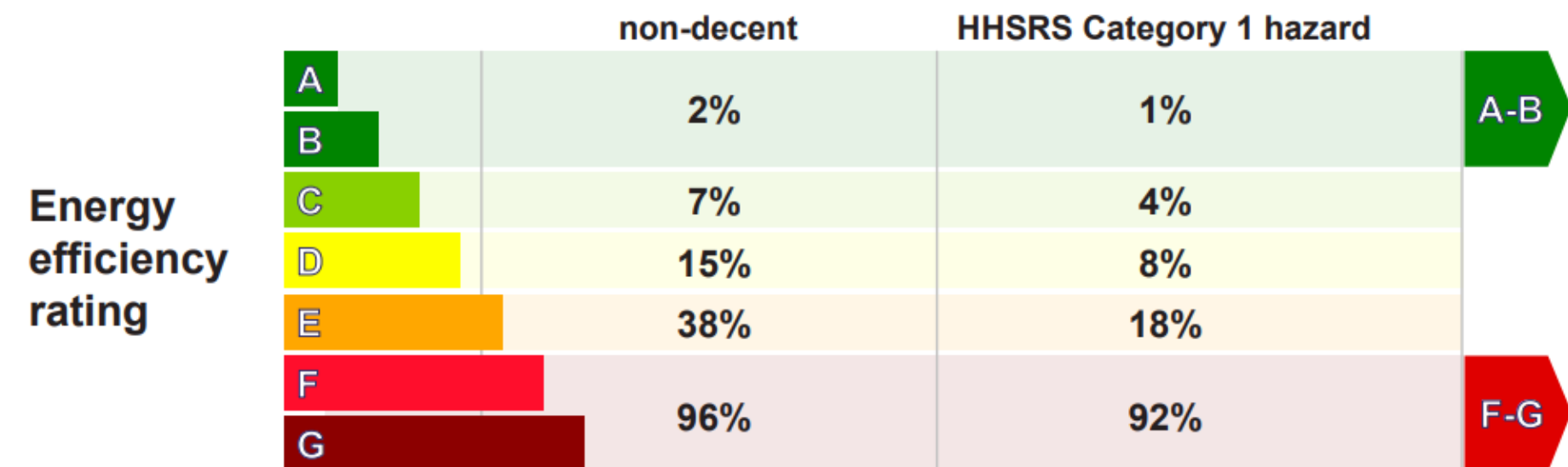
Figure 2.6: Non-decent homes, by tenure, 2010 to 2020



Source: English Housing Survey 2020 to 2021

Future of Decent Homes?

- Currently unclear position regarding Decent Homes Review – not included in Social Housing Regulation Bill
- Recent consultation on plans to extend Decent Homes to the private rent sector – but no new resources for enforcement
- Potential for greater alignment with increased energy efficiency standards – raise to band C or B? (c.£82.5m investment for WF homes to reach EPC B – average £6.7k per property plus inflation)
- Should DHS cover upkeep and maintenance of communal areas plus wider estate environment?
- Ombudsman's Report Oct 21-"Spotlight-Damp and Mould"-DH standard reflecting present day concerns ?
- HHSRS review ?



Source: English Housing Survey 2020 to 2021

Challenges for landlords

- Proposal to cap rent increases below inflation (5%) impacts on ability to invest in stock
- Inflationary pressure (CPI 8.8%) with construction costs outstripping general inflation (+25%)
- Costs of meeting net zero/EPC B ambitions
- Impact of new building safety regulations and remediation costs
- Retention of skilled labour and supply chain – increased competition from private sector
- Asset Management Strategy – modelling to help dictate options
Responsive>Planned>Capital>Regeneration
- Data quality and record keeping

