Report to	Housing Advisory Board	
Date	28/07/2026	
Agenda No. & Title	No. 8	Decent Homes and Stock Condition Assurance
Purpose of the Report	To provide overview of 2026.27 Decent Homes Standard and Stock Condition including revised process for managing and reporting on Decent Homes	
Status	Assurance	
Author	Boe Halam – Head of Housing Property	
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Appendices	None	
Background Documents	None	
Recommendation/s	To discuss and agree the revised process	
Corporate Plan Objective	☒ Satisfied Tenants ☒ Quality Homes ☐ United Communities	
Risk Implications	H1 - Unsafe, insecure and non compliant Homes H24 - Capital Programme: Reputational damage, failure to maintain housing stock in accordance with the stock condition data H35 - Data Quality & Asset Intelligence- Poor quality stock condition and repairs data leading to ineffective decision-making and misallocation of resources.	
Risk Controls and mitigations	1) Restructure complete, key permanent roles now filled with further recruitment to complete Housing Assets establishment underway.	

	2) Draft Stock condition Strategy and Policy awaiting approval from Housing Leadership Team 3) Data validation and new performance indicators in place
Assets and Liabilities	Capital Investment to Housing assets
Resource Implications	Restructure addressed resource implications
Customer Impact	Capital investment positively impacts on living conditions, health and wellbeing for our tenants. Quality Stock condition and DHS data is central to this process as it informs compliance and future planned programmes.
EDI Implications	Tenant's needs and requirements are identified and addressed. Tailored services.
Sustainability and Environmental Implications	Considered as part of capital investment planning and delivery
Privacy/Data Protection	Privacy notices, DPA's
Colleague Impact	None
Stakeholder Communications and Reputational Impact	A Communication Plan is being drawn up for rolling programme of Stock Condition Surveys and programmes beyond the next year. This includes the emphasis on Decency. The website will be updated to reflect the process once the document has been agreed by Leadership.
Next Steps	Agenda for next HAB

1. Introduction

1.1 The purpose of the report is to provide an overview of 2026/27 Decent Homes and Stock Condition including the revised process for managing and reporting on Decent Homes.

1.2 Firstly, it is important to note that the Government has set out a new Decent Homes Standard which will apply from 2035. Before then we need to ensure we understand the revised standard and how many of our homes fail to meet the revised standard. Work on this is underway.

1.3 We will then need to put in place a revised investment programme to ensure all our homes meet the new standard by 2035 when it will form part of the regulatory standards. We are expecting further detailed guidance from the government to support implementation of the standard later this year.

1.4 Under the revised standard to be decent homes must meet the following criteria;

- Criterion A - A home must be free of the most dangerous hazards.
- Criterion B - A home must be in a reasonable state of repair.
- Criterion C - A home must provide core facilities and services.
- Criterion D - A home must provide thermal comfort.
- Criterion E - A home should be free of damp and mould.

1.5 In our year end Performance report 2025.26, we identified the following:

From April 2026, our approach to reporting housing decency will move to a more predictive and forward-looking model. This will give us a clearer view of properties that are likely to fall into non-decency, enabling earlier planning of inspections and the timely scheduling of capital works where appropriate. This shift will support more proactive asset management and better prioritisation of investment.

2. <u>Background</u>

2.1 Prior to 2026/27 the Bury Council Housing process was to ascertain potential Decent Home Standard (DHS) fails on a monthly basis. A desktop analysis was carried on out on the potential fails to double check property data. If no data was held on the condition of the property, a stock condition survey was arranged to clarify the position.

2.2 We need to shift away from the monthly reactive process of dealing with DHS validation and reporting. It fails to provide a full view of DHS fails at the start of the new financial year, it is more reactive and is less efficient planning wise.

2.3 Bury Council has had very low levels of DHS fails. Whilst the target is 0% non-decent it's imperative that we have a good knowledge and understanding of DHS fails upfront, to allow for effective validation, planning and to identify trends.

3. New process for managing and reporting on Decent Homes

3.1 From April 2026 a DHS report will run for the full year (April – March 2027), this indicating all properties due to fail the DHS within the financial year.

3.2 Desktop analysis will be undertaken to check whether we hold property data showing that repair or element renewal has been completed. This includes completions from capital investment programmes for example, roof or window replacements, capitalised work via Repairs & Maintenance and Compliance teams. This could also include Housing & Neighbourhood team intervention, for example tenant support for hoarding cases.

3.3 Once the desktop exercise has been exhausted, properties requiring stock condition surveys will be arranged to check and validate the property data. Where the failing elements needs renewal or repair these will be prioritised accordingly.

3.4 Once all necessary works are completed, the stock condition data base will be updated. If works are not necessary, the stock condition database will be updated with a revised expected year of renewal.

3.5 Any DHS fails identified as part of ongoing stock condition surveys including HHSRS (CAT 1's) will be raised for repair or renewal and remain monitored through to completion.

3.6 The Investment team will monitor the DHS throughout the year; accurate and timely monthly collection of major works completions will help provide better confidence in the accuracy of our stock condition data and future investment needs.

3.7 The change to process and procedures will allow for more transparency around stock condition survey data and actions evidenced relating to the DHS and the condition of our stock and tenants' homes.

3.8 To note, the numbers of properties potentially failing DHS during 2026/2027 have risen significantly, however through desktop analysis and stock surveys there will be notable reductions in these numbers throughout the financial year, with a clear line of evidence on DHS fails have been remediated in case of audit.

4. Quarter 1 2026/27 update for Stock Condition Survey (SCS) programme and Decent Homes Standard

4.1 The SCS programme is essential to improve knowledge and understanding of the condition of our properties. We have recruited a Stock Data Analyst with a clear focus on ensuring the SCS data we hold is accurate, managed and is regularly updated.

4.2 In turn this will provide a much better level of data confidence and improve our understanding of investment needs and requirements over the short, medium and longer term.

4.3 The SCS as well as other key investment needs such as compliance, energy efficiency and planned maintenance informs our 30-year Business plan.

4.4 We hold stock condition data against **88%** of our homes with a target of 100%.

- **85.5%** of the current stock has a Stock Condition Survey carried out in the last five years.
- **14.5%** of the stock will be programmed for a SCS in the remaining months of 2026.27 along with targeted SCS.
- **2027-2028** will begin with those whose survey is 5 years old, this marks the commencement of the 20% rolling programme.

4.5. Decent Homes Standard Reporting year end 2025/26

4.5.1 At year end 2025.26 we had 58 properties that did not meet the Decent Homes standard (DHS), this figure includes 4 HHSRS fails. Within the 58 properties we had 1 property being omitted from improvement work at the tenant's request.

4.5.2 Any properties deemed to be failing the DHS are closely monitored through to the satisfactory completion of remedial or renewal work and prioritised accordingly.

4.6. Decent Homes Standard reporting for Quarter 1 2026/27

4.6.1 At the of beginning April 2026, the stock condition database ***indicated*** that during 2026/27 **1639** properties would fall into non decency**.** Whilst recognising this number is very high, we expect through ongoing data validation for capital completions data this number will reduce significantly.

4.6.2 So far, through the desktop analysis of property data, this number has reduced to **1367** which equates to a 16.6% reduction. This percentage figure is above the 10% target set for Q1.

4.6.3 There is continued analysis of data, with results of a scoping/survey exercise due shortly, this is imperative as allows for more accurate update of stock condition.

4.6.4 Homes requiring works to DHS will be planned in accordingly and prioritised as part of 2026/27 investment programmes, one-off repairs, renewals or tenancy support if needed around property condition.

4.6.5 DHS summary table

Quarter one reporting 2026.27	
Total number of failing properties - Bury Council, Buy Back Lease & Repair, Shared Ownership	**1367**
Failing criterion	**Number of fails**
Criterion A - HHSRS	24
Criterion B - State of Repair	1268
Criterion C - Modern Services and Facilities	33
Criterion D - Thermal Comfort	52
Total number of failing by criterion	**1377**
Comments/notes	
The total number of failing by criterion is not equal to the total number of failing properties. Some failing properties are failing more than one criterion. *To note this reflects the current reporting for DHS	

5 Stock Condition & EPC C

5.1 Our housing stock is at 70% for EPC C and above rating and we expect this figure to rise during the financial year due to recent completion of our EPC and Carbon reduction programmes.

5.2 Grant funding from Social Housing/Warm Homes fund via GMCA is crucial to support the HRA and we continue to build on the successes of previous programmes.

5.3 Investment helps provide more modern energy efficient homes that meet the Regulator's Decent Homes Standard. The measures aim to provide improved thermal comfort and ventilation, reduce energy consumption and bills, with positive outcomes for our tenants, homes, and the environment.

5.4 Additionally, the implementation of an Energy Platform as part of our forthcoming IT upgrade will assist with energy data management, future investment planning & feasibility, and support bid funding applications.