



Report to: Cabinet Meeting: 9 June 2026
 Portfolio Holder: Councillor Lee Brazier, Housing
 Director Lead: Suzanne Shead, Director - Housing Health and Well Being
 Lead Officer: Wayne Fox, Business Manager – Building Safety & Asset Management

Report Summary	
Type of Report	Open Report / Non-Key Decision
Report Title	Quality & Safety Standard – Housing Asset Management Update
Purpose of Report	To provide the performance of housing asset related functions as of 31 March 2026 (Quarter 4) and how this will inform the new Asset Management Strategy to ensure all homes are safe and decent.
Recommendations	That Cabinet note the current performance of the Council’s housing and the forward plan for service delivery for the Asset management functions of: <ul style="list-style-type: none"> • Stock Condition • Decent Homes • Energy Performance • Housing Health & Safety Rating System (HHSRS)
Alternative Options Considered	Not applicable, the report provides performance information.
Reason for Recommendations	To provide assurance on the work undertaken to ensure the safety of tenants and compliance with the regulatory standards.

1.0 Background

1.1 This report provides Cabinet with an end of year position statement and forward plan for the housing asset management related functions which ensure an effective data driven service, the safety of tenants and compliance with the Regulator of Social Housing Consumer standards for Safety & Quality. Further information on the Council’s responsibilities can be found here

<https://www.gov.uk/government/publications/safety-and-quality-standard>.

1.2 This report sets out the Council’s performance against the Council’s legal and regulatory landlord responsibilities for a range of asset management measures including the condition and safety of its stock, the energy rating of homes and compliance with the Decent Homes Standard.

2.0 Stock Condition

2.1 Stock condition surveys are undertaken on a rolling 5-year programme to ensure that every property has had a recent in-person survey and that the Council do not use cloned data. The survey assesses all key components within a property to assess their age and condition, the assessment of components includes the kitchen, bathroom, boiler, heating system, electrical wiring, doors, windows, roof and roofline. The information gathered allows the asset team to determine the remaining life (REM life) of each component and use this to inform the asset investment strategy and the investment delivery plan to provide data led investment in homes.

2.2 Across the housing sector and within the Council, previous stock data relied heavily upon archetypal and cloned surveys to inform the capital investment programme. Upon completion of all surveys for the full property portfolio, the Council will be able to provide an accurate data driven investment programme and a strategy aimed at improving our housing stock on a “worst first” basis, tackling our poor performing homes and working with tenants to overcome any barriers to access or having works undertaken.

2.3 We are now in the final year of this full stock survey programme and aim to have all properties surveyed by Q2 2026/27. All stock condition surveys are currently undertaken by our contractor ‘Pennington Choices’, and longer term, this programme will be run within the Asset team, with surveys being undertaken on all empty homes, properties receiving investment works with the remainder being undertaken by asset surveyors. This will give the Council greater control, will be more efficient and cause less disruption to our customers.

2.4 Current Position

Surveys	Complete	Outstanding
Number	5307	266
Percentage	95.2%	4.8%

2.5 Below shows the breakdown of stock condition survey by year and the % of repairs reported following the survey. All properties have received either a stock condition survey and/or a HHSRS survey in the last five years. Cat 1 and Cat 2 hazards were reported directly to repairs team following stock condition surveys. Data shows those jobs raised as a Priority 1 or Priority 2 following survey.

2.6 See Section 5 for further details of the Housing Health and Safety Rating System (HHSRS) surveys programme underway for all NSDC owned properties.

Year	Number Stock	Number Jobs raised	Jobs raised as percentage	Comments
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	Condition Surveys	following survey	of total properties	
2022-23	2068	121	5.85	
2023-24	131	7	5.34	Reduction in number of stock condition surveys due to changes in staff and new programme.
2024-25	715	51	7.13	
2025- Feb 26	1533	110	7.18	
March 26 - 20May26	860	178	12.5	
Outstanding	266	n/a	n/a	
Total	5573	467	8.37	
	Number standalone HHSRS Surveys completed	Number Cat1 Hazards Identified	% of properties with Cat 1 Hazards present	Comments
April 2026- on	1422	102	8.66	
Outstanding	4151	n/a	n/a	

3.0 Decent Homes

3.1 The Decent Homes Standard (DHS) is a set of minimum quality rules for UK social housing introduced in 2006. To be considered “decent,” a home must meet four simple criteria:

1. Statutory minimum standard – no serious hazards (e.g., structural risks, fire dangers)
2. Reasonable repair – key features (roof, windows, heating) are in good condition
3. Modern facilities and services – e.g., proper kitchen and bathroom
4. Thermal comfort – sufficient insulation and heating (linked to energy standards)

3.2.1 Current Position

Our data sets show that **91.4%** of our properties meet the Decent Homes Standard. A full review and cleanse of this data is underway as we have discovered several areas of decency which have not fed into the overall decency standard and early analysis shows the actual compliance against this standard is much higher.

3.2.2 The full data cleanse will be completed by the end of Q1 2026/27. Following this cleanse any properties which do not meet the decency standard will have works completed as part of the 2026/27 capital investment programme ensuring that 100% decency is achieved this financial year.

3.2.3 An updated version of the Decent Homes Standard will become effective from 2035 known as 'Decent Homes 2'. This new standard will build on the original Decent Homes Standard and include additional elements as below:

Criterion A

Free from Category 1 Hazards (HHSRS)

Criterion B

Homes will fail against this criterion if:

- one or more key building components is not in a reasonable state of repair, or
- two or more other building components are not in a reasonable state of repair

Criterion C

To meet this criterion, flats must provide at least 3 of the following facilities:

- a kitchen with adequate space and layout
- an appropriately located bathroom and WC
- adequate external noise insulation
- adequate size and layout of common entrance areas for blocks of flats

To meet this criterion, houses must provide at least 2 of the following facilities:

- a kitchen with adequate space and layout
- an appropriately located bathroom and WC
- adequate external noise insulation
- Homes must also be equipped with child-resistant window restrictors, which can be overridden by an adult, on all windows which present a fall risk for children

Criterion D

A home must provide thermal comfort.

- To meet this criterion, homes must provide a reasonable degree of thermal comfort. This includes ensuring homes meet Minimum Energy Efficiency Standards.

Criterion E

A home should be free of damp and mould.

- Homes will be non-decent if a landlord has not remedied damp and mould.

4.0 Energy Performance Certificate (EPC) Data

4.1 An EPC, or Energy Performance Certificate, is a legal document that rates a property's energy efficiency from A (most efficient) to G (least efficient) and provides recommendations to improve energy use. An EPC measures how energy-efficient a building is, considering factors like heating, insulation, lighting, and windows. It provides a rating from A to G, where A indicates very high efficiency and G indicates poor efficiency. The certificate also includes an Environmental Impact Rating (EIR), which reflects the property's carbon dioxide emissions, and a recommendations report suggesting improvements to reduce energy costs and environmental impact.

4.2 NSDC Current Position

Energy Rating	Properties
A	24
B	405

C	2053
D	1861
E	338
F	31
G	1
No Survey	860

Total 5573	85.10%
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- 4.2.1 The UK government has set ambitious energy efficiency targets, including an EPC rating of C for all privately rented homes by 2030. This requirement aims to improve the energy efficiency and quality of rental homes, aligning with the UK's decarbonisation targets. The government's plan includes funding and support for landlords to upgrade their properties to meet the new standards.

NSDC has successfully bid for match funding for the next two years as part of the governments Warmer Homes Social Housing Grant Fund which will mean the Council will be investing £5.5 million in its homes over the next two years as below:

WH:SHF (HRA)	2026/27	2027/28	Total
NSDC 50%	1,275,940	1,495,340	2,771,280
Grant funded (DESNZ)	1,275,940	1,495,340	2,771,280
Total budget available	2,551,880	2,990,680	5,542,560

- 4.2.2 The Council will be undertaking these works on a worst first basis by replacing all fossil fuelled appliances and undertaking further works to all properties with an F or G EPC rating in 2026/27. This will be followed by major works to raise all its other properties to an EPC C rating or better.

5.0 Housing Health & Safety Rating System (HHSRS)

- 5.1 HHSRS stands for Housing Health and Safety Rating System. It is a system used to assess housing conditions and identify hazards that may affect the health and safety of occupants in residential properties. Introduced under the Housing Act 2004, it applies to residential properties in England and Wales and evaluates 29 specific hazards to ensure homes meet health and safety standards.
- 5.2 Prior to 2026, NSDC identified any building safety hazards as part of its stock condition survey programme with any potential Category 1 or Category 2 hazards being flagged up during the survey visit and reported back for immediate rectification. Over 95% of all NSDC properties were surveyed in this way.

5.3 In order to provide a more robust approach to building safety hazards, the Council commenced a programme of full HHSRS surveys in line with the Housing Act 2004 to provide full assurance across NSDC’s property portfolio. To expediate this work, a contractor was procured who could complete all surveys within a six-month period at circa 200 surveys per week. Michael Dyson Associates were awarded the works which commenced in April 2026. The works programme and progress to date is as follows:

5.4 The number of hazards identified as part of these surveys are below, and these are triaged according to their severity:

Week Beginning	Predicted weekly surveys	Predictive cumulative surveys	Actual weekly completed	Actual Cumulative completed	Variance	Cat 1 /2 Hazards	Percent of Hazards
06/04/2026	100	100	220	220	120	29	13.18
13/04/2026	200	300	152	372	72	26	6.99
20/04/2026	240	540	227	599	49	8	1.34
27/04/2026	240	780	308	907	127	11	1.21
04/05/2026	200	980	271	1178	198	20	7.38
11/05/2026	240	1220	202	1422	198	18	8.91
Programme continues at rate of 240 properties per week							
14/09/2026	231	5573					

Total to Complete
5573

Percent Complete
25.51%

5.5 The following hazards have been found and rectified as part of the HHSRS programme to date with a large majority of hazards being discovered on those properties that had previously not been surveyed. **All** properties have now had either a stock condition survey or a HHSRS survey completed, with 20.74% of homes having both surveys, upon completion of both programmes, the Council will have 100% stand-alone stock condition and HHSRS information across all homes.

Damp & Mould	Entry by Intruders	Domestic Hygiene	Falls on level surfaces	Falls on stairs or steps	Falls between levels	Electrical Hazards	Flames & Hot Surfaces	Collision and entrapment	Structural collapse and falling elements
8	2	1	1	9	47	3	3	3	2

Next steps

6.0 The comprehensive data set will be used to inform the Asset Management Strategy which is currently being reviewed as it expires in 2027. This will be a bridging strategy to take the Council into the new unitary authority arrangements. A data informed and 5-year investment plan is also being produced to set out investment for the next five years, the first year will also include any investment required to bring homes to the Decent Homes standard that currently non-decent.

7.0 Implications

In writing this position statement, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	Yes	Equality & Diversity	Yes
Human Resources	NA	Human Rights	NA
Legal	NA	Data Protection	NA
Digital & Cyber Security	NA	Safeguarding	NA
Sustainability	NA	Crime & Disorder	NA
LGR	Yes	Tenant Consultation	Yes

7.1 Financial Implications (FIN26-27/6505)

There are no direct financial implications arising from this report. Provision has been made within the Medium-Term Financial Plan to enable continued investment in Housing Stock, helping to maintain the condition at a decent standard.

7.2 Equality & Diversity Implications

There are no direct equalities implications arising from this report though as part of how we manage these services, we consider the tenants individual circumstances and work with them through our housing services team to achieve compliance and overcome barriers to access.

7.3 Tenant Consultation

This report was presented to the Tenant Influence and Assurance Board on 21 May 2026. The Board were pleased with the progress around decency of homes and the plans to refresh the Asset Investment Strategy and 5-year delivery plan to include any works required for properties identified as ‘non-decent’. They also noted that full information would be available on all homes by September 2026.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None