

# Monthly Housing Insight

## A Message from our Managing Director...


-  Last month we focused on the Regulator of Social Housing's Consumer Standards, providing a reminder of the core standards currently in force and outlining proposed regulatory updates under consultation. These proposals form part of wider reforms aimed at strengthening safety, transparency and accountability across the social housing sector.
-  In this edition, we focus on the **Decent Homes Standard**, a long-standing benchmark that is once again firmly in the spotlight. With government commitment to reforming the standard to reflect modern expectations around housing quality, safety and resident wellbeing, social landlords are facing increased scrutiny alongside new opportunities to drive meaningful improvement.
-  We also share insight into how integrating Decent Homes compliance into voids works, can help landlords improve quality, manage risk and deliver better outcomes for residents.

**James Manifold, Managing Director**



# Industry Update:

## Decent Homes Standard – Update and Future Direction

 The **Decent Homes Standard (DHS)** remains a central benchmark for housing quality and a key indicator of how effectively landlords are meeting their obligations to residents. Following consultation and policy updates, the UK Government has confirmed the standard is undergoing its most significant reform in over 20 years.

### What Changed in January 2026

From January 2026, government policy confirmed a key structural shift: **the Decent Homes Standard will apply to the private rented sector for the first time**, alongside social housing. While this does not change the immediate requirements for social landlords, it represents a significant broadening of the standard and reinforces its role as a national baseline for housing quality.

### Key Points from Government Guidance

**The core principles of the standard remain in place, but with greater clarity and emphasis around:**

- Homes being free from serious health and safety hazards, including damp, mould, excess cold and fire risk.
- Properties being kept in a reasonable state of repair, supported by planned maintenance rather than reactive response.
- Provision of modern facilities and services that meet current expectations
- Delivery of reasonable thermal comfort, aligned to wider energy efficiency ambitions.

### What Happens Next

Further detail on the reformed standard will be developed through secondary legislation and guidance during 2026 and beyond. During this period, landlords can expect increasing regulatory scrutiny around:

- **Stock condition data quality and assurance**
- **Repairs and maintenance performance**
- **Evidence of proactive risk management**
- **How resident feedback influences investment and service delivery**

[View the Government's Decent Homes Standard policy statement](#)

# Impart links Maintain

## Using Voids Works to Strengthen Decent Homes Compliance

**Challenge:** A large social housing provider wanted to ensure that properties were fully compliant with the Decent Homes Standard at re-let, while also reducing repeat repairs and managing void turnaround times.



**The Approach:** A Decent Homes compliance checklist was embedded into the voids process, ensuring each property was assessed against core standards before re-let. During void periods, targeted works were completed, including kitchen and bathroom upgrades, heating and ventilation improvements, and fabric repairs to address potential damp and mould risks.

Clear quality assurance checks were introduced, alongside improved coordination between asset management and repairs teams, allowing investment decisions to be made at the most cost-effective point.

**Outcome:**

- Homes bought up to Decent Homes Standard at first let
- Reduced responsive repairs
- Improved consistency and quality across voids works
- Faster re-let times without compromising standards
- Increased confidence in readiness for Decent Homes reform

### How we Help

We support social housing providers to achieve **Decent Homes** compliance through high-quality repairs, maintenance and voids delivery. By using voids periods to address condition, safety and future risk, we help reduce repeat repairs, improve re-let quality and prepare homes for ongoing Decent Homes reform.



## Meet the Team

This month we shine a spotlight on Neil Bennett, one of our Project Managers. Neil has over 17 years experience in the construction industry, having progressed from site labouring roles to developing a broad range of trade skills.

He later worked as a self-employed builder, gaining extensive experience across multiple aspects of construction and specialising in residential extensions.

Neil now works with Impart links as a Project Manager, overseeing a range of projects and bringing strong technical knowledge and practical expertise to every scheme.

### Frameworks

**Impart links Maintain** is an approved supplier on national and regional frameworks, ensuring compliance, quality, and ease of procurement for our clients.

**EEM0056** - Property Improvements, Kitchen & Bathrooms

**EEM0009** - Property Improvements

**Procurement Hub** – Whole House Works

**Procure** - 4b Windows & Doors, 10b Externals, 16b Electrical Assistance & Associated Works, 17b Electrical Installations, 21b Fire Compartmentalisation, 22b Fire Door Install & Maintain, 23b Fire Alarms Install, 25b Damp Remediation, 28b Loft & Cavity Wall Insulation

### How we can help?

#### Need help with compliance, repairs or planned maintenance?

At Impart links we combine consultancy expertise with maintenance delivery to give housing providers complete support. Whether it is meeting new compliance standards, improving asset data, or delivering urgent repairs, we help you stay one step ahead.

**Contact us at:** [admin@impartlinks.com](mailto:admin@impartlinks.com)

**Visit:** [www.impartlinks.com](http://www.impartlinks.com)

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