

Stock Condition

Every year, the Regulator of Social Housing collects data from registered providers of social housing, through a 'Statistical Data Return', to inform its operational approach to regulating its standards. A lot of this information is then published on the following website:

<https://www.gov.uk/government/organisations/regulator-of-social-housing/about/statistics>

Since there is a lot of information to navigate on this website, we have extracted the content that we think will be most interesting to our tenants and have included it in our STAIRs Publication Scheme.

2026

Q6 Please give the total number of units you own to which the Decent Homes Standard applies

12190

Q7 Please provide a breakdown of units failing the Decent Homes Standard by reason for failure

	Criterion A - It meets the current statutory minimum standard for housing	Criterion B - It is in a reasonable state of repair	Criterion C - It has reasonably modern facilities and services	Criterion D - It provides a reasonable degree of thermal comfort	Total units failing one or more criteria
Total number of units failing each criterion	20	19	0	49	88

Q8 Please provide the total number of units which are excluded from the totals reported in Question 7 as not having met the Decent Homes Standard and which have not been brought up to the Decent Homes Standard due to:

Reason for exclusion from Question 7

- a) where an individual tenant does not want work carried out on their home (tenant refusal)
- b) it being impossible to make the required improvements to components for physical or planning reasons*
- c) practical steps to remediate category 1 hazards cannot be taken without disproportionate expense or disruption
- d) the unit(s) are scheduled for demolition
- e) the unit(s) being excluded from Q7 for any other reason set out in the DHS guidance**

Total units failing one or more criteria
127

*Note this applies only to Criterion C.

**Note that supporting documentation will be required to provide information about the units excluded for other reasons as reported in Question 8 - e).

2025

Q6 Please give the total number of units you own to which the Decent Homes Standard applies 12158

Q7 Please provide a breakdown of units failing the Decent Homes Standard by reason for failure

	Criterion A - It meets the current statutory minimum standard for housing	Criterion B - It is in a reasonable state of repair	Criterion C - It has reasonably modern facilities and services	Criterion D - It provides a reasonable degree of thermal comfort	Total units failing one or more criteria
Total number of units failing each criterion	110	23	0	65	196

Q8 Please provide the total number of units which are excluded from the totals reported in Question 7 as not having met the Decent

Reason for exclusion from Question 7

- a) where an individual tenant does not want work carried out on their home (tenant refusal)
- b) it being impossible to make the required improvements to components for physical or planning reasons*
- c) practical steps to remediate category 1 hazards cannot be taken without disproportionate expense or disruption
- d) the unit(s) are scheduled for demolition
- e) the unit(s) being excluded from Q7 for any other reason set out in the DHS guidance**

Total units failing one or more criteria
125
0
0
0
0

*Note this applies only to Criterion C

**Note that supporting documentation will be required to provide information about the units excluded for other

