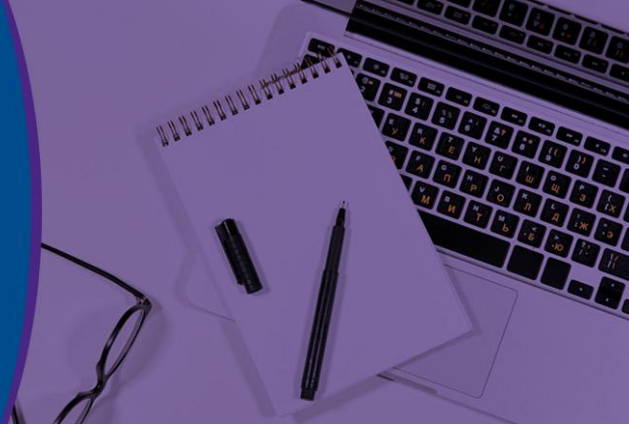
Residents' Network

Blog



2 September 2025

The Decent Homes Standard consultation: A guide for residents

What is the Decent Homes Standard?

The Decent Homes Standard (DHS) sets the minimum housing standards that tenants can expect from their landlords. The current DHS only applies to social housing in England.

To be considered 'decent' under the current DHS, a home must:

- Be free from serious health and safety hazards (those considered 'category one' under the Housing Health and Safety Rating System)
- Be in a 'reasonable state of repair'
- Have 'reasonably modern' facilities and services
- Provide a 'reasonable degree of thermal comfort'.

Why is there a consultation?

The current DHS was last modified in 2006 and the government has acknowledged that this needs to be updated for our modern housing needs. This is even more important as the DHS will soon be extended to cover the private rental sector as well. The consultation allows the government to gather opinions from the people who will be most affected by these changes: landlords and tenants.

What are the proposed changes in the consultation?

- Updating the way disrepair is measured by removing requirements around property age, which specific components of the building it applies to and what constitutes 'reasonable repair'
- Removing the maximum age requirement for kitchens and bathrooms for them to be considered 'reasonably modern', focusing instead on what core facilities need to be provided
- Adding a new requirement for window restrictors to be installed to reduce the risk of falls

- Extending heating requirements to cover the whole home and linking this to overall energy efficiency requirements
- Adding a new requirement for landlords to ensure their properties are free from damp and mould.

What else is the consultation asking about?

Alongside the proposed changes, the consultation is also asking for opinions on:

- If there should be a new requirement that suitable floor coverings are provided in all rooms at the start of a tenancy
- If there should be a new requirement that new doors and windows must meet security standards when they are replaced
- If and how the DHS should apply to temporary accommodation
- Potential challenges applying the DHS to supported accommodation
- How the DHS could be applied and enforced for leasehold and commonhold properties
- Which areas should be included in additional best practice guidance for landlords
- Timescales for implementing the new DHS
- Flexibility for landlords when it comes to meeting the DHS.

Why should I respond to the consultation?

Responding to the consultation helps to ensure residents' thoughts are heard and taken into consideration before the new DHS is implemented. It is an opportunity to contribute to a policy which will affect you directly, as it will set the minimum standards for your home.

Do I have to answer every question?

No, you can skip questions or select 'don't know'.

Is there a deadline for responses?

The consultation closes at 11:45PM on 10 September 2025.

How do I respond to the consultation?

You can respond to the consultation online by clicking here.