

As of May 2025, LRHA reported a 100% compliance rate with the Decent Homes Standard across our properties.

As of 2026 LRHA is preparing for the new, stricter Decent Homes Standard which will take full effect by 2035, prioritising, for example, the removal of dangerous hazards.

LRHA is also aligning with upcoming national changes, including stricter criteria for damp, mould, and energy efficiency.

LRHA aims to provide warm, safe, and decent homes by adhering to government standards, focusing on repairs, energy efficiency, and addressing damp and mould. We are investing in updating homes to ensure that they meet the **Decent Homes Standard**, which requires properties to be in a reasonable state of repair, have modern facilities, and offer thermal comfort.

Key aspects of LRHA's approach to the standard include:

- **Safety Compliance:** Ensuring homes are free of Category 1 hazards, complying with the Fire Safety Act 2021 and Building Safety Act 2022.
- **Repairs and Maintenance:** Providing effective, efficient, and timely repairs.
- **Modernisation:** Replacing old components, such as kitchens (20-year life) and bathrooms (30-year life).
- **Energy Efficiency:** Enhancing our existing housing stock so that all homes achieve EPC 'C' by 2030, while working towards the longer-term ambition of net zero where practically possible. We recognise this is a significant challenge and are actively exploring cross-subsidy funding and government support to accelerate progress.
- **Damp/Mould Focus:** Prioritising the identification and remediation of damp and mould issues, in line with Awaab's Law requirements.
- **Resident Rights:** Residents have the right to a home that is safe, healthy, and fit for human habitation, as enforced by The Homes Act (Fitness for Human Habitation) 2018.

If you are currently experiencing issues with your accommodation, it would be helpful to know:

- **What specific problems** are you facing (e.g., damp, heating, repairs)?
- **Have you reported these** to LRHA already?