



**CIH HOUSING  
BRIGHTON  
PEOPLE & PLACE**

# What does the Decent Homes Standard mean in Practice?

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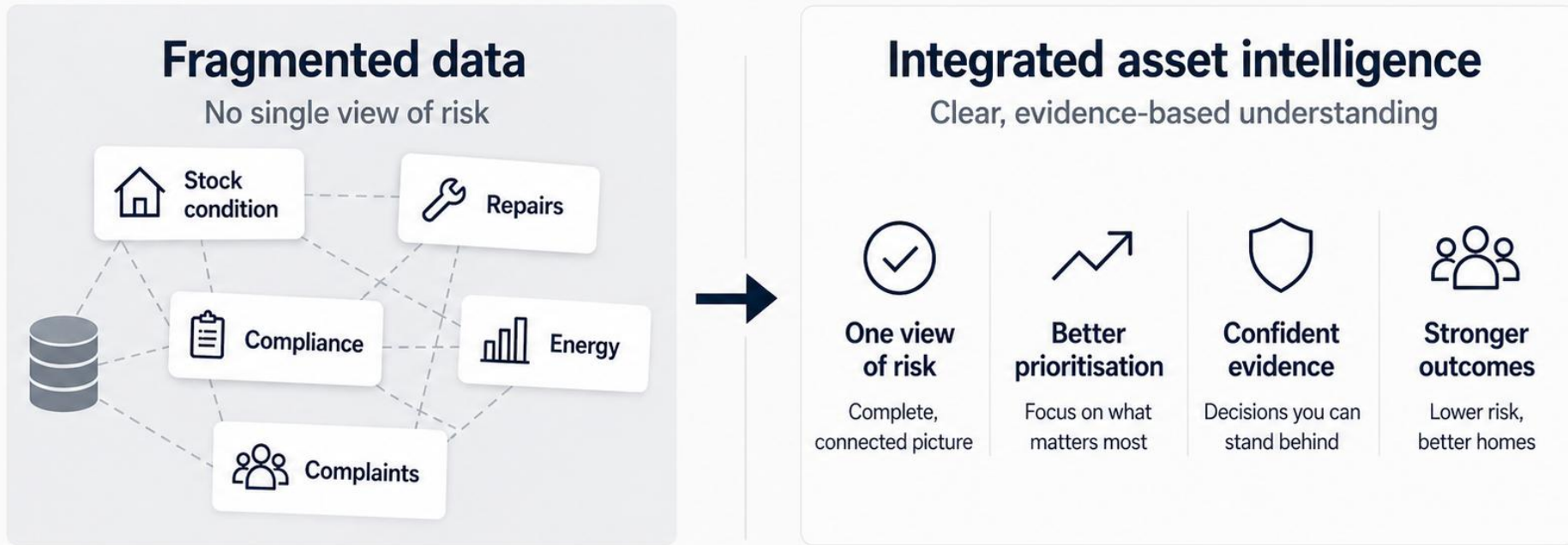


# The risk isn't 2035 — it's what happens before it



 **2035 doesn't protect you from risk before then**

# Visibility drives better decisions



Fragmented data → Blind spots → False confidence → Indefensible decisions

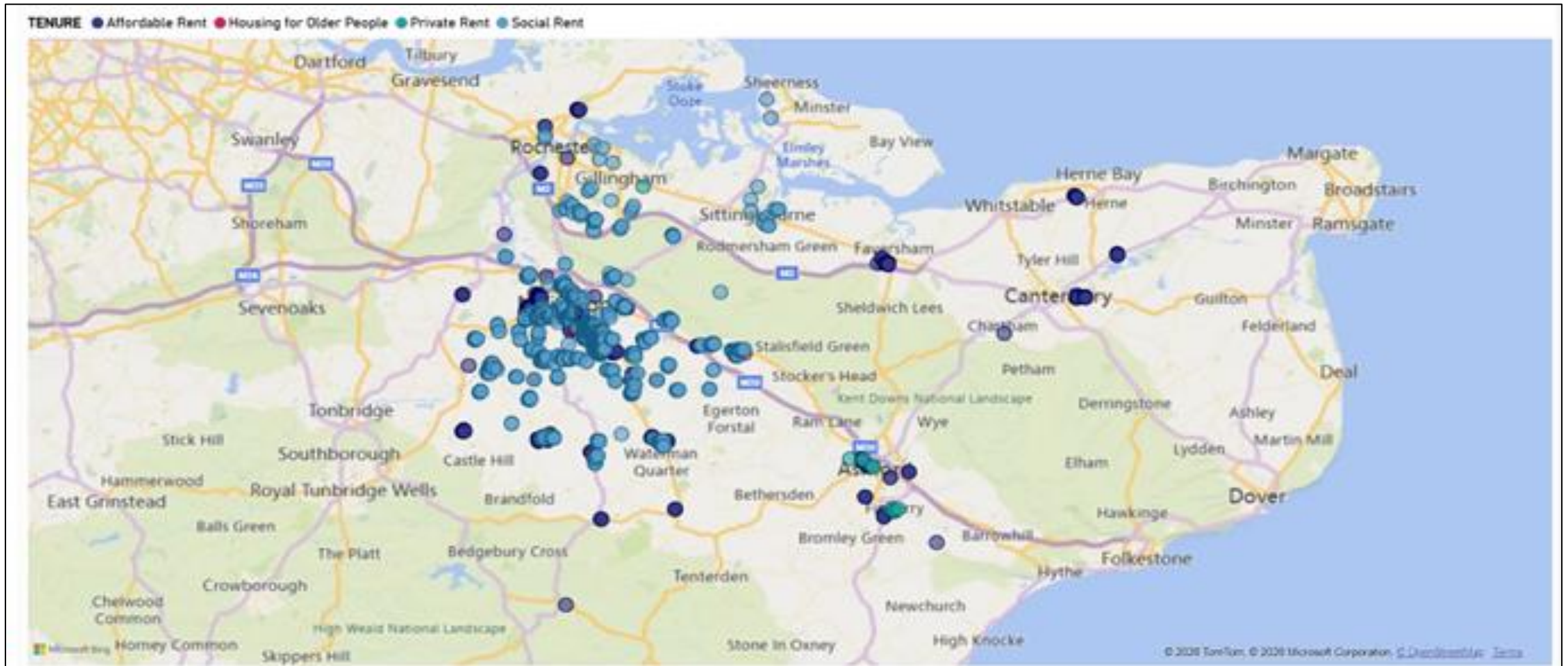
The standard now tests what you can **evidence** – not what you assume

# Golding Homes

## The Decent Homes Standard in Practice

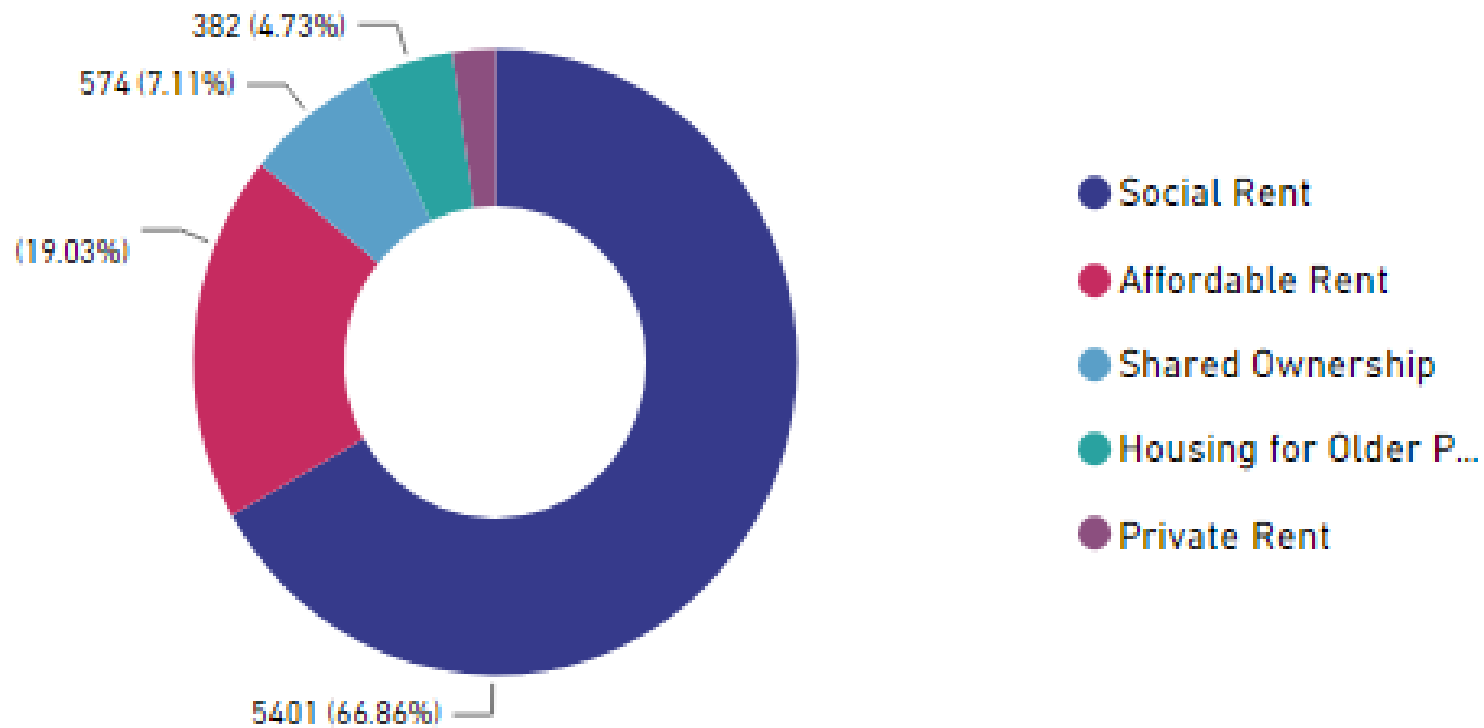


# Introduction to Golding Homes



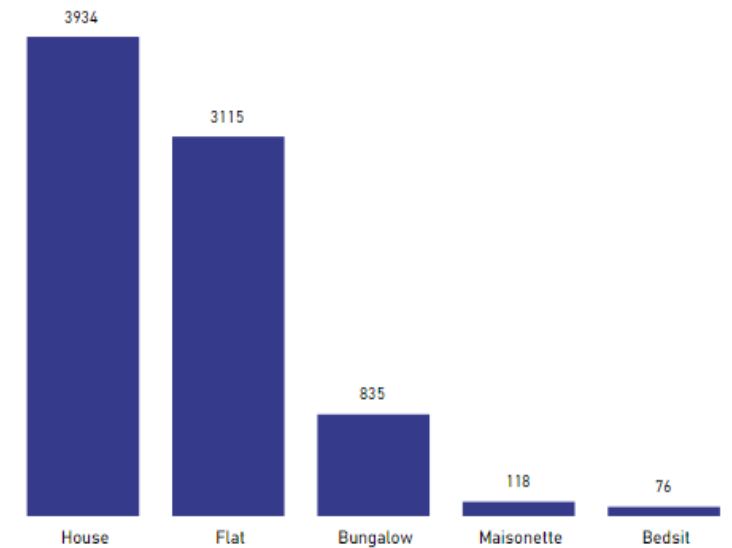
# Introduction to Golding Homes

## PROPERTY TENURE

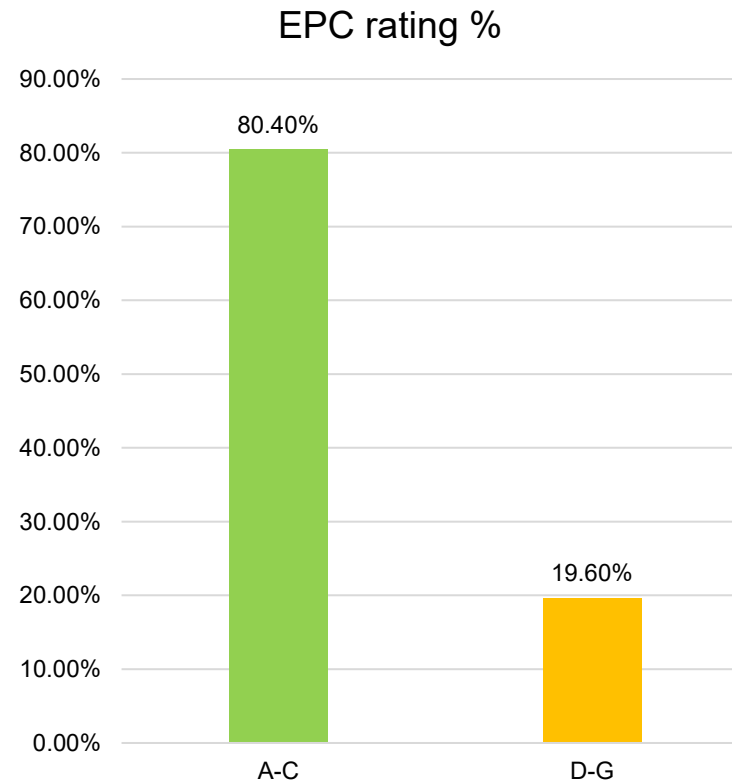
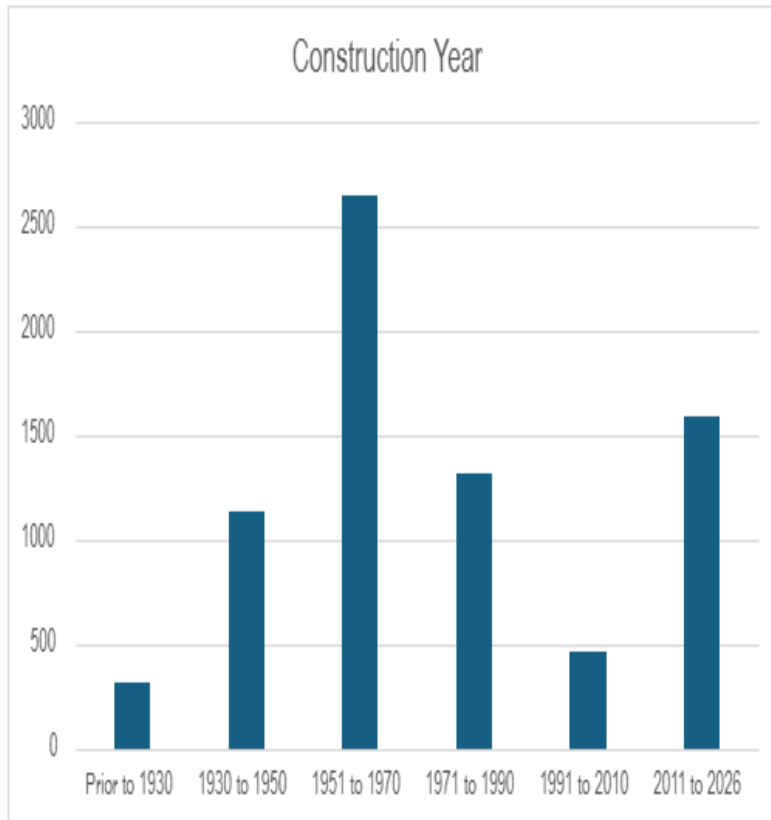


## PROPERTIES BY TYPE

- Social Rent
- Affordable Rent
- Shared Ownership
- Housing for Older P...
- Private Rent



# Introduction to Golding Homes



## Regulatory journey:

- G2 to G1 - 2022
- C1 – March 2026



# DHS in practice

- Quality Stock Data
- Component replacement dates
- Housing Health and Safety Rating System
- Energy Data
- Governance



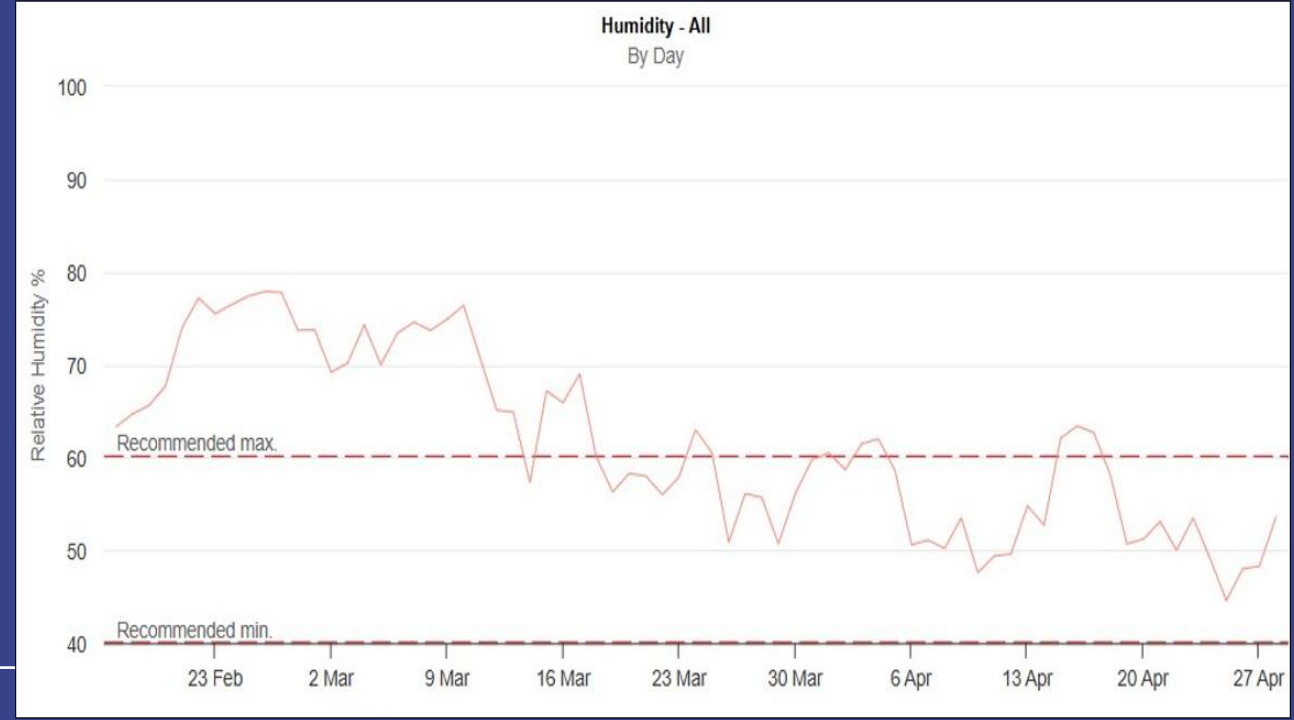
## DHS in practice - Challenges

- Drawing it all together!
- Awaab's Law integration
- Gas capped
- R&M referral system
- Customer refusals



# Next steps

- Energy advice
- Sensor use
- EPC C
- Awaab's Law Ph2
- DHS2
- Thank you!





# CIH HOUSING BRIGHTON PEOPLE & PLACE

# Tackling stigma in social housing: what needs to change

**Michael Verrier**, vice chair, G15 Residents Group

**Sally Trueman**, group member, G15 Residents Group

**Mel Garnett**, group Member, G15 Residents Group

**Mary Burke MBE**, group member, G15 Group





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# How will Devolution Impact Housing Supply

**Joe Powell**, head of housing and strategic assets, Rother District Council

**Matthew Turpin**, public affairs lead, Vivid

**Tom Arnold**, policy manager - regional engagement and devolution,  
Chartered Institute of Housing

**Versha Koria**, head of affordable homes growth, Homes England



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