



Report To:	Cabinet
Date:	Tuesday, 28 th April 2026
Subject:	Housing Stock Condition Survey
Purpose:	To present the findings from the HRA stock condition surveys
Key Decision:	No
Portfolio Holder:	Councillor Tracey Carter, Portfolio Holder for Strategic and Operational Housing
Report Of:	Vikki Cherry, Assistant Director - Housing
Report Author:	Caroline Hannon, Head of Housing Investment & Development
Ward(s) Affected:	All Wards
Exempt Report:	No

Summary

An assessment of the HRA stock has been compiled based on stock condition surveys undertaken between October 2024 and January 2026. This report updates the initial findings provided to Cabinet in February and November 2025, and provides an overview of the findings.

This report summarises how the data has been used to inform the HRA Business Plan and future investment programmes and sets out a strategy for ensuring the Council maintains robust data on the condition of homes in the HRA and which includes a continuous programme of property assessment surveys.

Recommendations

To note the findings from the stock condition surveys and the strategy for using and maintaining data.

Reasons for Recommendations

To ensure the Council is informed about the condition of its housing stock; the data is used to inform investment strategies; and there is a plan in place for ensuring robust up to date data is maintained.

Other Options Considered

Do nothing. In this event, PMP and Cabinet would not consider information regarding stock condition. This option is not preferred because the safety and quality standard set by the Regulator of Social Housing requires landlords to have an accurate, up to date and evidenced understanding of the condition of their homes.

1. Background

- 1.1 The Regulator of Social Housing (RSH) mandated through the Consumer Standards that Registered Providers must have an accurate, up to date and evidenced understanding of the condition of their homes. The data must be used to ensure the provision of good quality, well maintained and safe homes for tenants
- 1.2 An external survey specialist firm was procured to undertake the surveys and 90.33% of stock has been surveyed to date between October 2024 and January 2026. Whilst the target is still to survey 100% of stock, this level of data is considered appropriate to make assumptions about how the stock is performing.
- 1.3 These surveys have provided a vast amount of primary data which has been interrogated and analysed and has already been used to inform future strategies and planned investment programmes.
- 1.4 A continuous programme of property surveys will be in place to ensure data remains up to date and to seek to achieve the target to survey all properties. Properties which have not been surveyed already will continue to be targeted with an aim to access the homes as quickly as possible to undertake a survey.

2. Report

- 2.1 At the point of writing this report, 3,467 homes have had a full survey (90.33% of all stock). Attempts have been made to survey 100% of stock and tenants who have failed to provide access have been contracted at least three times. A number of measures were introduced to achieve this target including enhanced communication, offering date and timed targeted appointments, text message confirmations, evening and weekend appointments and translation and large print communications. Additionally, internal policies and processes relating to no-access were reviewed and improved, and officers worked with vulnerable tenants to overcome perceived barriers.
- 2.2 The surveys included a full condition survey, Decent Homes assessment, Housing Health and Safety Rating System survey (HHSRS). Where necessary, an energy assessment and EPC certificate for the property, was also undertaken.

3. Property Condition

- 3.1 The following table provide details of survey representation by location and demonstrates broad coverage across the district.

SURVEY REPRESENTATION BY LOCATION (AS AT 31/1/26)

Area	No. properties surveyed	No. properties in area	Percentage surveyed
Cowbit	28	37	75.68%
Crowland	160	182	87.91%
Deeping St Nicholas	79	84	94.05%
Donington	148	164	90.24%
Fleet	45	47	95.74%
Gedney	54	61	88.52%
Gedney Drove End	23	27	85.19%
Gedney Dyke	21	22	95.45%
Gedney Hill	38	44	86.36%
Gedney Marsh	2	2	100.00%
Gosberton	71	80	88.75%
Gosberton Clough	5	6	83.33%
Gosberton Risegate	14	16	87.50%
Gosberton Westhorpe	2	2	100.00%
Holbeach	347	405	85.68%
Holbeach Bank	15	17	88.24%
Holbeach Drove	11	11	100.00%
Holbeach Fen	2	2	100.00%
Holbeach Hurn	13	14	92.86%
Holbeach St Johns	8	11	72.73%
Holbeach St Marks	11	14	78.57%
Little Sutton	3	3	100.00%
Long Sutton	217	231	93.94%
Lutton	15	19	78.95%
Moulton	70	71	98.59%
Moulton Chapel	40	42	95.24%
Moulton Seas End	13	14	92.86%
Pinchbeck	148	152	97.37%
Pode Hole	3	3	100.00%
Quadring	44	47	93.62%
Saracens Head	3	3	100.00%
Spalding	1135	1254	90.51%
Surfleet	58	66	87.88%
Sutton Bridge	216	238	90.76%
Sutton St Edmund	11	11	100.00%
Sutton St James	38	43	88.37%
Throckenholt	6	6	100.00%
Tongue End	18	20	90.00%
Tydd Gote	24	30	80.00%
Tydd St Mary	20	23	86.96%
West Pinchbeck	64	67	95.52%
Weston	97	108	89.81%
Weston Hills	29	30	96.67%
Whaplode	49	58	84.48%
Whaplode Drove	24	25	96.00%
Whaplode St Catherine	25	26	96.15%
Total	3467	3838	90.33%

3.2 The following table provides details of survey representation by archetype.

SURVEY REPRESENTATION BY ARCHETYPE (AS AT 31/8/25)			
Archetype	No. of properties surveyed	Total number of archetypes in Stock	Percentage surveyed
One Bed Bungalow	637	675	94.37%
Two Bed Bungalow	995	1016	97.93%
One Bed Flat	102	118	86.44%
Two Bed Flat	131	158	82.91%
One Bed House	18	28	64.29%
Two Bed House	318	374	85.03%
Three Bed House	1244	1428	87.11%
Four Bed House	12	17	70.59%
Five Bed	0	1	0.00%
Six Bed	0	1	0.00%
Rough Sleeper Accommodation	9	9	100.00%
Guest Room	1	13	7.69%
Total:	3467	3838	-

3.3 These tables demonstrate that a cross section of all stock has been assessed across the 90.33% of stock surveyed.

3.4 Detailed analysis of the survey findings is provided at Appendix 1. It indicates that most components (55%) are achieving their expected lifespan with only 1.1% requiring replacement earlier. 44% of components are expected to surpass their expected lifespan. The results also indicate that property type and location do not affect component wear, or life expectancy.

4. Decent Homes

4.1 The Decent Homes standard (DHS) applies to all social housing and is incorporated into the regulatory standards used by the RSH. It requires properties to be free from Category One health and safety hazards; be in a reasonable state of repair; have reasonably modern facilities and services; and provide a reasonable degree of thermal comfort. Non-decency is calculated by assessing various factors including the condition of building components, their age and the estimated year of replacement. A revised DHS, Decent Homes 2, is being introduced and from 2035 will place future requirements on landlords to maintain and improve homes to a revised standard. Compliance with this standard will be determined by the Regulator of Social Housing.

4.2 Prior to the commencement of stock condition surveys, SHDC had already identified 23 properties not meeting the current DHS. The Council and RSH were already aware of these properties. The reasons for non-decency include: 10 properties which have not been surveyed but are believed to have poor performing components; 3 properties which have been surveyed but the tenant has refused access for upgrades; and 10 properties which have kitchens which are non-compliant. (The layout and structural constraints mean the kitchens cannot be enlarged or

reconfigured to meet the required minimum standards without disproportionate or unfeasible structural alteration).

- 4.3 The stock condition surveys did identify some additional properties which were non-compliant on the day of survey due to an identified hazard which hadn't previously been reported to us. However, these were remedied immediately.

5. Hazards and repairs

- 5.1 The HHSRS is a risk-based assessment to identify and protect against potential risks and hazards to health and safety, from any deficiencies identified in the dwelling. Category One risks are the most significant hazard and require immediate action. Whilst the authority encourages tenants to report repairs as soon as possible, the surveys identified 13 hazards. Hazards and repairs are remedied in accordance with the HRA repairing standards (6 hours for emergency repairs and 28 days for routine repairs). Accordingly, at the point of writing this report all Category One hazards have been remedied. The 13 Category One hazards identified were categorised into the following themes:

- 6 Damp and mould
- 2 Water leaks
- 2 Roof leaks
- 2 Unsecure properties
- 1 Heating system
- 0 Electrical safety

All category one hazards have been addressed.

6. Energy assessments

- 6.1 By 1st April 2030, social housing providers will be required to ensure all homes reach a Minimum Energy Efficiency Standard (MEES). All homes will be expected to achieve EPC C as a minimum. MEES will be clearly linked to the Decent Homes standard through the requirement for homes to provide thermal comfort.
- 6.2 Collecting data on energy performance provides a clearer understanding of progress towards meeting MEES and can inform future investment strategies. EPC certificates are valid for 10 years. In January 2026, 94% of stock has a valid EPC certificate. Some properties have not required EPC due to there not being any tenancy changes or heating upgrades.
- 6.3 1627 properties have a valid EPC certificate and a rating of C or better. A number of properties received energy improvement measures as part of the Warm Homes Wave 2 programmes. These properties have had a post-install assessment providing an overview of the homes energy performance calculated using a Standard Assessment Procedure (SAP). This assessment indicates that the measures installed will have brought the property to EPC C standard, but a further EPC certificate is still required in addition to this. This report proposes that properties which have had improvements through the warm homes programme, and those without a valid EPC certificate, are prioritised for future property surveys to ensure an accurate position of the energy performance of the stock is known.

- 6.4 615 additional properties are included within the Warm Homes Wave 3 programme which commenced recently. The properties are currently EPC D or below. There is a planned programme in place to bring them to an EPC C rating by September 2028.
- 6.5 It is proposed that all homes will have an updated EPC certificate issued by 2030 to ensure a full understanding of compliance with the new MEES. Properties will be surveyed on a rolling programme basis each year over the next five years until ultimately all have been surveyed by 2030.

7. HRA Business Plan and Asset Management Strategy

- 7.1 The HRA Business Plan and Asset Management Strategy were approved by Council in January 2026. They were modelled on the stock condition data and other significant changes in the social housing landscape including rising inflation, increased investment needs, and higher borrowing costs, while maintaining long-term financial sustainability. The plan determined that the Housing Revenue Account is sustainable over the 30-year period based on the assumptions regarding future costs.
- 7.2 Following consultation with tenants and members on the draft business plan, it was agreed that the business plan should incorporate an extension to the lifecycles of key elements such as kitchens and bathrooms, by 5 years, whilst reducing those that are beyond the national standard (i.e. roofs) and maintaining the principle that elements will be replaced when they are in a poor state of repair. The business plan models this approach being established by 2030 factoring in existing contracts and suppliers in place fully procured for the programme. This is unlikely to have an impact in the Medium Term Financial Strategy (MTFS) period because elements due to be replaced in the next five years will be beyond economic repair as determined by the stock condition survey findings. Components due for replacement from 2030 onwards will have had another property condition survey beforehand to further determine the appropriate replacement date and planned programmes will be prepared accordingly.
- 7.3 The overall stock investment profile as financed within the business plan equates to an average of £62,100 investment per property (at today's prices), which is in line with benchmarks for authorities of a similar size to South Holland. It demonstrates how this proposed spend will help to keep homes safe, compliant and decent. This investment is necessary to meet government expectations regarding energy efficiency standards and ongoing investment required in HRA sewage treatment works.
- 7.4 The 2026/27 property specific planned improvements programme has been developed using the latest stock condition data to ensure investment is targeted appropriately.
- 7.5 The HRA Business Plan and Asset Management Strategy will be updated on an annual basis, to ensure they reflect the latest stock condition data, operating costs and capital programme costs. The annual update will be based on consistently applied methodology and assumptions.

8. Strategy to keep data up to date

- 8.1 RSH requires social landlords to have accurate, up to date and evidenced understanding of the condition of their homes that reliably informs their provision of good quality, well maintained and safe homes for tenants. Accordingly, consideration has been given to how to maintain the data.
- 8.2 The RSH Code of Practice advises that for some registered providers a five-year rolling programme of stock condition surveys across all homes might be appropriate. However, for some registered providers or for some homes, more frequent assessments might be needed, for example where there are high levels of responsive repair requests or recurring problems which might be indicative of wider issues.
- 8.3 It is proposed that each SHDC property will be surveyed at least every 5 years. The surveys will include condition data and a HHSRS assessment, necessary to ensure the stock is compliant with Decent Homes 2.
- 8.4 The contract with the current external property surveyor will expire during 2026. It is proposed to enter a new contract with a supplier(s) during 2026 to ensure a continuous programme of property surveys. To comply with the RSH's Consumer Standards about tenants' views being taken into account in decision-making, SHDC has commenced consulting with tenants around the appointment of a new supplier to undertake condition surveys. This feedback will inform the broad parameters for how the contract should be procured. Feedback from tenants is they would prefer a supplier who is able to undertake all surveys (DH, HHSRS, EPC, condition) during one visit.
- 8.5 SHDC surveyors will receive further training where necessary to ensure they can undertake surveys on an ad hoc basis, where access has previously been an issue, to ensure the target for 100% of stock to be surveyed, is achieved.
- 8.6 Certain properties will be surveyed more frequently as informed by trend data. Trend data may determine that further surveys will be undertaken on properties with certain construction types/elements, vulnerable tenants or higher prevalence of DCM or other hazards.
- 8.7 Whilst analysis of the current stock condition data (Appendix A) did not identify any particular trends around location or property types, analysis will be continuously undertaken.
- 8.8 EPC certificates will continue to be updated as they expire or sooner if property enhancements which may affect the grading have taken place. An EPC assessment might not be undertaken during every condition survey due to the EPC certificate lasting 10 years. However, where the condition of the property has changed or the EPC certificate is due to expire, the EPC will be undertaken alongside the DH/HHSRS/condition survey.

9. Conclusion

- 9.1. 90.33% of HRA stock has been surveyed. The authority has a clear understanding of the majority of its stock. Further survey work is needed and the target to survey 100% of stock remains. Property surveys will continue to inform Business Plan updates and planned investment programmes.

9.2. Data will be routinely analysed to identify trends and ensure there is a detailed understanding of stock to satisfy the requirements of RSH.

Implications

South and East Lincolnshire Councils Partnership

None

Corporate Priorities

This report supports the following South & East Lincolnshire Councils Partnership Sub-Regional Strategy priorities:

- Healthy Lives – Safe housing stock will lead to the better health of our tenants and everyone that stays or visits the properties.
- Safe and Resilient – Providing community confidence that our homes are well maintained.

Staffing

None

Workforce Capacity Implications

None

Constitutional and Legal Implications

None

Data Protection

None

Financial

The introduction of Decent Homes 2 is likely to bring cost pressures, as is the requirement for stock to reach MEES. The approved Business Plan is sustainable over a 30-year period and includes the delivery of phase one of MEES by 2030. It does not take account of the cost of meeting phase 2 of MEES by 2039 (as the requirement of this was not set by Government at the point the Plan was adopted). The Plan will be updated as part of its annual refresh to reflect this new requirement.

Government has recently announced further funding available to bring stock to necessary energy efficiency standards. Property condition surveys will continue to inform future Business Plans and investment strategies.

Risk Management

None

Stakeholder / Consultation / Timescales

Consultation has taken place with tenants and Members around the objectives and priorities of the Business Plan (and capital investment). Tenants have also been consulted on their expectations in respect of the process of surveying stock.

Performance Monitoring Panel (PMP) reviewed the findings on 10th March 2026. They sought clarification around whether future survey work would be undertaken in-house or by a third-party and were informed that future survey work would predominantly be

undertaken by a third-party specialist. They queried whether sufficient resources are available, and were assured that resources will be prioritised for this work, given the clear guidance from the RSH around the importance of collecting data and using it to inform programmes and investment.

PMP sought assurance on what additional steps could be taken to gain access to homes where surveys had not yet been completed. Members were advised that tenancy agreements require tenants to provide the Council with reasonable access to inspect the condition of their homes. While enforcement action can be taken where access is refused, this would require an application to the courts for an injunction and is generally considered appropriate only where access is being denied for essential safety checks.

Although stock condition surveys have not yet been completed for 100% of homes, the vast majority of these properties have been accessed for other purposes. PMP was advised that access has been successfully obtained to 99.2% of properties for heating servicing within the last 12 months. In addition, housing tenancy audits are currently underway, involving unannounced visits by Housing Officers to carry out property inspections and discuss tenancy issues along with wider wellbeing concerns. Properties with an outstanding stock condition survey are being prioritised for these audits.

Condition surveys are still being undertaken. A programme is in place with the existing contractor through to July 2026, supported by Housing Officers to assist with gaining access and completing the remaining surveys.

Reputation

Undertaking property condition surveys and utilising the arising data demonstrates a commitment to transparency and accountability. This proactive approach reassures Members that potential risks are being managed effectively, boosting confidence in operations. Additionally, showcasing adherence to regulations and ethical standards reinforces that SHDC is a responsible social landlord. Identifying and remediating hazards demonstrates SHDC's commitment to tenant safety.

Contracts

It is anticipated that a contract will be entered into with an external specialist to undertake further surveys on the stock.

Crime and Disorder

None

Equality and Diversity / Human Rights / Safeguarding

Conducting property surveys across the entire housing stock has a significant positive impact on equality diversity and inclusion. These surveys ensure that all tenants, regardless of their background or status, have access to safe and well-maintained housing. By identifying and addressing disparities in housing conditions, the surveys promote fairness and equality. They also provide valuable data that can inform inclusive policies and practices ensuring that the needs of diverse communities are met.

Health and Wellbeing

Conducting property surveys positively impacts health and well-being by identifying and addressing housing issues early, ensuring safe and health living environments for all residents.

Climate Change and Environment Impact Assessment

Not undertaken.

Acronyms

RSH – Regulator of Social Housing
MEES – Minimum Energy Efficiency Standards
DH2 – Decent Homes (second edition)
SAP – Standard Assessment Procedure
HHSRS - Health and Safety Rating System
MTFS - Medium Term Financial Strategy

Appendices

Appendices are listed below and attached to the back of the report:

Appendix 1 – Stock condition survey – outline observations

Background Papers

Background papers used in the production of this report are listed below: -

Document title

Where the document can be viewed

Housing stock condition surveys – initial findings

[Decision - Housing Stock Condition Surveys - Initial Findings - South Holland District Council](#)

Housing Stock Condition Survey

[Decision - Housing Stock Condition Survey - South Holland District Council](#)

Chronological History of this Report

A report on this item has not been previously considered by a Council body.

Report Approval

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