

Decent Homes Standard

Landlord and Tenant Checklist — 2026

Use this checklist to assess your properties against all five DHS criteria. Full enforcement starts in 2035, but energy efficiency (EPC C) must be met by 2030 and Category 1 hazards are enforceable today.

FOR LANDLORDS

General Planning

- Read the government's policy statement and assess what changes your properties need
- Start planning now — do not wait until 2035
- Work out the cost of improvements for each property
- If you lease from another landlord, agree who is responsible for meeting the standard
- Check your Local Authority for energy efficiency funding and support schemes

Criterion A — Free of Category 1 Hazards

- Get an HHSRS assessment done if you have not had one recently
- Fix any Category 1 hazards straight away — these are already enforceable
- Fit child-resistant window restrictors where the external drop exceeds 600mm
- Keep gas, electrical (EICR), and fire safety certificates up to date

Criterion B — Reasonable State of Repair

- Check every key component on condition, not age: kitchen, bathroom, roof, windows, doors, walls
- List anything in disrepair and set a timeline to fix it
- Keep a record of all maintenance work carried out

Criterion C — Modern Facilities and Services

- Check the kitchen has enough space, working appliances, and safe electrics
- Make sure the bathroom is in good condition and well positioned
- Check noise insulation, especially in flats on busy roads
- Confirm window restrictors are fitted where required

Criterion D — Thermal Comfort and Energy Efficiency

- Make sure the heating system warms every room, not just some
- Check your EPC rating and plan what is needed to reach EPC C by 2030
- Plan works early: insulation, boiler, windows, ventilation

Criterion E — Free of Damp and Mould

- Check the whole property for damp, condensation, and mould, including hidden areas
- Fix the root cause: ventilation, insulation, and thermal bridging
- Fit extractor fans in kitchens and bathrooms

- Keep a record of every inspection and any work done

General Compliance

- Register with the PRS Database when it launches in late 2026
- Keep a compliance file: inspection logs, repair records, and tenant communications
- Get advice on exemptions if your property is listed or costs exceed the MEES cap

Social housing landlords: The current Decent Homes Standard stays in force until 2035. Keep meeting existing requirements during the transition and do not delay maintenance while waiting for the new criteria to take effect.

FOR TENANTS

- Look for damp, mould, or condensation and report it to your landlord in writing
- Test the heating in every room to make sure it works
- Check for hazards: unsafe electrics, broken stairs, or windows at height without restrictors
- Keep copies of all repair requests and any replies from your landlord
- If your landlord does not act on a serious hazard, report it to your local council
- Since 1 May 2026, your landlord cannot serve a Section 21 notice — you are better protected than ever when raising concerns
- Once the PRS Ombudsman launches in 2028, use it to resolve disputes for free without going to court