

Housing
Ombudsman Service

**LANDLORD
PERFORMANCE
REPORT**

2023/2024

Abri Group Limited

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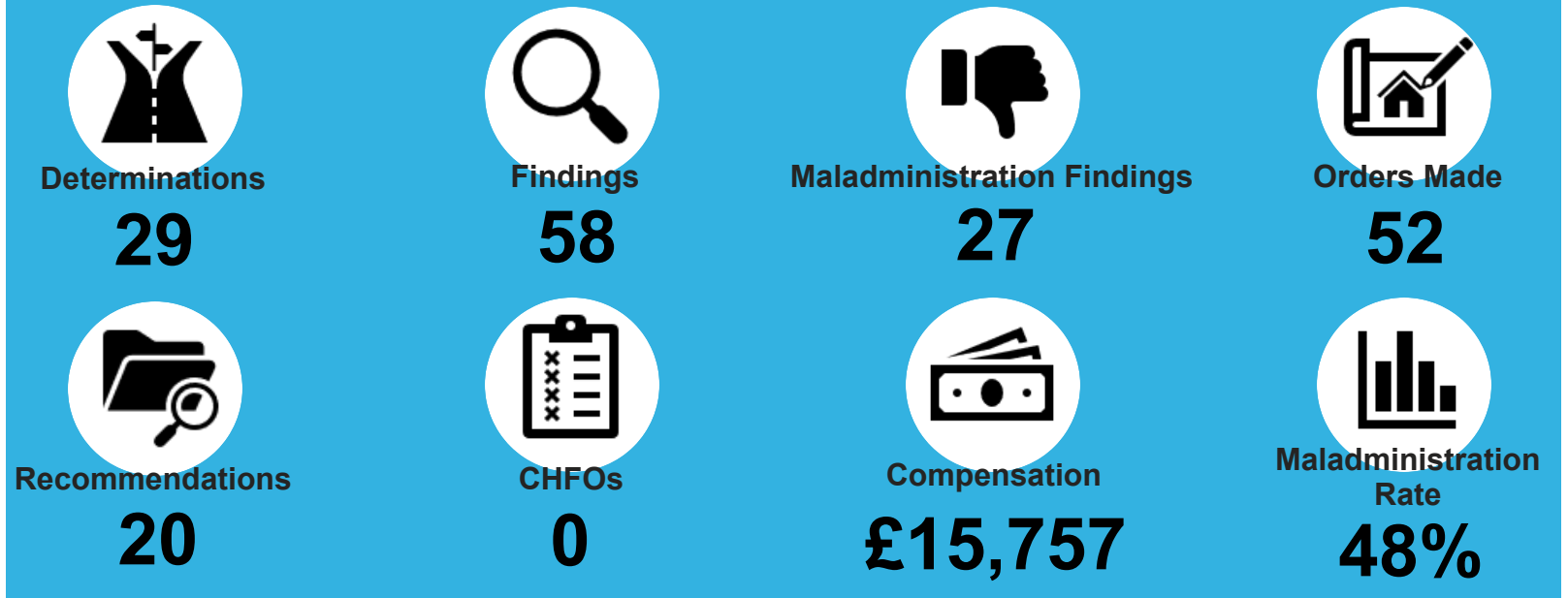
Landlord: Abri Group Limited

Landlord Homes: 36,210

Landlord Type:

Housing Association

PERFORMANCE AT A GLANCE



PERFORMANCE 2022-2023



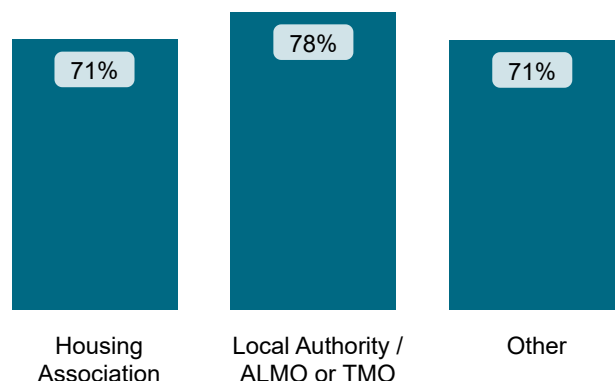
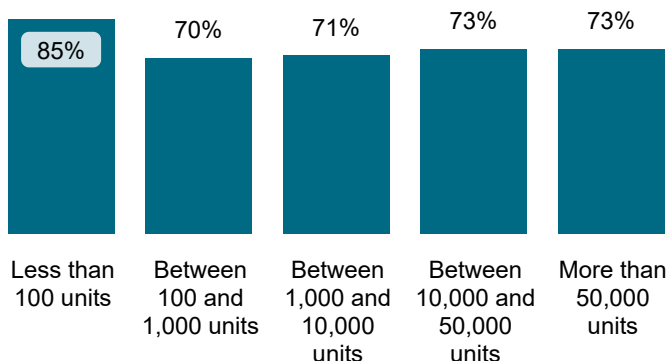
Maladministration Rate Comparison | Cases determined between April 2023 - March 2024

NATIONAL MALADMINISTRATION RATE: 73%

The landlord performed well when compared to similar landlords by size and type.

National Mal Rate by Landlord Size: [Table 1.1](#)

by Landlord Type: [Table 1.2](#)



Findings Comparison | Cases determined between April 2023 - March 2024

National Performance by Landlord Size: Table 2.1

Outcome	Less than 100 units	Between 100 and 1,000 units	Between 1,000 and 10,000 units	Between 10,000 and 50,000 units	More than 50,000 units	Total
Severe Maladministration	15%	6%	4%	8%	7%	7%
Maladministration	36%	37%	42%	42%	43%	42%
Service failure	17%	19%	20%	18%	19%	19%
Mediation	0%	0%	1%	1%	1%	1%
Redress	0%	5%	7%	8%	12%	9%
No maladministration	13%	21%	19%	16%	12%	15%
Outside Jurisdiction	19%	11%	8%	7%	5%	7%
Withdrawn	0%	0%	0%	0%	0%	0%

Abri Group Limited	
Outcome	% Findings
Severe Maladministration	2%
Maladministration	19%
Service failure	26%
Mediation	7%
Redress	19%
No maladministration	24%
Outside Jurisdiction	3%
Withdrawn	0%

National Performance by Landlord Type: Table 2.2

Outcome	Housing Association	Local Authority / ALMO or TMO	Other	Total
Severe Maladministration	6%	9%	6%	7%
Maladministration	41%	45%	36%	42%
Service failure	19%	18%	21%	19%
Mediation	1%	1%	0%	1%
Redress	12%	4%	6%	9%
No maladministration	15%	15%	21%	15%
Outside Jurisdiction	6%	9%	10%	7%
Withdrawn	0%	0%	0%	0%

Outcome	% Findings
Severe Maladministration	2%
Maladministration	19%
Service failure	26%
Mediation	7%
Redress	19%
No maladministration	24%
Outside Jurisdiction	3%
Withdrawn	0%

Landlord Findings by Category | Cases determined between April 2023 - March 2024

Table 2.3

Category	Severe Maladministration	Maladministration	Service failure	Mediation	Redress	No maladministration	Outside Jurisdiction	Withdrawn	Total
Property Condition	1	4	3	1	5	4	1	0	19
Complaints Handling	0	5	6	1	5	1	0	0	18
Estate Management	0	2	3	0	0	2	0	0	7
Anti-Social Behaviour	0	0	1	0	0	4	0	0	5
Moving to a Property	0	0	0	1	0	2	1	0	4
Staff	0	0	1	0	0	1	0	0	2
Information and data management	0	0	0	0	1	0	0	0	1
Occupancy Rights	0	0	0	1	0	0	0	0	1
Reimbursement and Payments	0	0	1	0	0	0	0	0	1
Total	1	11	15	4	11	14	2	0	58

Findings by Category Comparison | Cases determined between April 2023 - March 2024

Top Categories for Abri Group Limited

Table 3.1

Category	# Landlord Findings	% Landlord Maladministration	% National Maladministration
Complaints Handling	18	61%	84%
Property Condition	18	44%	73%
Estate Management	7	71%	60%

National Maladministration Rate by Landlord Size: Table 3.2

Category	Less than 100 units	Between 100 and 1,000 units	Between 1,000 and 10,000 units	Between 10,000 and 50,000 units	More than 50,000 units	% Landlord Maladministration
Complaints Handling	100%	87%	87%	86%	81%	61%
Estate Management	50%	67%	66%	58%	59%	71%
Property Condition	75%	63%	72%	74%	74%	44%

National Maladministration Rate by Landlord Type: Table 3.3

Category	Housing Association	Local Authority / ALMO or TMO	Other	% Landlord Maladministration
Complaints Handling	81%	91%	91%	61%
Estate Management	59%	65%	38%	71%
Property Condition	72%	77%	59%	44%

Findings by Sub-Category | Cases Determined between April 2023 - March 2024 Table 3.4

Highlighted Service Delivery Sub-Categories only:

Sub-Category	Severe Maladministration	Maladministration	Service failure	Mediation	Redress	No maladministration	Outside Jurisdiction	Withdrawn	Total
Responsive repairs - general	1	1	2	1	3	1	0	0	9
Responsive repairs – leaks / damp / mould	0	2	1	0	0	0	0	0	3
Responsive repairs – heating and hot water	0	0	0	0	2	0	0	0	2
Staff conduct	0	0	1	0	0	1	0	0	2
Pest control (within property)	0	0	0	0	0	1	0	0	1
Total	1	3	4	1	5	3	0	0	17

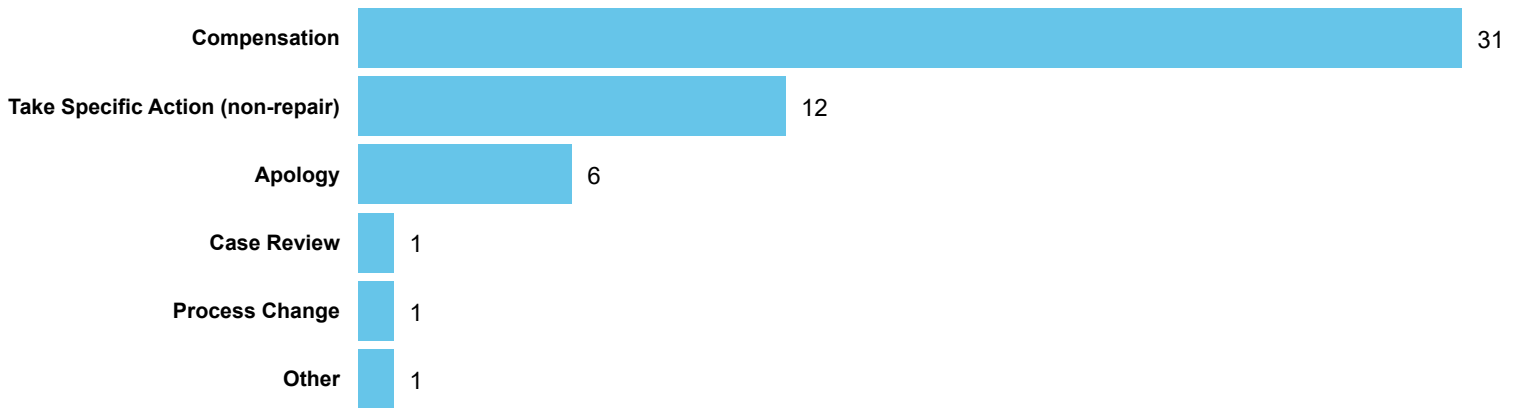
Top Sub-Categories | *Cases determined between April 2023 - March 2024*

Table 3.5



Orders Made by Type | *Orders on cases determined between April 2023 - March 2024*

Table 4.1



Order Compliance | *Order target dates between April 2023 - March 2024*

Table 4.2

Order Complete?	Within 3 Months	
	Count	%
Complied	51	100%
Total	51	100%

Compensation Ordered | *Cases Determined between April 2023 - March 2024*

Table 5.1

● Ordered ● Recommended

