

Housing
Ombudsman Service

**LANDLORD
PERFORMANCE
REPORT**

2023/2024

Curo Places Limited

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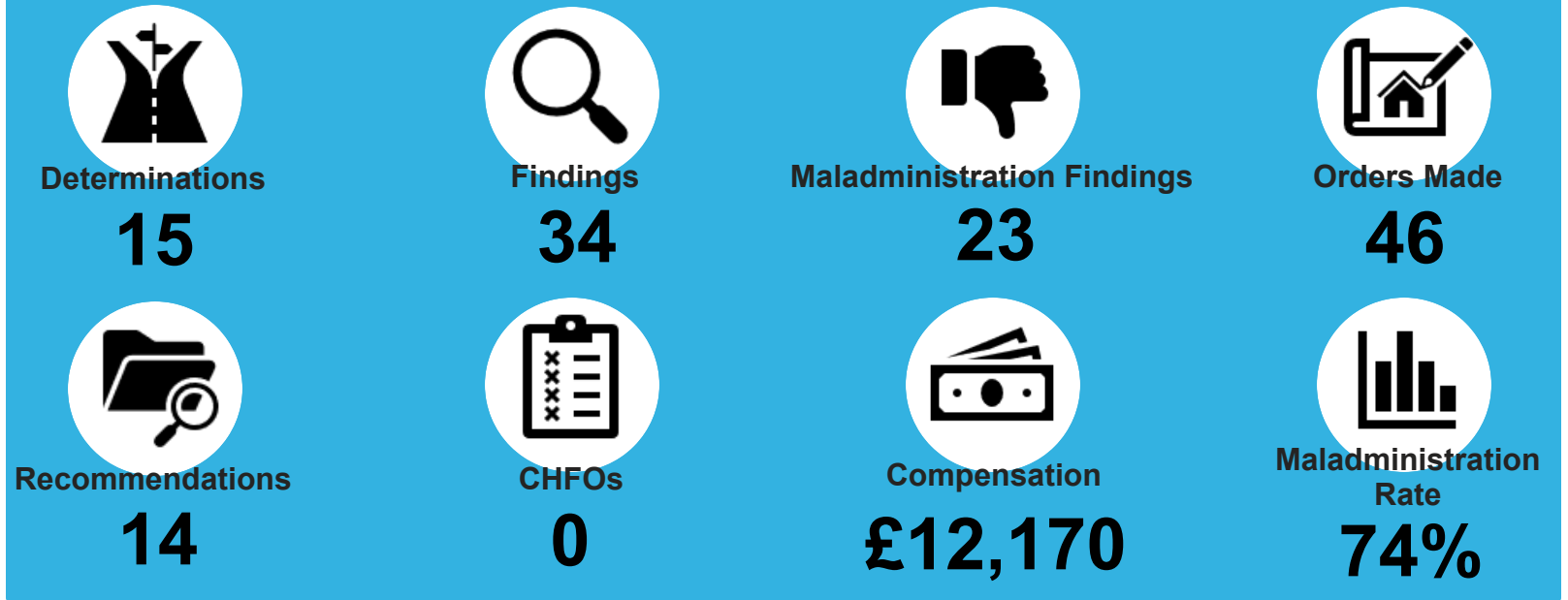
Landlord: Curo Places Limited

Landlord Homes: 13,795

Landlord Type:

Housing Association

PERFORMANCE AT A GLANCE



PERFORMANCE 2022-2023



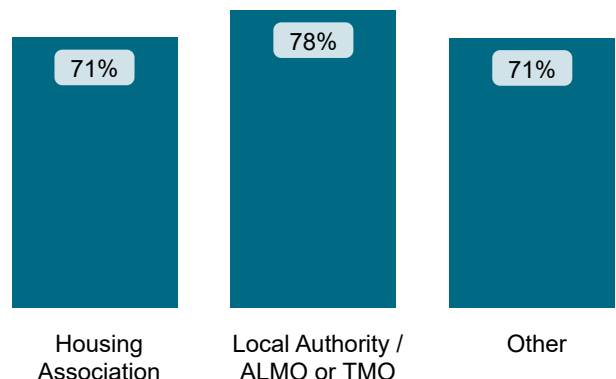
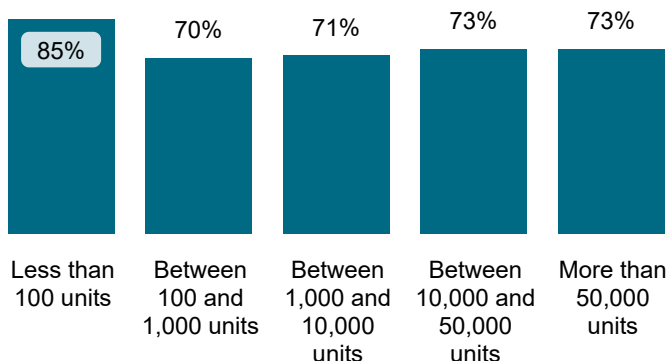
Maladministration Rate Comparison | Cases determined between April 2023 - March 2024

NATIONAL MALADMINISTRATION RATE: 73%

The landlord performed *similarly* 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	14%	6%	4%	8%	7%	7%
Maladministration	35%	37%	41%	42%	43%	42%
Service failure	18%	19%	20%	18%	19%	19%
Mediation	0%	0%	1%	1%	1%	1%
Redress	0%	5%	7%	8%	12%	9%
No maladministration	12%	21%	20%	15%	12%	15%
Outside Jurisdiction	22%	11%	8%	7%	5%	7%
Withdrawn	0%	0%	0%	0%	0%	0%

Curo Places Limited	
Outcome	% Findings
Severe Maladministration	6%
Maladministration	41%
Service failure	21%
Mediation	0%
Redress	9%
No maladministration	15%
Outside Jurisdiction	9%
Withdrawn	0%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%	5%	9%
No maladministration	15%	15%	21%	15%
Outside Jurisdiction	6%	9%	11%	7%
Withdrawn	0%	0%	0%	0%

Outcome	% Findings
Severe Maladministration	6%
Maladministration	41%
Service failure	21%
Mediation	0%
Redress	9%
No maladministration	15%
Outside Jurisdiction	9%
Withdrawn	0%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
Complaints Handling	0	5	6	0	1	0	0	0	12
Property Condition	2	7	0	0	1	0	1	0	11
Anti-Social Behaviour	0	0	0	0	0	4	0	0	4
Estate Management	0	0	0	0	1	1	0	0	2
Information and data management	0	1	0	0	0	0	1	0	2
Moving to a Property	0	0	1	0	0	0	0	0	1
Reimbursement and Payments	0	1	0	0	0	0	0	0	1
Staff	0	0	0	0	0	0	1	0	1
Total	2	14	7	0	3	5	3	0	34

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

Top Categories for Curo Places Limited

Table 3.1

Category	# Landlord Findings	% Landlord Maladministration	% National Maladministration
Complaints Handling	12	92%	84%
Property Condition	10	90%	73%
Anti-Social Behaviour	4	0%	68%

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
Anti-Social Behaviour	71%	61%	60%	67%	75%	0%
Complaints Handling	100%	87%	87%	86%	81%	92%
Property Condition	75%	63%	72%	74%	74%	90%

National Maladministration Rate by Landlord Type: Table 3.3

Category	Housing Association	Local Authority / ALMO or TMO	Other	% Landlord Maladministration
Anti-Social Behaviour	68%	69%	67%	0%
Complaints Handling	81%	91%	91%	92%
Property Condition	72%	77%	59%	90%

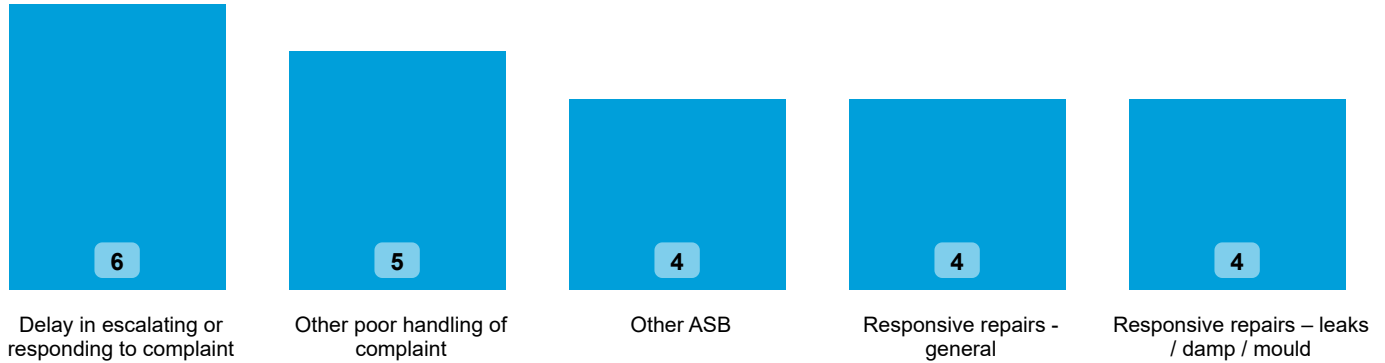
Findings by Sub-Category | Cases Determined between April 2023 - March 2024 Table 3.4

Highlighted Service Delivery Sub-Categories only:

Sub-Category	Severe Maladministration	Maladministration	Service failure	Mediation	Redress	No maladministration	Outside Jurisdiction	Withdrawn	Total
Responsive repairs – leaks / damp / mould	1	3	0	0	0	0	1	0	5
Responsive repairs - general	0	3	0	0	1	0	0	0	4
Pest control (within property)	1	0	0	0	0	0	0	0	1
Staff conduct	0	0	0	0	0	0	1	0	1
Total	2	6	0	0	1	0	2	0	11

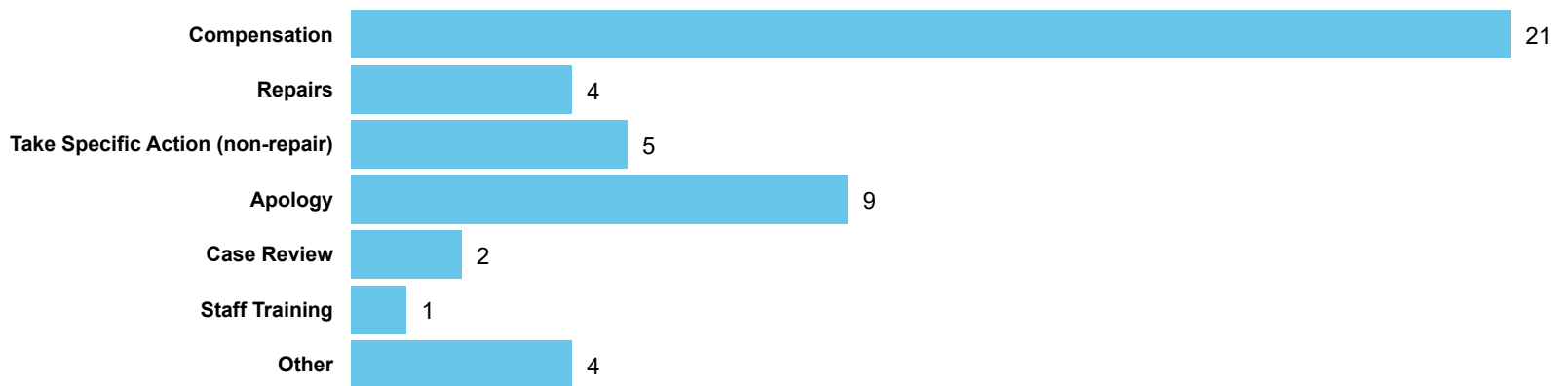
Top Sub-Categories | *Cases determined between April 2023 - March 2024*

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	38	100%
Total	38	100%

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

Table 5.1

● Ordered ● Recommended

