

**Housing**  
Ombudsman Service

**LANDLORD  
PERFORMANCE  
REPORT**

**2023/2024**

Havering Council

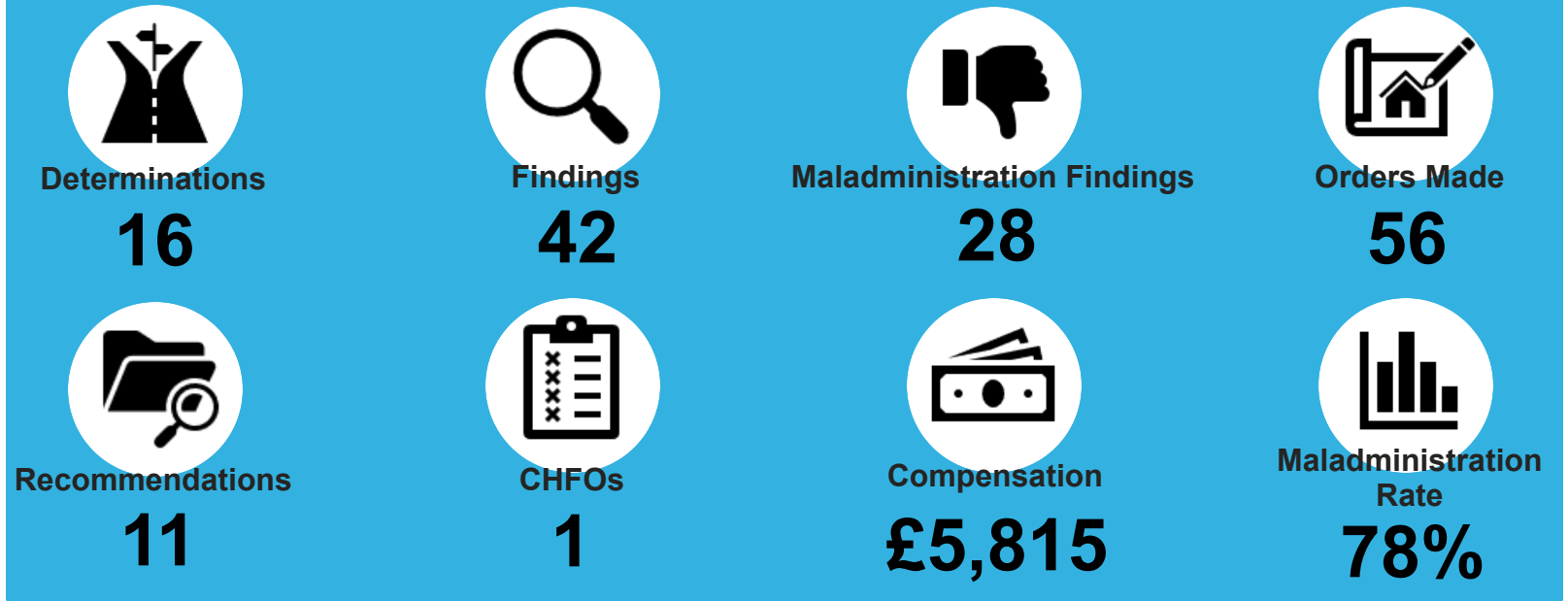
[Havering Council](#)

Landlord:

Landlord Homes: 11,817

Landlord Type: Local Authority / ALMO or TMO

**PERFORMANCE AT A GLANCE**



**PERFORMANCE 2022-2023**

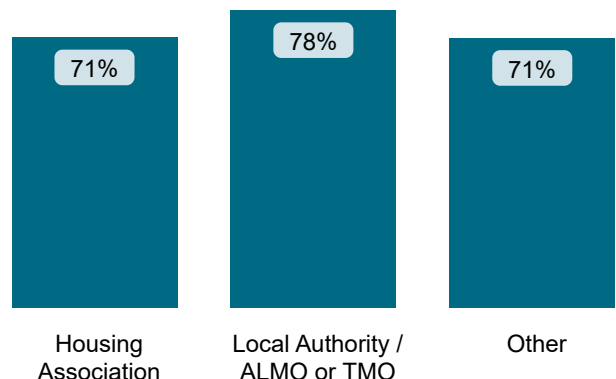
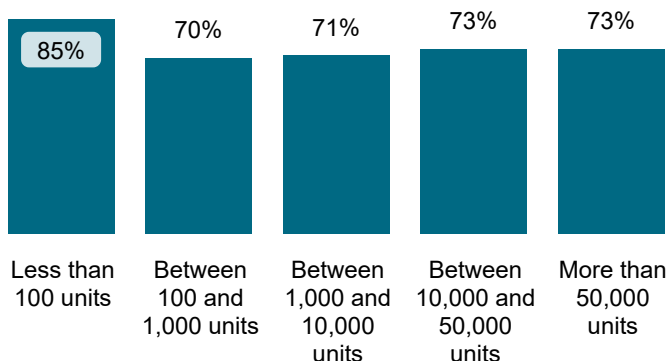


**Maladministration Rate Comparison** | Cases determined between April 2023 - March 2024

**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Withdrawn	0%	0%	0%	0%	0%	0%

Havering Council	
Outcome	% Findings
Severe Maladministration	0%
Maladministration	52%
Service failure	14%
Mediation	0%
Redress	2%
No maladministration	17%
Outside Jurisdiction	14%
Withdrawn	0%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Withdrawn	0%	0%	0%	0%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	0%
Maladministration	52%
Service failure	14%
Mediation	0%
Redress	2%
No maladministration	17%
Outside Jurisdiction	14%
Withdrawn	0%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	0	6	2	0	1	2	4	0	15
Complaints Handling	0	8	2	0	0	0	0	0	10
Estate Management	0	2	0	0	0	3	1	0	6
Anti-Social Behaviour	0	3	1	0	0	0	0	0	4
Information and data management	0	1	1	0	0	1	0	0	3
Charges	0	0	0	0	0	1	1	0	2
Reimbursement and Payments	0	1	0	0	0	0	0	0	1
Staff	0	1	0	0	0	0	0	0	1
<b>Total</b>	<b>0</b>	<b>22</b>	<b>6</b>	<b>0</b>	<b>1</b>	<b>7</b>	<b>6</b>	<b>0</b>	<b>42</b>

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

**Top Categories for Havering Council**

Table 3.1

Category	# Landlord Findings	% Landlord Maladministration	% National Maladministration
Property Condition	11	73%	73%
Complaints Handling	10	100%	84%
Estate Management	5	40%	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%	100%
Estate Management	50%	67%	66%	58%	59%	40%
Property Condition	75%	63%	72%	74%	74%	73%

**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%	100%
Estate Management	59%	65%	38%	40%
Property Condition	72%	77%	59%	73%

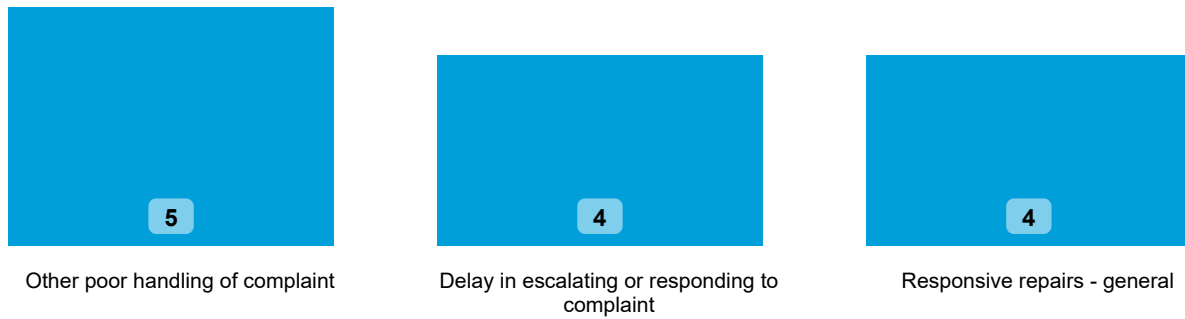
**Findings by Sub-Category** | Cases Determined between April 2023 - March 2024 Table 3.4

Highlighted Service Delivery Sub-Categories *only*:

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

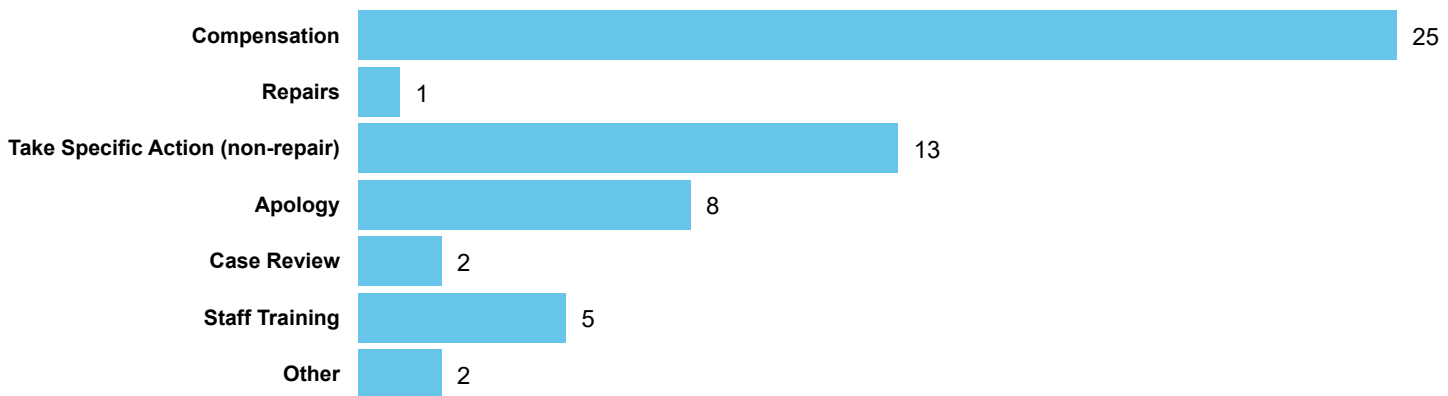
**Top Sub-Categories** | Cases determined between April 2023 - March 2024

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	42	100%
<b>Total</b>	<b>42</b>	<b>100%</b>

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

Table 5.1

● Ordered ● Recommended

