

Housing
Ombudsman Service

**LANDLORD
PERFORMANCE
REPORT**

2023/2024

Sandwell Metropolitan Borough Council

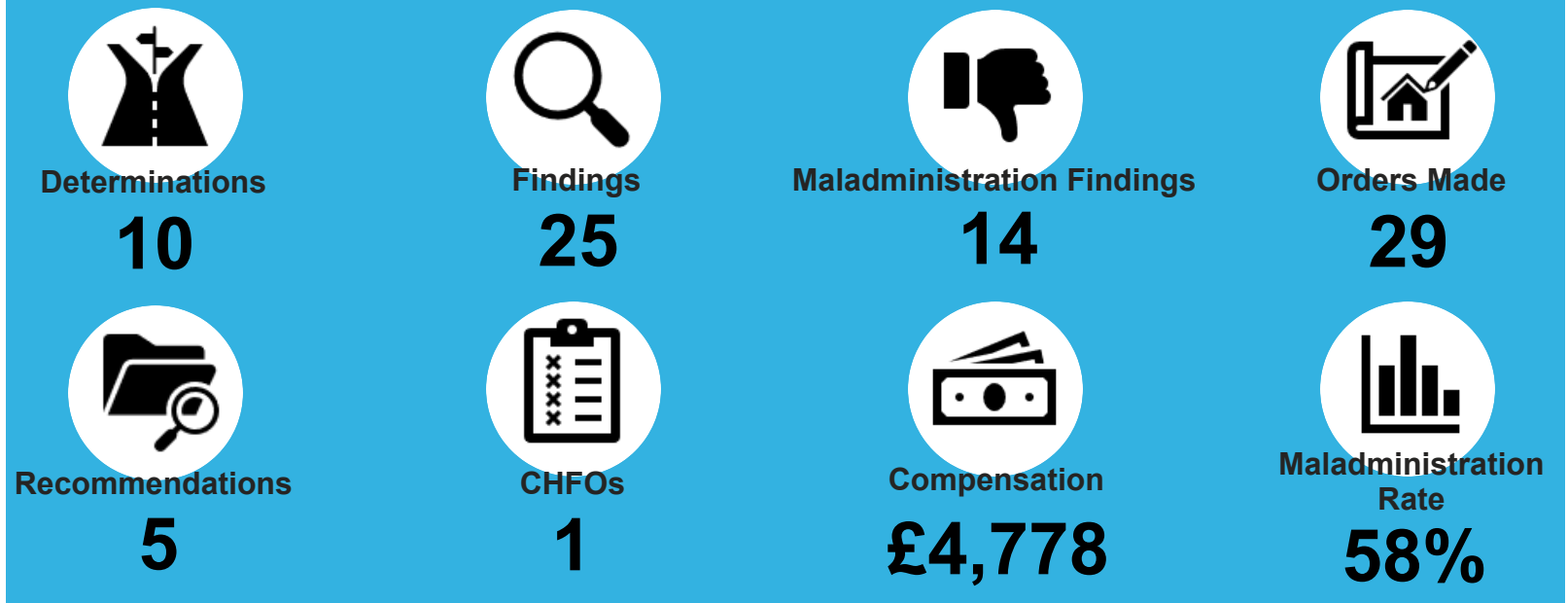
[Sandwell Metropolitan Borough Council](#)

Landlord: Sandwell Metropolitan Borough Council

Landlord Homes: 28,139

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 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	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Withdrawn	0%	0%	0%	0%	0%	0%

Sandwell Metropolitan Borough Council	
Outcome	% Findings
Severe Maladministration	4%
Maladministration	48%
Service failure	4%
Mediation	8%
Redress	4%
No maladministration	28%
Outside Jurisdiction	4%
Withdrawn	0%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Withdrawn	0%	0%	0%	0%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	4%
Maladministration	48%
Service failure	4%
Mediation	8%
Redress	4%
No maladministration	28%
Outside Jurisdiction	4%
Withdrawn	0%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Severe Maladministration	Maladministration	Service failure	Mediation	Redress	No maladministration	Outside Jurisdiction	Withdrawn	Total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	6	1	1	0	1	0	0	9
Property Condition	0	4	0	1	1	3	0	0	9
Anti-Social Behaviour	0	1	0	0	0	1	0	0	2
Staff	1	0	0	0	0	0	1	0	2
Estate Management	0	0	0	0	0	1	0	0	1
Health and Safety (inc. building safety)	0	1	0	0	0	0	0	0	1
Moving to a Property	0	0	0	0	0	1	0	0	1
Total	1	12	1	2	1	7	1	0	25

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

Top Categories for Sandwell Metropolitan Borough Council

Table 3.1

Category	# Landlord Findings	% Landlord Maladministration	% National Maladministration
Complaints Handling	9	78%	84%
Property Condition	9	44%	73%
Anti-Social Behaviour	2	50%	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%	50%
Complaints Handling	100%	87%	87%	86%	81%	78%
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
Anti-Social Behaviour	68%	69%	67%	50%
Complaints Handling	81%	91%	91%	78%
Property Condition	72%	77%	59%	44%

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

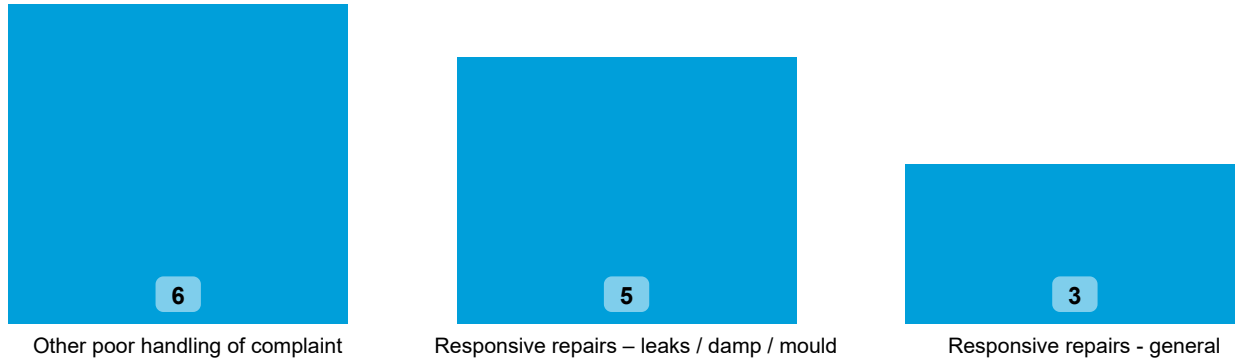
Table 3.4

Highlighted Service Delivery Sub-Categories *only*:

Sub-Category	Severe Maladministration	Maladministration	Service failure	Mediation	Redress	No maladministration	Outside Jurisdiction	Withdrawn	Total
Responsive repairs – leaks / damp / mould	0	3	0	1	0	1	0	0	5
Responsive repairs - general	0	1	0	0	1	1	0	0	3
Noise	0	1	0	0	0	0	0	0	1
Pest control (within property)	0	0	0	0	0	1	0	0	1
Staff conduct	1	0	0	0	0	0	0	0	1
Structural safety	0	1	0	0	0	0	0	0	1
Total	1	6	0	1	1	3	0	0	12

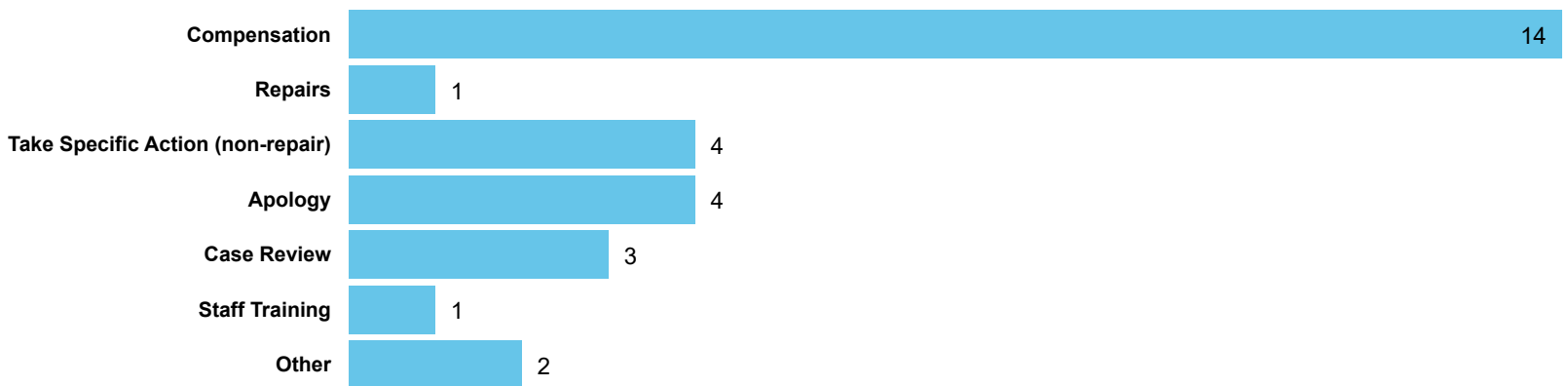
Top Sub-Categories | Cases determined between April 2023 - March 2024

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		Within 6 Months	
	Count	%	Count	%
Complied	26	93%	2	7%
Total	26	93%	2	7%

Compensation Ordered | Cases Determined between April 2023 - March 2024

Table 5.1

● Ordered ● Recommended

