

Housing
Ombudsman Service

**LANDLORD
PERFORMANCE
REPORT**

2023/2024

Southern Housing

Southern Housing Group Limited

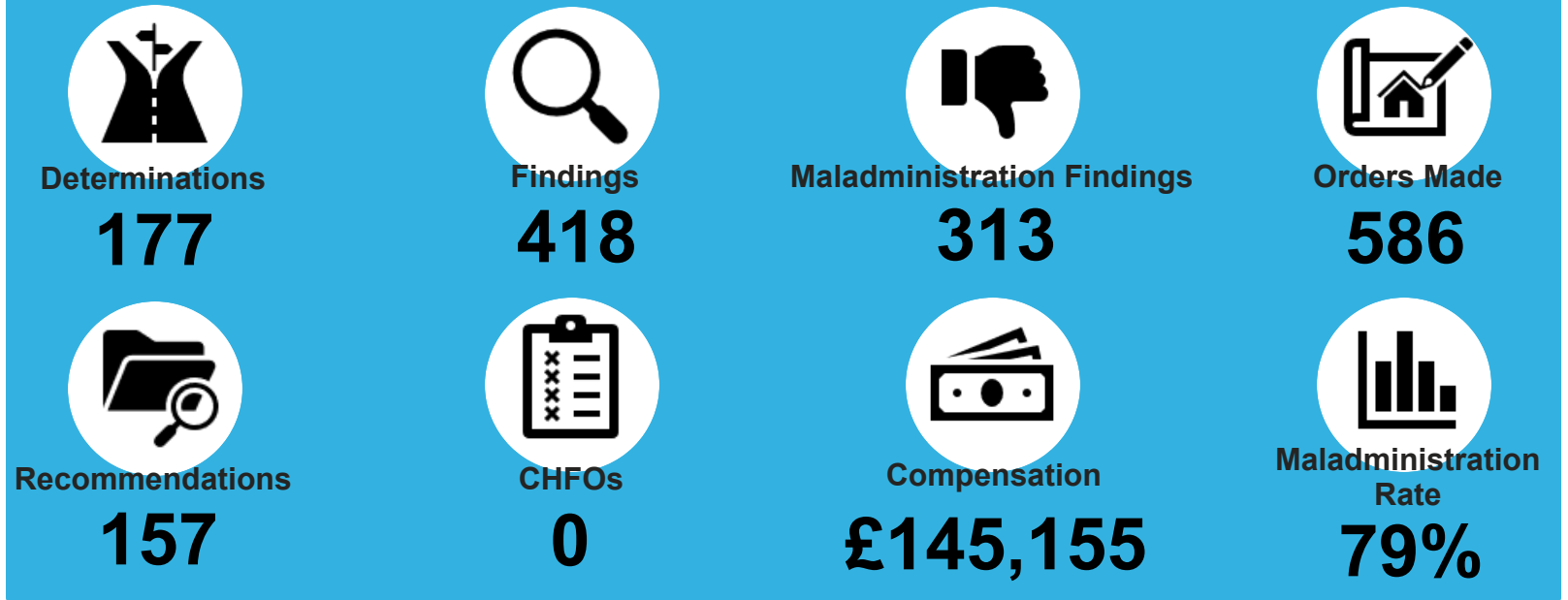
Landlord: Southern Housing

Landlord Homes: 75,863

Landlord Type:

Housing Association

PERFORMANCE AT A GLANCE



PERFORMANCE 2022-2023



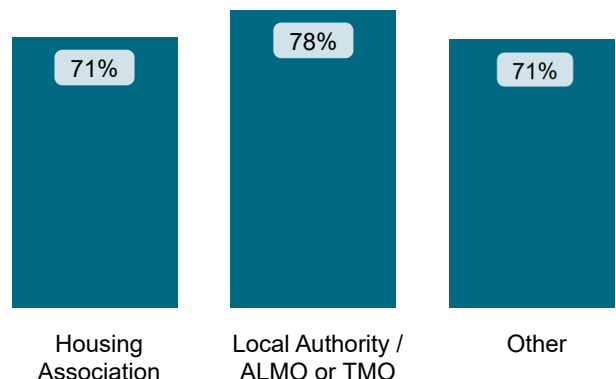
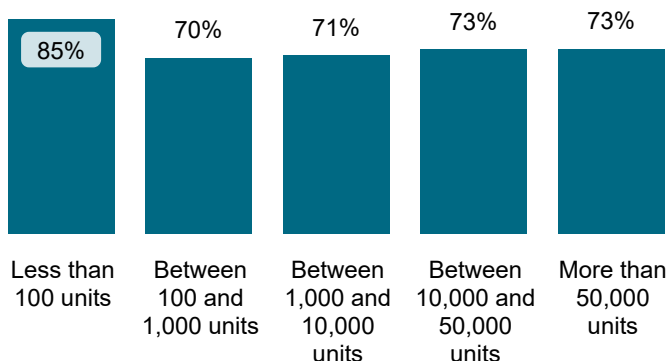
Maladministration Rate Comparison | Cases determined between April 2023 - March 2024

NATIONAL MALADMINISTRATION RATE: 73%

The landlord performed *poorly* 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Withdrawn	0%	0%	0%	0%	0%	0%

Southern Housing	
Outcome	% Findings
Severe Maladministration	6%
Maladministration	49%
Service failure	20%
Mediation	1%
Redress	6%
No maladministration	13%
Outside Jurisdiction	6%
Withdrawn	0%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%	20%	15%
Outside Jurisdiction	6%	9%	11%	7%
Withdrawn	0%	0%	0%	0%

Outcome	% Findings
Severe Maladministration	6%
Maladministration	49%
Service failure	20%
Mediation	1%
Redress	6%
No maladministration	13%
Outside Jurisdiction	6%
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	14	73	19	2	9	18	8	0	143
Complaints Handling	8	80	35	1	6	5	0	0	135
Anti-Social Behaviour	2	16	11	0	2	10	2	0	43
Estate Management	1	8	7	0	3	3	1	0	23
Information and data management	0	10	2	0	1	1	2	0	16
Moving to a Property	0	4	2	1	0	6	1	0	14
Charges	0	3	1	0	1	1	4	0	10
Health and Safety (inc. building safety)	0	6	2	0	0	2	0	0	10
Staff	0	0	2	0	1	5	2	0	10
Buying or selling a property	0	2	3	0	0	1	1	0	7
Reimbursement and Payments	0	1	1	0	0	2	0	0	4
Occupancy Rights	0	0	0	0	0	1	2	0	3
Total	25	203	85	4	23	55	23	0	418

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

Top Categories for Southern Housing

Table 3.1

Category	# Landlord Findings	% Landlord Maladministration	% National Maladministration
Complaints Handling	135	91%	84%
Property Condition	135	79%	73%
Anti-Social Behaviour	41	71%	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%	71%
Complaints Handling	100%	87%	87%	86%	81%	91%
Property Condition	75%	63%	72%	74%	74%	79%

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%	71%
Complaints Handling	81%	91%	91%	91%
Property Condition	72%	77%	59%	79%

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

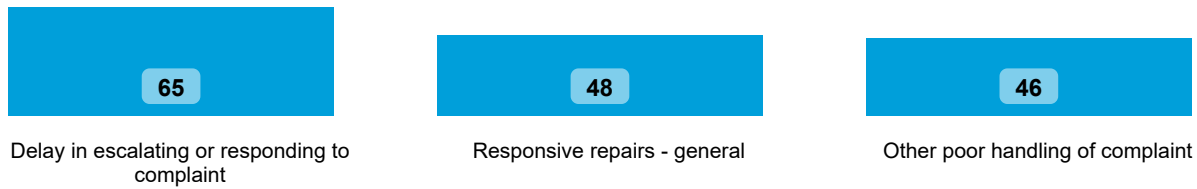
Table 3.4

Highlighted Service Delivery Sub-Categories only:

Sub-Category	Severe Maladministration	Maladministration	Service failure	Mediation	Redress	No maladministration	Outside Jurisdiction	Withdrawn	Total
Responsive repairs - general	3	24	10	0	5	6	1	0	49
Responsive repairs – leaks / damp / mould	8	25	4	2	1	3	2	0	45
Noise	0	5	0	0	2	4	1	0	12
Responsive repairs – heating and hot water	2	6	2	0	0	0	1	0	11
Fire Safety	0	6	2	0	0	1	0	0	9
Service charges – amount or account management	0	2	1	0	1	1	4	0	9
Staff conduct	0	0	1	0	1	5	2	0	9
Pest control (within property)	0	2	1	0	1	3	0	0	7
Decants (temp. or permanent)	0	0	1	0	0	3	0	0	4
District heating systems / Heat Networks	1	0	0	0	0	0	0	0	1
Gas inspections and safety	0	0	0	0	0	1	0	0	1
Total	14	70	22	2	11	27	11	0	157

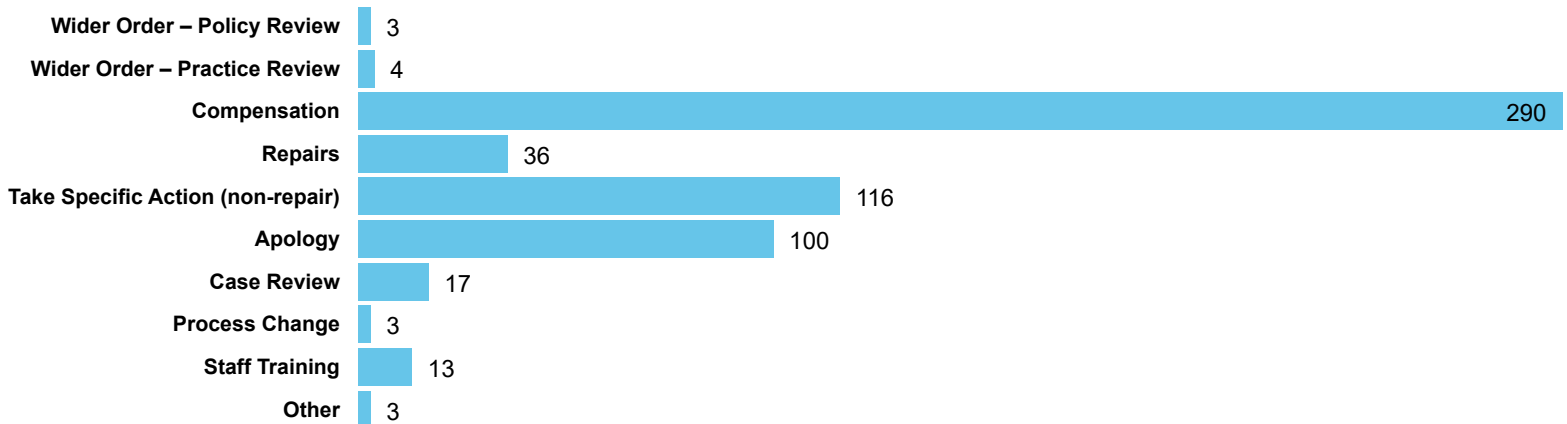
Top Sub-Categories | Cases determined between April 2023 - March 2024

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	571	99%	8	1%
Total	571	99%	8	1%

Compensation Ordered | Cases Determined between April 2023 - March 2024

Table 5.1

● Ordered ● Recommended

