

Housing
Ombudsman Service

**LANDLORD
PERFORMANCE
REPORT**

2022/2023

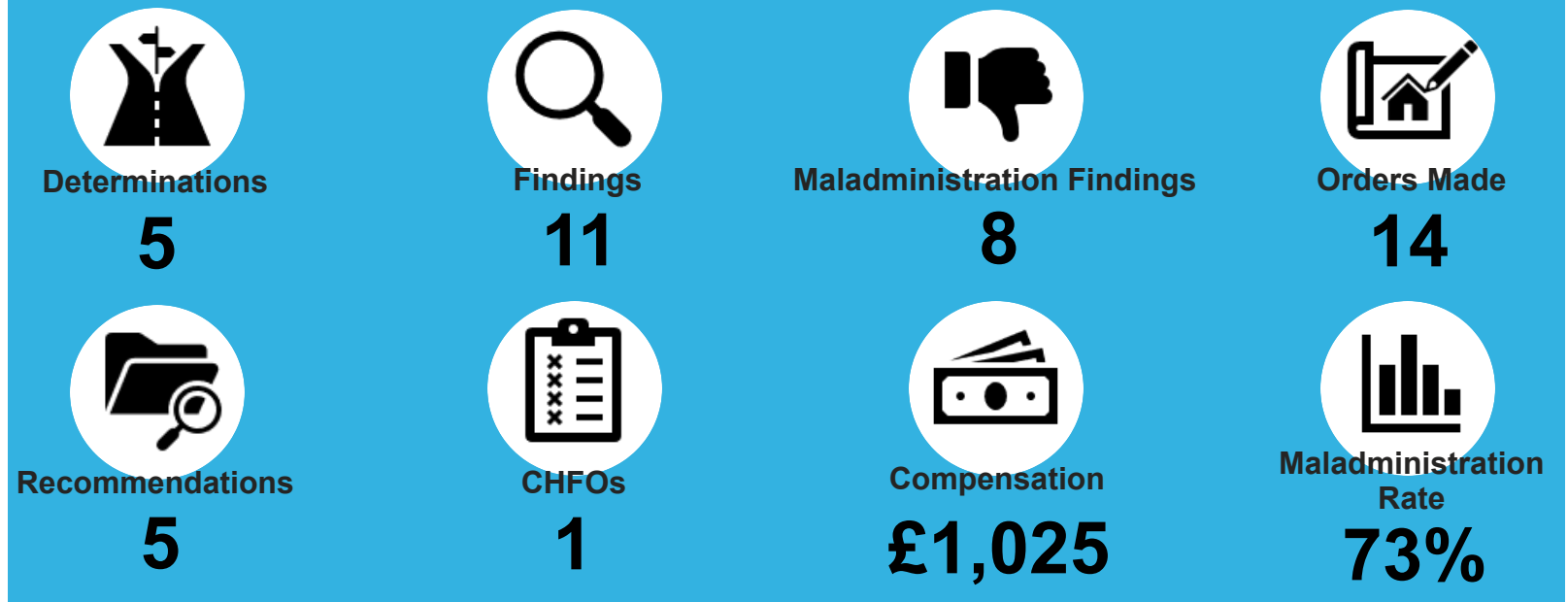
Havering Council

Landlord:

Landlord Homes: 12,010

Landlord Type: Local Authority / ALMO or TMO

PERFORMANCE AT A GLANCE



PERFORMANCE 2021-2022



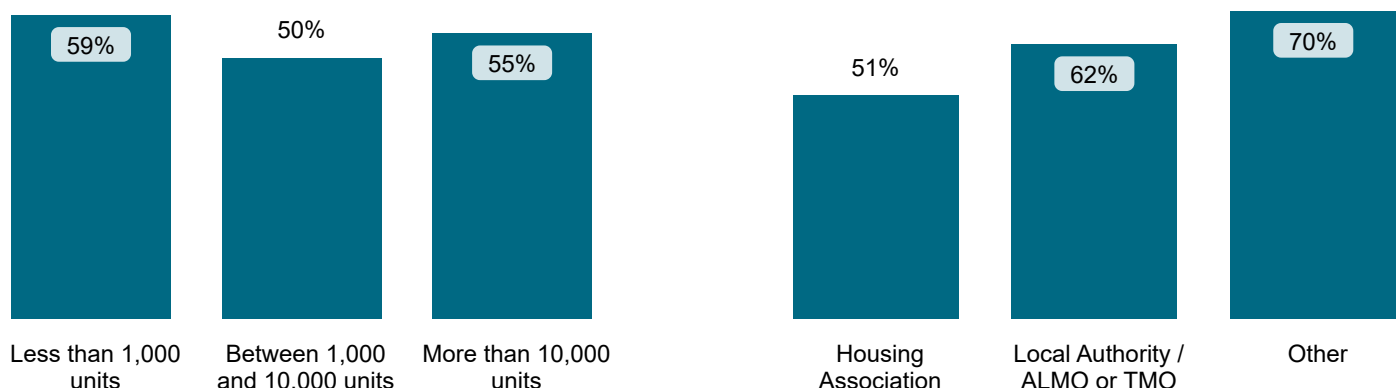
Maladministration Rate Comparison | Cases determined between April 2022 - March 2023

NATIONAL MALADMINISTRATION RATE: 55%

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 2022 - March 2023

National Performance by Landlord Size: Table 2.1

Outcome	Less than 1,000 units	Between 1,000 and 10,000 units	More than 10,000 units	Total
Severe Maladministration	5%	2%	3%	3%
Maladministration	29%	21%	27%	26%
Service failure	19%	25%	22%	23%
Mediation	0%	1%	2%	2%
Redress	8%	12%	17%	16%
No maladministration	30%	34%	23%	25%
Outside Jurisdiction	9%	6%	5%	5%
Withdrawn	0%	0%	0%	0%

Havering Council	
Outcome	% Findings
Severe Maladministration	0%
Maladministration	27%
Service failure	45%
Mediation	0%
Redress	18%
No maladministration	9%
Outside Jurisdiction	0%
Withdrawn	0%

National Performance by Landlord Type: Table 2.2

Outcome	Housing Association	Local Authority / ALMO or TMO	Other	Total
Severe Maladministration	2%	4%	6%	3%
Maladministration	24%	30%	35%	26%
Service failure	22%	24%	26%	23%
Mediation	2%	1%	3%	2%
Redress	20%	9%	3%	16%
No maladministration	25%	26%	23%	25%
Outside Jurisdiction	5%	6%	3%	6%
Withdrawn	0%	0%	0%	0%

Outcome	% Findings
Severe Maladministration	0%
Maladministration	27%
Service failure	45%
Mediation	0%
Redress	18%
No maladministration	9%
Outside Jurisdiction	0%
Withdrawn	0%

Landlord Findings by Category | Cases determined between April 2022 - March 2023

Table 2.3

Category	Severe Maladministration	Maladministration	Service failure	Mediation	Redress	No maladministration	Outside Jurisdiction	Withdrawn	Total
Complaints Handling	0	2	2	0	1	0	0	0	5
Property Condition	0	1	1	0	0	0	0	0	2
Anti-Social Behaviour	0	0	1	0	0	0	0	0	1
Estate Management	0	0	0	0	0	1	0	0	1
Moving to a Property	0	0	0	0	1	0	0	0	1
Occupancy Rights	0	0	1	0	0	0	0	0	1
Total	0	3	5	0	2	1	0	0	11

Findings by Category Comparison | Cases determined between April 2022 - March 2023

Top Categories for Havering Council Table 3.1

Category	# Landlord Findings	% Landlord Maladministration	% National Maladministration
Complaints Handling	5	80%	76%
Property Condition	2	100%	54%
Anti-Social Behaviour	1	100%	41%
Estate Management	1	0%	42%
Moving to a Property	1	0%	29%
Occupancy Rights	1	100%	29%

National Maladministration Rate by Landlord Size: Table 3.2

Category	Less than 1,000 units	Between 1,000 and 10,000 units	More than 10,000 units	% Landlord Maladministration
Anti-Social Behaviour	33%	38%	41%	100%
Complaints Handling	96%	75%	76%	80%
Estate Management	20%	38%	43%	0%
Moving to a Property	50%	17%	31%	0%
Occupancy Rights	100%	0%	34%	100%
Property Condition	48%	54%	54%	100%

National Maladministration Rate by Landlord Type: Table 3.3

Category	Housing Association	Local Authority / ALMO or TMO	Other	% Landlord Maladministration
Anti-Social Behaviour	39%	43%	0%	100%
Complaints Handling	71%	87%	100%	80%
Estate Management	42%	41%	0%	0%
Moving to a Property	27%	33%	100%	0%
Occupancy Rights	28%	32%	0%	100%
Property Condition	50%	64%	63%	100%

Findings by Sub-Category | Cases Determined between April 2022 - March 2023 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	0	1	0	0	0	0	0	1
Total	0	0	1	0	0	0	0	0	1

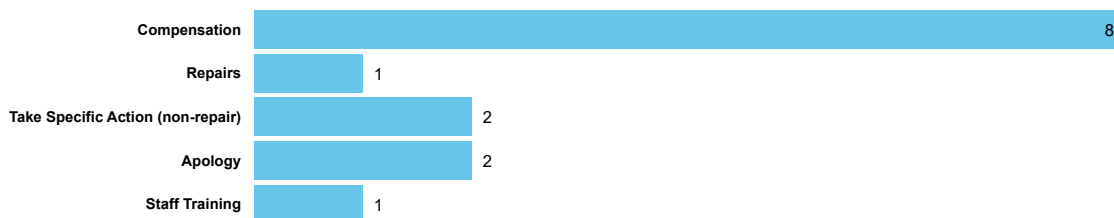
Top Sub-Categories | Cases determined between April 2022 - March 2023

Table 3.5



Orders Made by Type | Orders on cases determined between April 2022 - March 2023

Table 4.1



Order Compliance | Order target dates between April 2022 - March 2023

Table 4.2

Order Complete?	Within 3 Months		Within 6 Months	
	Count	%	Count	%
Complied	13	93%	1	7%
Total	13	93%	1	7%

Compensation Ordered | Cases Determined between April 2022 - March 2023

Table 5.1

● Ordered ● Recommended

