

Housing
Ombudsman Service

**LANDLORD
PERFORMANCE
REPORT**

2022/2023

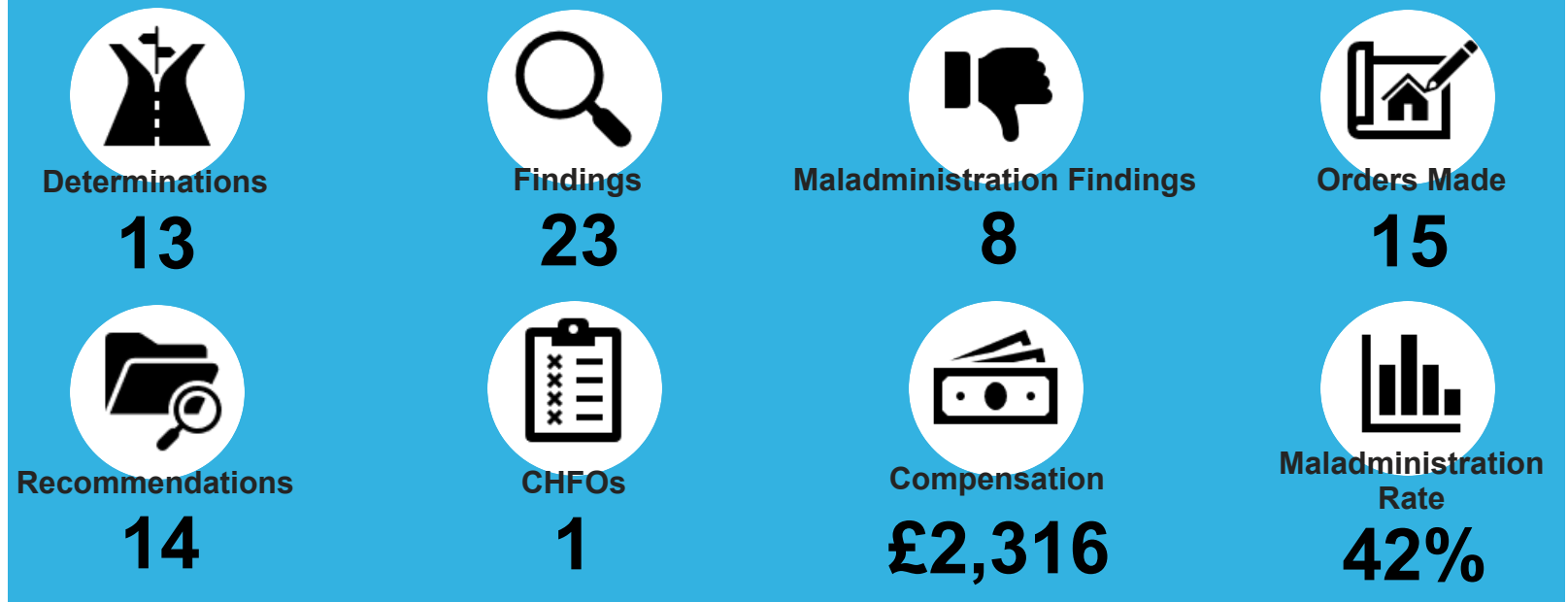
Sandwell Metropolitan Borough Council

Landlord: Sandwell Metropolitan Borough Council

Landlord Homes: 28,450

Landlord Type: Local Authority / ALMO or TMO

PERFORMANCE AT A GLANCE



PERFORMANCE 2021-2022

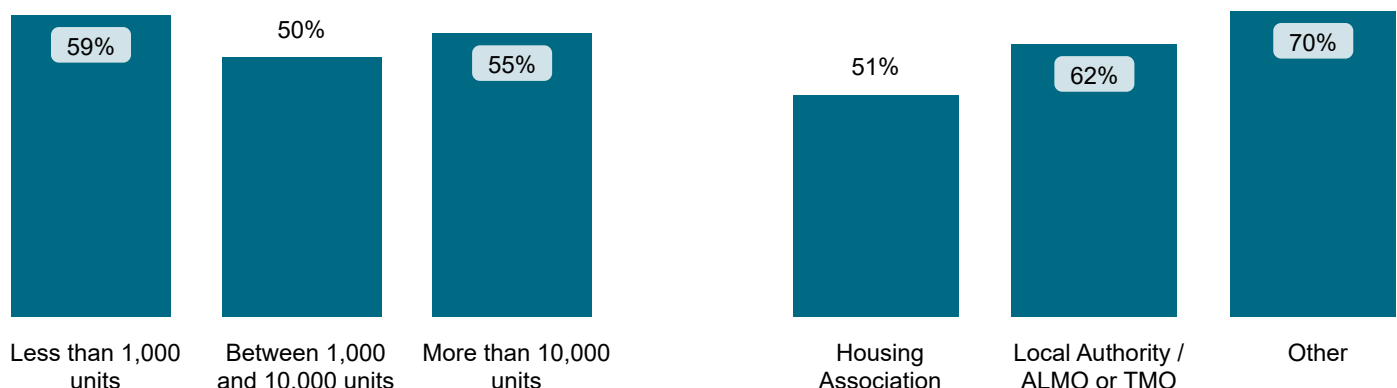


Maladministration Rate Comparison | Cases determined between April 2022 - March 2023

NATIONAL MALADMINISTRATION RATE: 55% The landlord performed *very 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 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Withdrawn	0%	0%	0%	0%

Sandwell Metropolitan Borough Council	
Outcome	% Findings
Severe Maladministration	0%
Maladministration	22%
Service failure	13%
Mediation	0%
Redress	4%
No maladministration	43%
Outside Jurisdiction	17%
Withdrawn	0%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Withdrawn	0%	0%	0%	0%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	22%
Service failure	13%
Mediation	0%
Redress	4%
No maladministration	43%
Outside Jurisdiction	17%
Withdrawn	0%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Severe Maladministration	Maladministration	Service failure	Mediation	Redress	No maladministration	Outside Jurisdiction	Withdrawn	Total
Anti-Social Behaviour	0	1	1	0	1	3	1	0	7
Complaints Handling	0	1	1	0	0	2	0	0	4
Property Condition	0	2	0	0	0	2	0	0	4
Staff	0	0	1	0	0	0	2	0	3
Health and Safety (inc. building safety)	0	0	0	0	0	2	0	0	2
Charges	0	1	0	0	0	0	0	0	1
Information and data management	0	0	0	0	0	0	1	0	1
Occupancy Rights	0	0	0	0	0	1	0	0	1
Total	0	5	3	0	1	10	4	0	23

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

Top Categories for Sandwell Metropolitan Borough Council

Table 3.1

Category	# Landlord Findings	% Landlord Maladministration	% National Maladministration
Anti-Social Behaviour	6	33%	41%
Complaints Handling	4	50%	76%
Property Condition	4	50%	54%

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%	33%
Complaints Handling	96%	75%	76%	50%
Property Condition	48%	54%	54%	50%

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%	33%
Complaints Handling	71%	87%	100%	50%
Property Condition	50%	64%	63%	50%

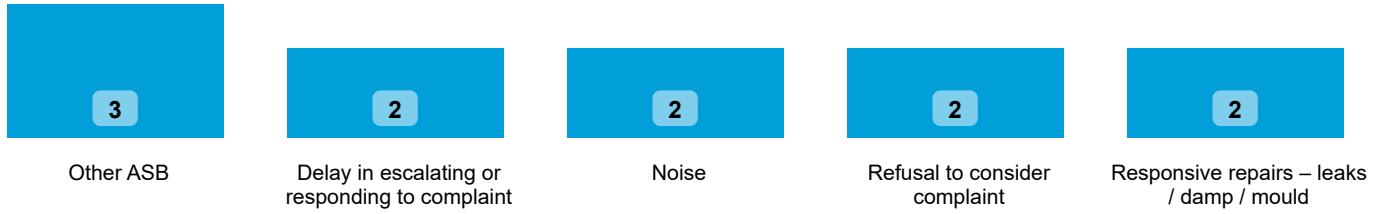
Findings by Sub-Category | Cases Determined between April 2022 - March 2023 Table 3.4

Highlighted Service Delivery Sub-Categories only:

Sub-Category	Severe Maladministration	Maladministration	Service failure	Mediation	Redress	No maladministration	Outside Jurisdiction	Withdrawn	Total
Staff conduct	0	0	1	0	0	0	2	0	3
Noise	0	1	0	0	0	1	0	0	2
Responsive repairs – leaks / damp / mould	0	1	0	0	0	1	0	0	2
Asbestos	0	0	0	0	0	1	0	0	1
Gas inspections and safety	0	0	0	0	0	1	0	0	1
Responsive repairs - general	0	1	0	0	0	0	0	0	1
Responsive repairs – heating and hot water	0	0	0	0	0	1	0	0	1
Service charges – amount or account management	0	1	0	0	0	0	0	0	1
Total	0	4	1	0	0	5	2	0	12

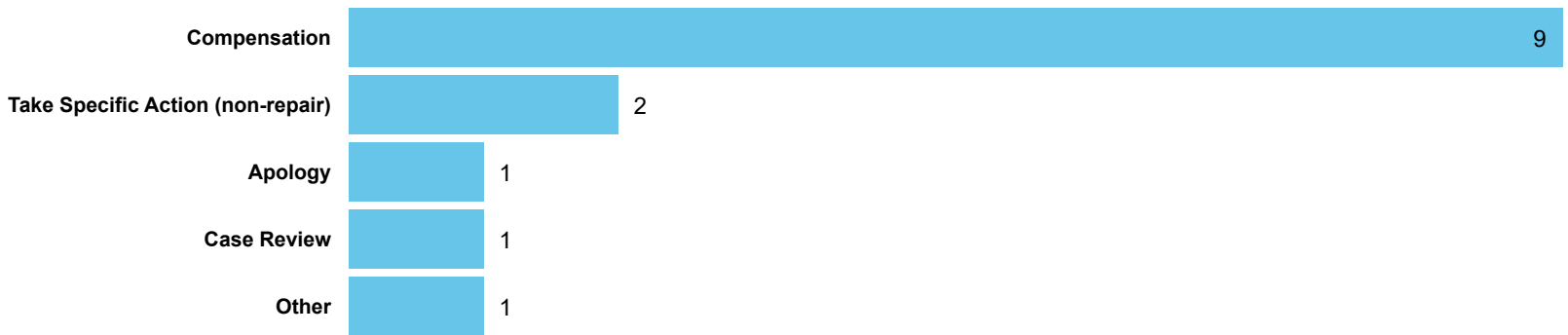
Top Sub-Categories | Cases determined between April 2022 - March 2023

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	9	90%	1	10%
Total	9	90%	1	10%

Compensation Ordered | Cases Determined between April 2022 - March 2023

Table 5.1

● Ordered ● Recommended

