

# Housing②i

## Foxfields

# Tenant Satisfaction Measures (TSM) Scheme Report March 2025

Prepared by: Acuity Research & Practice



**Acuity**  
intelligence. insight. improvement.

95%

Overall Satisfaction



Acuity was commissioned to undertake, independent satisfaction surveys of all Housing 21's residents, including retirement living and extra care, to collect data on their opinions of, and attitudes towards, their landlord and the services provided.

A survey questionnaire was sent to all residents. The survey was primarily conducted by post, but residents were also given the opportunity to complete the questionnaire online if they wished.

Responses 39

## TSM Key Metrics

### Keeping Properties in Good Repair



Well Maintained Home

95%



Safe Home

95%



Repairs Last 12 Months

96%



Time Taken Repairs

92%

### Respectful & Helpful Engagement



Listens and Acts

85%



Kept Informed

95%



Fairly and with Respect

92%



Complaints Handling

100%

### Responsible Neighbourhood Management



Communal Areas

94%



Neighbourhood Contribution

74%



Approach to Anti-Social Behaviour

81%

## Year-on-Year Change - Foxfields

Housing 21 undertook a TSM-based survey of its residents in 2023/24. The table to the right compares these past results from this specific Scheme with those for 2024/25. Any increases are green-coloured, while decreases are red.

	2023/24	2024/25
Overall Satisfaction	91%	95% (+4)
Well Maintained Home	85%	95% (+10)
Safe Home	89%	95% (+6)
Housing Management Team	96%	90% (-6)
Communal Areas	89%	94% (+6)
Repairs Last 12 Months	95%	96% (+1)
Time Taken Repairs	95%	92% (-3)
Neighbourhood Contribution	78%	74% (-4)
Approach to Anti-Social Behaviour	92%	81% (-11)
Kept Informed	90%	95% (+4)
Complaints Handling	77%	100% (+23) *
Listens and Acts	87%	85% (-2)
Fairly and with Respect	98%	92% (-6)

\*Less than 10 Responses

## What one thing do you like about the services provided by Housing 21?

■ (n=31)



## What one thing could Housing 21 do better to improve its services?

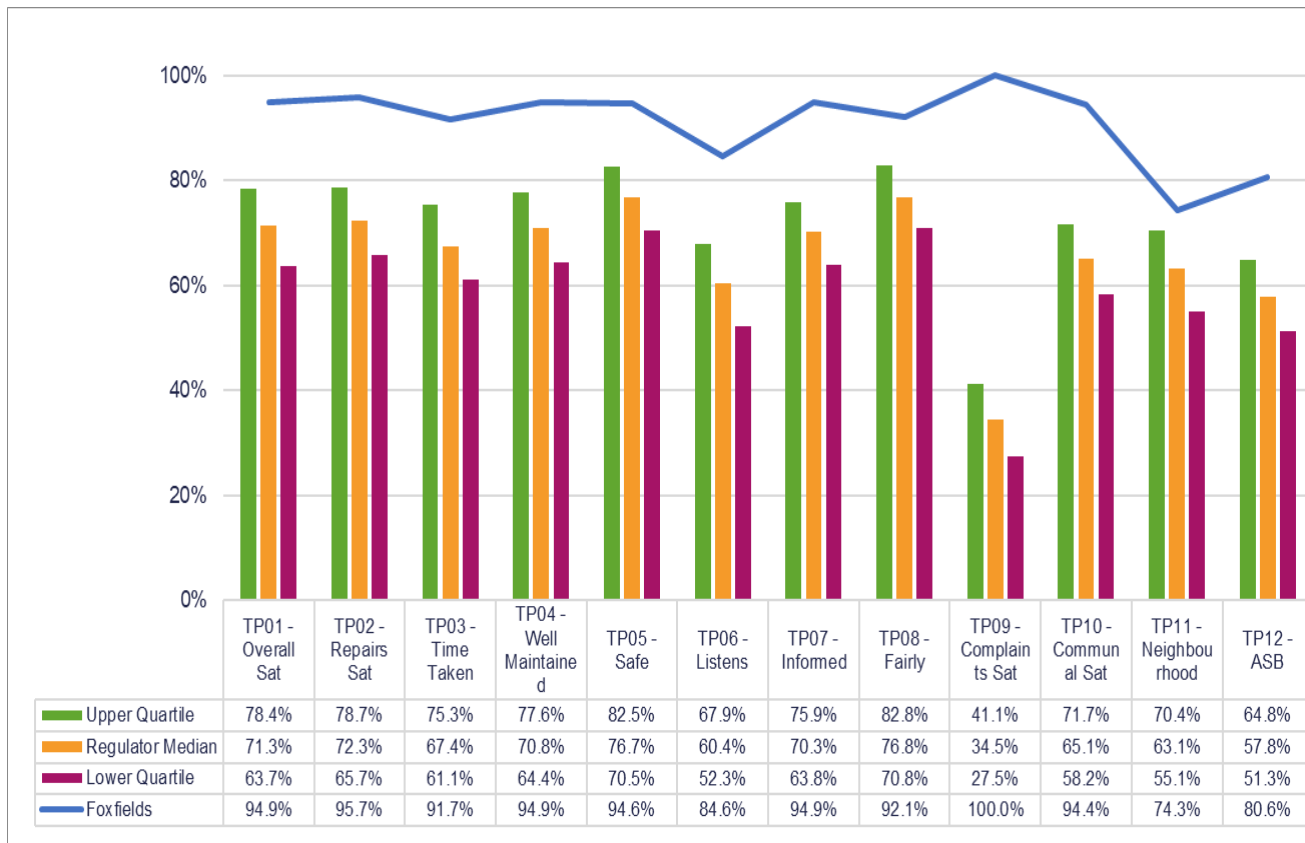
■ (n=26)



# Benchmark

This chart shows the satisfaction results of this scheme (depicted by the blue line) in comparison with the Regulator of Social Housing (RSH) data for all other social housing providers.

The quartiles refer to the upper quartile (top 25%), median (average) and lower quartile (bottom 25%) of Low Cost Rental Accommodation (LCRA) properties in the sector.







Care

**92%**  
Overall Satisfaction



This page displays the satisfaction scores for the care survey which was only asked of residents in receipt of care provided by Housing 21.

Responses 16

## Care Survey Summary

Housing 21



Safe

94%



Get Help When Needed

100%



Listened To

93%



Preferences/Trained

87%



Independent

86%



Care Plan Meets Needs

81%



Activities and Hobbies

67%



Involved in Changes

79%



Treat with Respect

100%



Time Changes  
Communicated

71%



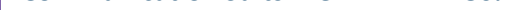
Get the Time Needed

100%



Communication Suits Me

80%



# Benchmarking

When considering Housing 21 as a whole, the table on the right shows satisfaction for all Housing 21 Extra Care residents surveyed this year. Satisfaction is high with 95% satisfied with the overall services provided.

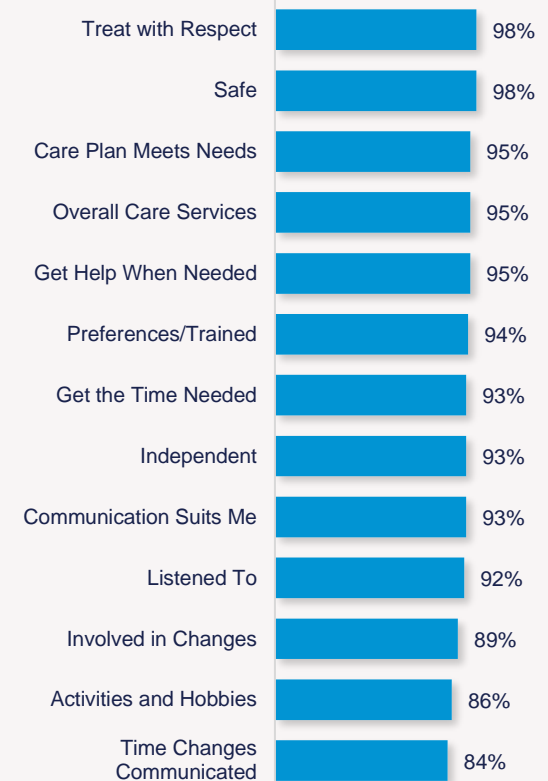
All the remaining measures received 90% or more satisfaction, apart from involved in changes (89%), activities and hobbies (86%), and 84% of residents satisfied with changes to the times they receive their care are communicated with.

The chart to the left shows your Scheme in comparison with the overall results for Housing 21, allowing you to benchmark against all other Schemes.

## Foxfields



## Housing 21 Overall





## Year-on-Year Change

Housing 21 undertook a Care-based survey of its residents in 2023/24. The table to the right compares these past results, with those for 2024/25.

	2023/24	2024/25
Overall Care Services	100%	92% (-8)
Safe	96%	94% (-2)
Listened To	100%	93% (-7)
Independent	96%	86% (-10)
Activities and Hobbies	- *	67% (-)
Treat with Respect	100%	100% (0)
Get the Time Needed	100%	100% (0)
Get Help When Needed	100%	100% (0)
Preferences/Trained	- *	87% (-)
Care Plan Meets Needs	96%	81% (-15)
Involved in Changes	100%	79% (-21)
Time Changes Communicated	96%	71% (-24)
Communication Suits Me	- *	80% (-)

\*Less than 10 Responses

## What do you like about your care service?

■ (n=12)



## Are there any areas of your care service that could be improved?

■ (n=12)



# Scheme Performance

Energy Performance Certificate Score (Average score of all properties within the scheme)	<b>84.0</b>
Energy Performance Certificate Rating (Average score of all properties within the scheme)	<b>B</b>
Energy Performance Certificate - Date of assessment	<b>27/09/2017</b>
Overall Care Quality Commission Score	<b>Good</b>
Date of last Care Quality Commission Score	<b>Oct 2018</b>
No. Repairs - Last 12 months (Nov)	<b>210</b>
Total Repairs Spend (£) - Last 12 months (Nov)	<b>£41,676.01</b>
No. Anti-Social Behaviour Cases - Last 12 months (Nov)	<b>0</b>
No. Stage 1 Complaints - Last 12 months (Oct)	<b>0</b>
No. Stage 2 Complaints - Last 12 months (Oct)	<b>0</b>
Total No. Formal Complaints - Last 12 months (Oct)	<b>0</b>

# TSM Summary of Approach

A. A summary of achieved sample size (number of responses)	<b>39</b>
B. Timing of survey	<b>September 2024 to November 2024</b>
C. Collection method(s)	<b>Online, Postal, Telephone</b>
D. Sample method	<b>Census</b>
E. Summary of the assessment of representativeness of the sample against the relevant tenant population	<b>N/A</b>
F. Details of any weighting applied to generate the reported perception measures	<b>No weighting applied</b>
G. Role of any named external contractor(s) in collecting, generating, or validating the reported perception measures	<b>Acuity Research &amp; Practice Ltd</b>
H. The number of tenant households within the relevant population that have not been included in the sample frame due to exceptional circumstances	<b>0</b>
I. Reasons for any failure to meet the required sample size requirements	<b>N/A</b>
J. Type and amount of any incentives offered to tenants to encourage survey completion	<b>10 x £50 shopping vouchers</b>
K. Any other methodological issues likely to have a material impact on the tenant perception measures reported	<b>None</b>



This research project was carried out to conform with ISO20252:2019 and the MRS Code of Conduct.

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