

Ebbage Court

Tenant Satisfaction Measures (TSM) Scheme Report March 2025

Prepared by: Acuity Research & Practice





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 21

TSM Key Metrics

Keeping Properties in Good RepairRespectful & Helpful Engagement					
Well Maintained Home 100%	0%				
Safe Home 90% i Kept Informed 6	8%				
Repairs Last 12 Months 100% Fairly and with Respect 7	5%				
Time Taken Repairs 100% Complaints Handling 6	7%				
Responsible Neighbourhood Management					
Communal Areas 100% Neighbourhood Contribution 67% Approach to Anti- Social Behaviour 55	2% 1				

Housing⁽²⁾

Year-on-Year Change – Ebbage Court

Housing

Housing 21 undertook a TSMbased 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	92%	90% (-1)
Well Maintained Home	92%	100% (+8)
Safe Home	83%	90% (+8)
Housing Management Team	79%	86% (+7)
Communal Areas	86%	100% (+14)
Repairs Last 12 Months	75%	100% (+25)
Time Taken Repairs	83%	100% (+17)
Neighbourhood Contribution	72%	67% (-6)
Approach to Anti-Social Behaviour	29%	52% (+24)
Kept Informed	83%	68% (-14)
Complaints Handling	100% *	67% (-33) *
Listens and Acts	71%	60% (-11)
Fairly and with Respect	92%	76% (-15)

*Less than 10 Responses



Positive comments - Feel safe and secure Positive comments - Good overall 2 service Scheme/Estate Positive -2 Neighbours/community spirit Scheme/Estate Positive - Resident 2 activities Manager Positive - Act on views/getting things done (manager) Manager Positive - Availability of manager Manager Positive -Communications/listening (manager) Manager Positive - Overall manager service Neighbourhood problems - Anti-social behaviour Positive comments - Good communications and contactable Positive comments - Like my home (type, size, condition)

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

■ (n=18)	3	- Customer services & contact Complaints handling
3	3	Neighbourhood problems - Anti-social behaviour
2	2	Organisational policies - Mix of tenants or tenures
2	2	Positive comments - Generally happy, no problems
2	2	Scheme/Estate Positive - Happy at the scheme/Estate
	1	Other - Dont know
	1	Communal areas - Quality of cleaning service
	1	Communications and information - Keep tenants up to date
	1	Customer services & contact - Be more proactive
	1	Customer services & contact - Resolving problems
	1	Customer services & contact - Time taken to resolve enquiry
(\cdots)	1	Manager Negative - Act on views/getting things done (manager)

Housing⁽²⁾

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.



Scheme Performance



Energy Performance Certificate Score (Average score of all properties within the scheme)	78.9
Energy Performance Certificate Rating (Average score of all properties within the scheme)	С
Energy Performance Certificate - Date of assessment	27/01/2022
Overall Care Quality Commission Score	N/A
Date of last Care Quality Commission Score	N/A
No. Repairs - Last 12 months (Nov)	112
Total Repairs Spend (£) - Last 12 months (Nov)	£47,099.95
No. Anti-Social Behaviour Cases - Last 12 months (Nov)	4
No. Stage 1 Complaints - Last 12 months (Oct)	2
No. Stage 2 Complaints - Last 12 months (Oct)	0
Total No. Formal Complaints - Last 12 months (Oct)	2

TSM Summary of Approach

TSM Summary of Approach	Housing
A. A summary of achieved sample size (number of responses)	21
B. Timing of survey	September 2024 to November 2024
C. Collection method(s)	Online, Postal, Telephone
D. Sample method	Census
E. Summary of the assessment of representativeness of the sample against the relevant tenant population	N/A
F. Details of any weighting applied to generate the reported perception measures	No weighting applied
G. Role of any named external contractor(s) in collecting, generating, or validating the reported perception measures	Acuity Research & Practice Ltd
H. The number of tenant households within the relevant population that have not been included in the sample frame due to exceptional circumstances	0
I. Reasons for any failure to meet the required sample size requirements	N/A
J. Type and amount of any incentives offered to tenants to encourage survey completion	10 x £50 shopping vouchers
K. Any other methodological issues likely to have a material impact on the tenant perception measures reported	None



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

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