

Housing②

Howard Court (Flitwick)

Tenant Satisfaction Measures (TSM) Scheme Report March 2025

Prepared by: Acuity Research & Practice



Acuity
intelligence. insight. improvement.

42%

Overall Satisfaction



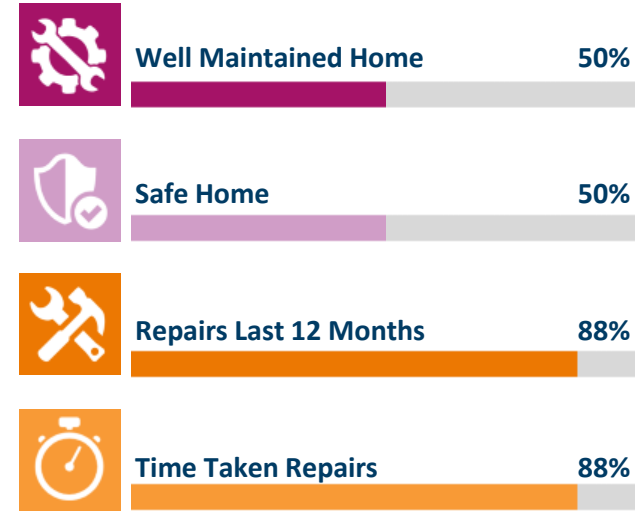
Acuity was commissioned to undertake, independent satisfaction surveys of all Housing 21's residents, including retirement living and extra care, to collect data on their opinions of, and attitudes towards, their landlord and the services provided.

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.

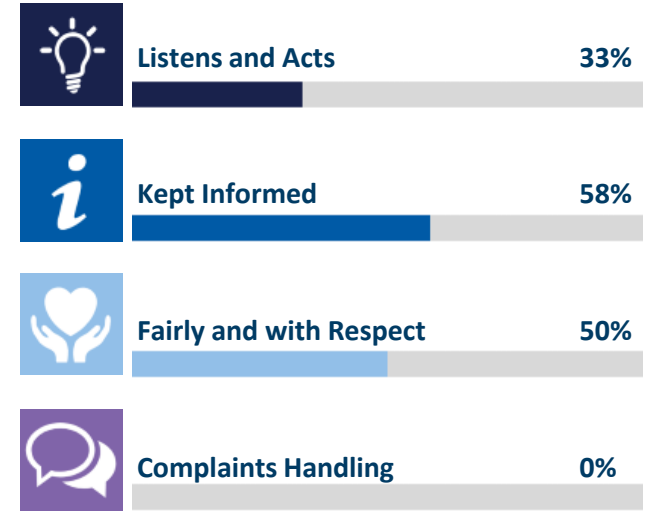
Responses 12

TSM Key Metrics

Keeping Properties in Good Repair



Respectful & Helpful Engagement



Responsible Neighbourhood Management



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.

Year-on-Year Change – Howard Court (Flitwick)

	2023/24	2024/25
Overall Satisfaction	43%	42% (-1)
Well Maintained Home	43%	50% (+7)
Safe Home	57%	50% (-7)
Housing Management Team	57%	42% (-15)
Communal Areas	54%	92% (+38)
Repairs Last 12 Months	57% *	88% (+30) *
Time Taken Repairs	71% *	88% (+16) *
Neighbourhood Contribution	15%	36% (+21)
Approach to Anti-Social Behaviour	18%	36% (+18)
Kept Informed	57%	58% (+1)
Complaints Handling	40% *	0% (-40) *
Listens and Acts	33%	33% (0)
Fairly and with Respect	57%	50% (-7)

*Less than 10 Responses

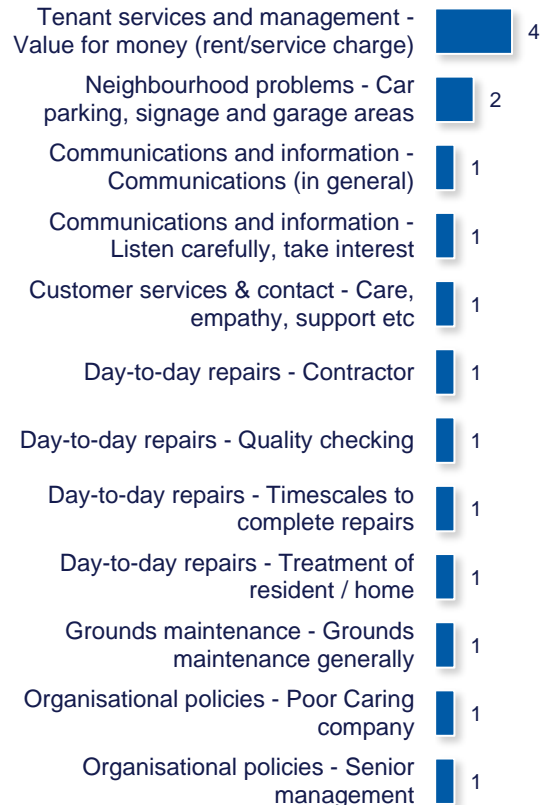
What one thing do you like about the services provided by Housing 21?

■ (n=10)



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

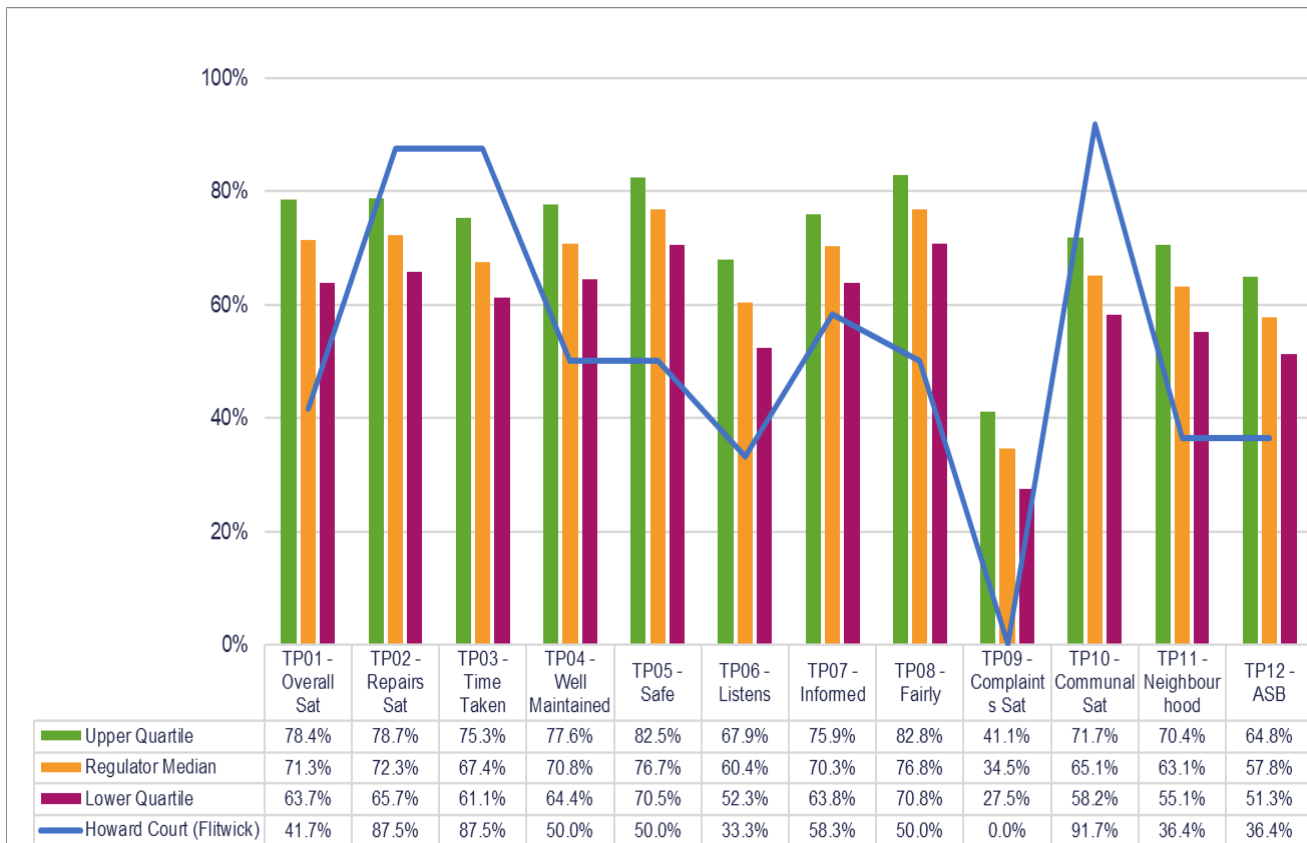
■ (n=9)



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)	71.7
Energy Performance Certificate Rating (Average score of all properties within the scheme)	C
Energy Performance Certificate - Date of assessment	09/02/2022
Overall Care Quality Commission Score	N/A
Date of last Care Quality Commission Score	N/A
No. Repairs - Last 12 months (Nov)	109
Total Repairs Spend (£) - Last 12 months (Nov)	£47,128.70
No. Anti-Social Behaviour Cases - Last 12 months (Nov)	0
No. Stage 1 Complaints - Last 12 months (Oct)	0
No. Stage 2 Complaints - Last 12 months (Oct)	0
Total No. Formal Complaints - Last 12 months (Oct)	0

TSM Summary of Approach

A. A summary of achieved sample size (number of responses)	12
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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