

# Housing②

## Warwickshire and Northamptonshire

## Tenant Satisfaction Measures (TSM)

## Patch Report

## April 2025

Prepared by: Acuity Research & Practice



**Acuity**  
intelligence. insight. improvement.

87%

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 187

## 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 Patch with those for 2024/25. Any increases are green-coloured, while decreases are red.

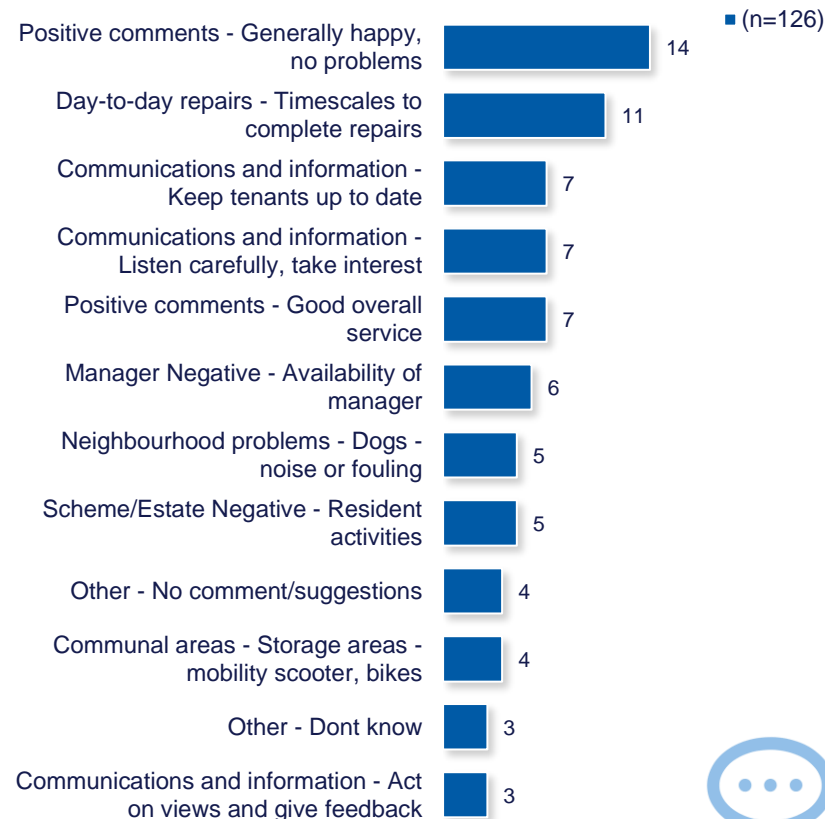
## Year-on-Year Change - Warwickshire and Northamptonshire

	2023/24	2024/25
Overall Satisfaction	86%	87% (+1)
Well Maintained Home	83%	85% (+2)
Safe Home	84%	88% (+4)
Housing Management Team	81%	82% (+1)
Communal Areas	85%	89% (+4)
Repairs Last 12 Months	77%	86% (+10)
Time Taken Repairs	74%	75% (+2)
Neighbourhood Contribution	64%	60% (-4)
Approach to Anti-Social Behaviour	66%	62% (-4)
Kept Informed	79%	79% (-1)
Complaints Handling	33%	37% (+4)
Listens and Acts	66%	64% (-1)
Fairly and with Respect	82%	85% (+3)

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



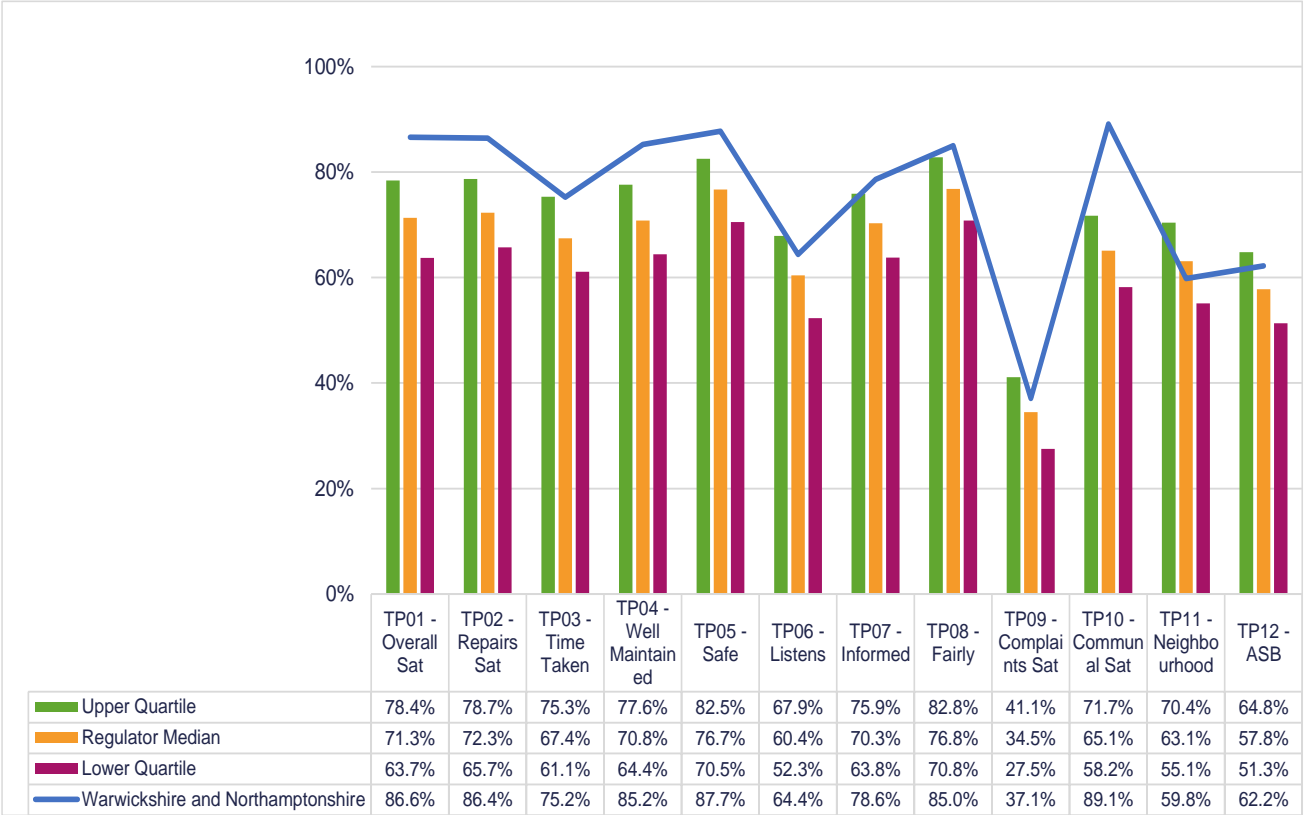
## What one thing could Housing 21 do better to improve its services?



# Benchmark

This chart shows the satisfaction results of this Patch (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.



# TSM Summary of Approach

A. A summary of achieved sample size (number of responses)	<b>187</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.

For further information on this report please contact:

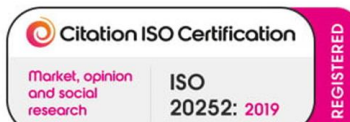
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