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Social landlord contextual information

The information you give us here will allow us to build a profile of you as a landlord and the housing sector. We will use this information to assess performance against the Charter.

Staff information, staff turnover and sickness rates (Indicator C1)

The information you give us here will allow us to build a profile of you as a landlord and the housing sector. We will use this information to assess performance against the Charter.

C1.2 Staff employed by the RSL:

C1.2.1 the number of senior staff

5

C1.1 the name of Chief Executive

PATRICK Mc GRATH

C1.2.2 the number of office based staff

55

C1.2.3 the number of care / support staff

5

C1.2.4 the number of concierge staff

27

C1.2.5 the number of direct labour staff

2

C1.2.6 the total number of staff

94.0

C1.3 Staff turnover and sickness absence:

C1.3.1 the percentage of senior staff turnover in the year to the end of the reporting year

0

C1.3.2 the percentage of total staff turnover in the year to the end of the reporting year

4



C1.3.3 the percentage of days lost through staff sickness absence in the reporting year

1.72



Governance

The information you give us here will tell us about your governing body and how your organisation is structured.

Parent, subsidiary and other connected organisations (Indicator C2)

If parent organisation

C2.1	C2.1.2	C2.1.3	C2.1.4
SFARS	Not Registered	Not Charitable	factoring services

C2.2 If subsidiary of another organisation, please state:

C2.2.1 the name of the parent organisation

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C2.2.2 the address of the parent organisation

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If connected with another organisation, please state:

Agent employed by the landlord to provide all of its services (Indicator C3)

If an agent is employed by the landlord to provide all its services, please state:

(i) the name of the organisation

(ii) contact details of the organisation

C3.1 The name of organisation	
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C3.2 Contact name:

C3.2.1 title

(Select)

C3.2.2 forename	
-----------------	--

C3.2.3 surname	
----------------	--

RSL members (Indicator C4)

Please state:

C4.1 The total number of RSL members as at the time of the last Annual General Meeting

302

C4.2 The number of members attending last RSL Annual General Meeting

49



Governing body appointments (Indicator C5)

Please state:

C5.1 The number of governing body vacancies at last Annual General Meeting

4

C5.2 The number of candidates for the vacancies

4

C5.3 The number of vacancies filled

4



Lets

The information you give us here will allow us to build a profile of your lets.

Number of lets during the reporting year, split between 'general needs' and 'supported housing' (Indicator C7)

Please state:

C7.1 The number of 'general needs' lets during the reporting year

184

C7.2 The number of 'supported housing' lets during the reporting year

28

The number of lets during the reporting year by source of let (Indicator C8)

Please state:

C8.1 The number of lets to existing tenants

51

C8.2 The number of lets to housing list applicants

79

C8.3 The number of mutual exchanges

4

C8.4 The number of lets from other sources

20

C8.5 The number of applicants who have been assessed as statutorily homeless by the local authority as:

C8.5.1 section 5 referrals

56

C8.5.2 nominations from the local authority

0

C8.5.3 other

6

C8.6 the number of other nominations from local authorities

0

Types of tenancies granted for lets during the reporting year (Indicator C9)

Please state:

C9.1 The number of occupancy agreements granted in the reporting year

0

C9.2 The number of short SSTs granted in the reporting year

15

C9.3 The number of SSTs granted in the reporting year

197

Housing lists (Indicator C10)

Please state:

C10.1 What type of housing list do you operate (select all that apply)

Your own housing list

C10.2 The number of new applicants added to the housing list(s)

828

C10.3 The number of applicants on the housing list(s) at end of reporting year

2023

C10.4 The number of suspensions from the housing list at end of reporting year

0

C10.5 The number of applications cancelled from the housing list during the reporting year

167

C10.6 The number of Section 5 referrals received during the last reporting year

297



Stock

The information you give us here will allow us to build a profile of your stock and your average weekly rents.

The landlord's wholly owned stock (Indicator C14)

Self contained dwellings are properties where the household has exclusive use of WC, bathroom and kitchen facilities contained within the property.

Non-self contained units/bedspaces are properties where WC, bathroom or kitchen facilities are communal or shared.

Non-housing units are properties that could be used for respite care; commercial activities; office space.

Please note, parts (a), (b) and (c) of indicator C14 are located at the 'Organisation details' section on the Portal and are not included in the ARC return itself. Further information on this is available in the FAQs at the 'Help & Guidance' section.

Please state:

		Of the stock at year end:					
		(d) Low Demand		(e) unlettable		(f) used for temporary accommodation	
For the landlord's wholly owned stock	C14.1 The number of self-contained units	0		113		0	
	C14.2 The number of non self-contained units / bedspaces	0	0	0	0	0	0

Stock by house types, apartment sizes and average weekly rents (Indicator C17)

The stock by type and apartment size reported in this indicator are wholly owned by the landlord and should match the totals provided at C14.

The average weekly rent in this indicator includes service or other charges and is calculated for lettable stock only. For all wholly owned stock, please state:

C17 Stock by type, apartment size and rent	House	High rise	Tenement	4 in a block	Other flat / maisonette	Total	Nos. of lettable units	Average weekly rent £
1 Apt	0	0	32	0	64	96	75	63.36
2 Apt	15	364	399	0	233	1011	1006	77.57
3 Apt	24	298	220	0	23	565	556	86.23
4 Apt	14	205	118	0	155	492	414	94.16
5 Apt +	14	0	18	0	4	36	36	99.64
Total SC	67	867	787	0	479	2200	2087	83.04

Number of lettable non self contained units at year end

5

Number of lettable non self contained bed spaces at year end

14

Average weekly rent charge per bed space for the reporting year

76.30

The number of self-contained and non self-contained units and bedspaces, at the year end by age band (Indicator C19)

The stock by age band reported in this indicator are wholly owned by the landlord and should match the totals provided at C14.

For all wholly owned stock, please state:

	(a) pre- 1919	(b) 1919 - 1944	(c) 1945 - 1964	(d) 1965 - 1982	(e) 1983 - 2002	(f) Post- 2002	Total
C19.1 The number of self-contained units	380	4	267	1178	188	183	2200
C19.2 The number of non self-contained units	1	0	2	0	1	1	5
C19.2 The number of non self-contained bed spaces	3	0	4	0	5	2	14

The number of self-contained properties void at the year end and of those, the number that have been void for more than six months (Indicator C20)

Please state the number of self-contained properties that:

C20.1 were void at the year end

C20.2 have been void for more than six months

Development programme – New units and value (excluding Scottish Government funded developments) (Indicator C32)

Please state:

	in the current reporting year		
	Social letting	Midmarket / market rents	Low cost home ownership
C32.1.1 RSL	0	0	0
C32.1.2 subsidiary	0	0	0

	projected for the next reporting year		
	Social letting	Midmarket / market rents	Low cost home ownership
C32.1.1 RSL	0	0	0
C32.1.2 subsidiary	0	0	0

	projected for the following year		
	Social letting	Midmarket / market rents	Low cost home ownership
C32.1.1 RSL	0	0	0
C32.1.2 subsidiary	0	0	0



	in the current reporting year	projected for the next reporting year	projected for the following year
C32.2.1 funded through own cash / reserves	0	0	0
C32.2.2 funded through private finance	0	0	0
C32.2.3 funded through other grants / sources	0	0	0
C32.2.4 funded through sales	0	0	0

Comments (Social landlord contextual information)

Please use the comment field below to tell the regulator about any exceptional circumstances regards the figures supplied in the "Social landlord contextual information" section.

Indicator C1 - The staff turnover is 4% for this year and relates to 5 members of staff leaving the Association. Over the last year the Association has increased the staff numbers this includes a further Facilities Team being created. There were also a number of permanent full time posts created and filled throughout the year - Community Initiatives Manager, Corporate Services Officer, Repairs Assistant, Housing Officer (Estates) and Finance Manager, as well as temporary positions including Maintenance Officer, Finance Officer, Admin Assistant (Factoring & Finance), Admin Assistant (Corporate) and Housing Assistant (Rent). As well as these additional staff, the Association also took on two administrative apprentices for a period of one year.

Indicator C8 - over and above our 25.93% statutory homeless "section 5" lets, we also have an additional 37 homeless lets (17.13%) from our waiting list and the breakdown is as follows:-

- 11 x Saffron
- 4 x Queen Mary Avenue
- 1 x Barnardos
- 4 x lets to GCC as Temporary Furnished Flats (TFFs)
- 11 x Homeless waiting list - (rehoused prior to receiving Section 5 referral to prevent homelessness).

Saffron Project - this is a project that supports 16-25 year old homeless BME applicants. The referral is received through Social Work Services.

Queen Mary Avenue - this complex re-houses single homeless women previously housed within Inglefield Street Hostel. New re-lets come through Social Work Services.

Indicator C10.2 - The small increase in new applicants is reflective of the demand for Mossspark Boulevard. We would anticipate a reduction in new applicants during 2016/17 as we further develop our Housing Options approach which offers potential applicants a range of different tenure options.

Indicator C10.6 - The Association received almost 100 less Section 5 referrals during the year and highlights the affect of the long term strike action within GCCs Casework Team.

Indicator C17 - Overall stock increased by 11 and this includes

- +34 Mossspark Boulevard
- +45 Private Acquisitions
- +18 March Street (tenanted private acquisitions)
- +3 Shared Owner Buy Backs
- +4 Buy Backs
- +6 demolition Buy Backs
- +4 (46 Melville Street - this was omitted from last years ARC due to internal communication issue)

- +1 (Queensland Court/Gds - lease to Barnardos - again omitted from last years figures)

This is a total of 115 properties.

- minus 100 demolition properties within the decks in Pollokshields
- minus 4 right to buy properties

This gives an overall stock figure of 2200.

Indicator C32 - this section does not apply to Southside H.A.



Overall satisfaction

The information you give us here will tell us how satisfied your tenants are with the overall service you provide.

Percentage of tenants satisfied with the overall service provided by their landlord (Indicator 1)

1.1 In relation to the overall tenant satisfaction survey carried out, please state:

1.1.1 the number of tenants who were surveyed

546

1.1.2 the fieldwork dates of the survey

February 2016

1.1.3 the method(s) of administering the survey

Face-to-Face

1.2 In relation to the tenant satisfaction question on overall services, please state the number of tenants who responded:

1.2.1 very satisfied

297

1.2.2 fairly satisfied

210

1.2.3 neither satisfied nor dissatisfied

13

1.2.4 fairly dissatisfied

12

1.2.5 very dissatisfied

10

1.2.6 no opinion

4

546

Percentage of tenants satisfied with the overall service provided by their landlord (Indicator 1)	92.86	%
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Comments (Overall satisfaction)

Please use the comment field below to tell the regulator about any exceptional circumstances regards the figures supplied in the "Overall satisfaction" section.

% increase from 88% in 2014 to 93% in 2016.

The Association commissioned Research Resource to carry out a Tenant Satisfaction Survey on our behalf. A total of 546 face to face interviews were carried out with tenants in order to assess satisfaction with the Association and the services we provide. Interviews took place between 01.02.16 and 26.02.16.



The Customer/Landlord relationship

The information you give us here will tell us about the relationships you have with your tenants and other service users.

Ethnic origins and disability details of service users, staff and for RSLs only, governing body members (Indicator 2)

Ethnic origins are as based on The Scottish Government and General Register Office for Scotland official Ethnicity Classification for Scottish Official Statistics.

Disability is as defined under the Equality Act 2010.

Please state:

2.1 The ethnic origins of:

2.2 The number of people who consider themselves to have a disability by:

		(a) staff	(b) existing tenants	(c) applicants on housing list	(d) new tenants	(e) governing body members
2.1.1	White (total)	84	1168	696	153	9
	(a) Scottish	83	1113	622	139	9
	(b) Other British	0	10	15	2	0
	(c) Irish	1	11	4	0	0
	(d) Gypsy/traveller	0	0	1	0	0
	(e) Polish	0	12	26	4	0
	(f) any other white background	0	22	28	8	0
2.1.2	Mixed or multiple ethnic background	0	6	12	1	0
	Asian, Asian					

	Scottish, Asian British (total)					
	(a) Indian	4	15	11	1	1
	(b) Pakistani	3	140	141	19	2
	(c) Bangladeshi	0	3	3	0	0
	(d) Chinese	0	7	7	0	0
	(e) Any other Asian backgroun d	0	25	34	7	0
2.1.4	Black, Black Scottish, Black British (total)	0	46	51	17	0
	(a) Caribbean	0	1	2	0	0
	(b) African	0	43	33	15	0
	(c) Any other black backgroun d	0	2	16	2	0
2.1.5	Other ethnic backgrou nd	3	30	40	17	0
	(a) Arab, Arab Scottish or Arab British	1	9	21	12	0
	(b) any other group	2	21	19	5	0
2.1.6	Unknown	0	307	1033	11	0
2.1.7	Total	94	1747	2028	226	12

	(a) staff	(b) existing tenants	(c) applicants on housing list	(d) new tenants	(e) governing body members
	1	70	71	32	0

Percentage of tenants who feel their landlord is good at keeping them informed about their services and decisions (Indicator 3)

In relation to satisfaction with how well their landlord keeps tenants informed about their services, please state:

3.1 "How many tenants answered the question How good or poor do you feel your landlord is at keeping you informed about their services and decisions?"

3.2 Of the tenants who answered, how many said that their landlord was:
3.2.1 very good at keeping them informed

3.2.2 fairly good at keeping them informed

3.2.3 neither good nor poor at keeping them informed

3.2.4 fairly poor at keeping them informed

3.2.5 very poor at keeping them informed

Percentage of tenants who feel their landlord is good at keeping them informed about their services and decisions (Indicator 3)	98.72	%
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Percentage of tenants satisfied with the opportunities given to them to participate in their landlord's decision making processes (Indicator 6)

In relation to satisfaction with opportunities given to tenants to participate in their landlord's decision making process, please state:

6.1 "How many tenants answered the question How satisfied or dissatisfied are you with opportunities given to you to participate in your landlord's decision making processes?"	546
6.2 Of the tenants who answered, how many said that they were:	
6.2.1 very satisfied	225
6.2.2 fairly satisfied	301
6.2.3 neither satisfied nor dissatisfied	16
6.2.4 fairly dissatisfied	3
6.2.5 very dissatisfied	1
	546

Percentage of tenants satisfied with the opportunities given to them to participate in their landlord's decision making processes (Indicator 6)	96.34	%
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Comments (The customer / landlord relationship)

Increase from 87% in 2014 to 96% in 2016.

The Association commissioned Research Resource to carry out a Tenant Satisfaction Survey on our behalf. A total of 546 face to face interviews were carried out with tenants in order to assess satisfaction with the Association and the services we provide. Interviews took place between 01.02.16 and 26.02.16.



Housing Quality and Maintenance

The information you give us here will tell us about the quality and energy efficiency of the housing you provide and the repairs service you offer.



Quality of Housing

The information you give us here will tell us about the quality and energy efficiency of the housing you provide and the repairs service you offer.

***Scottish Housing Quality Standard (SHQS) – Stock condition survey
information (Indicator C24)***

Please state:

C24.1 The date your organisation's stock was last surveyed or assessed for compliance with the SHQS

November 2014

C24.2 What percentage of stock did your organisation fully assess for compliance in the last four years?

85.5

C24.3 The date of your next scheduled stock condition survey or assessment

November 2019

C24.4 What percentage of your organisation's stock will be fully assessed in the next survey

100

C24.5 How did your organisation use the survey data stated at C24.2 to establish how the stock complied overall with the SHQS

The Association's SHQS database details the condition and life expectancy of each element as it relates to Scottish Housing Quality Standards. This information is built up from the Stock Condition Surveys, void or pre-contract inspections and life cycle/planned maintenance validation surveys.

The Association carried out a full Stock Condition Survey in November 2014 to identify the 100% accuracy to comply with Scottish Housing Quality Standards. This survey covered 800 properties.

A robust and accurate cloning has only taken place where properties are identified in similar age, construction type and date of construction. Additional surveys are carried out by the Association staff, where indicators show a fail or potential fail.

The current SHQS failure rate at 31st March 2016 is just under 12% of all our stock. This figure includes 172 properties held for demolition and 87 properties under the category of Exemptions/Abeyances. Without the demolition stock and Exemptions/Abeyances we are 100% compliant.

Phase 1 of the demolition programme took place in August 2015 with 100 properties being demolished. Phase 2 will include the demolition of a further 100 properties which is due in 2017/18. Phase 3 with 72 properties is anticipated to be demolished in 2018/19.

The Association has short, medium and longer term investment programmes to improve the 87 properties which

fall under the exemption and abeyance categories.

- 45 of the abeyance properties are new private acquisitions which were acquired by the Association at the end of March 2016. The Association acquired these properties with funding supplied by Glasgow City Council to support their Tenement Improvement Programme. This is the second year of this programme. Major works are required in the majority of these properties and the properties will be brought up to SHQS standards during 2016. There are some of these new acquisitions which have owners as the majority in the block and require major refurbishment works which will take place in the longer term in order to achieve SHQS.
- The majority of the remaining 42 properties are where the Association has limited control over the common works as owner occupiers are in the majority within these properties and often are factored by other Factors e.g. GHA (Your Place). Examples of this are 90 Kenmure Street and 12-20 Herriet Street. A Home Energy Efficiency Programme (HEEPS) commenced at these properties in April 2016. This programme is in partnership with Glasgow City Council and GHA and includes external wall insulation.
- The Association are planning in partnership with Historic Scotland to refurbish the long term empty properties at 166 Gorbals Street (8 properties) in 2017.

Scottish Housing Quality Standard (SHQS) – Stock summary (Indicator C25)

Please state:

	End of the reporting year	End of the next reporting year
C25.1 Total self-contained stock	2200	2227
C25.2 Self-contained stock exempt from SHQS	1	1
C25.3 Self-contained stock in abeyance from SHQS	86	43
C25.4.1 Self-contained stock failing SHQS for one criterion	0	0
C25.4.2 Self-contained stock failing SHQS for two or more criteria	172	172
C25.4.3 Total self-contained stock failing SHQS	172	172
C25.5 Stock meeting the SHQS	1941	2011

C25.6 Total self-contained stock meeting the SHQS by local authority

Aberdeen City	0	0
Aberdeenshire	0	0
Angus	0	0
Argyll & Bute	0	0
City of Edinburgh	0	0
Clackmannanshire	0	0
Dumfries & Galloway	0	0
Dundee City	0	0
East Ayrshire	0	0
East Dunbartonshire	0	0

East Lothian	0	0
East Renfrewshire	0	0
Eilean Siar	0	0
Falkirk	0	0
Fife	0	0
Glasgow City	1941	2011
Highland	0	0
Inverclyde	0	0
Midlothian	0	0
Moray	0	0
North Ayrshire	0	0
North Lanarkshire	0	0
Orkney Islands	0	0
Perth & Kinross	0	0
Renfrewshire	0	0
Scottish Borders	0	0
Shetland Islands	0	0
South Ayrshire	0	0
South Lanarkshire	0	0
Stirling	0	0
West Dunbartonshire	0	0
West Lothian	0	0

Totals	1941	2011
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**Scottish Housing Quality Standard (SHQS) – Stock failing by criterion
(Indicator C26)**

How many of your organisation's properties did not meet the Standard at the end of the reporting year, and how many are projected to not meet the Standard at the end of the next reporting year?

	End of the reporting year	End of the next reporting year
C26.1 Because they were Below the tolerable standard	172	172
C26.2 Because they were in serious disrepair	40	38
C26.3 Because they were not energy efficient	23	23
C26.4 Because they did not have modern facilities and services	16	16
C26.5 Because they were not healthy, safe and secure	16	16
C26.6 If any properties are failing SHQS at the end of the reporting year, or are projected to fail for the next reporting year, then explain what actions your organisation is taking or planning to take to address these.	<p>The majority of properties that do not meet the standard are our properties that are planned for demolition - 172 in total. The projected years for demolition are:</p> <ul style="list-style-type: none"> • Phase 2 (100 properties) 2017/18 • Phase 3 (72 properties) 2018/19 <p>The 8 properties at 166 Gorbals Street fail on all five criteria but are part of a major refurbishment proposal that we hope to implement in the next two years. The majority of other fails are in blocks where owners are in the majority and we plan to make</p>	



	approaches to the owners to discuss the Association taking on the factoring of these blocks.	
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**Scottish Housing Quality Standard (SHQS) – Working towards the standard
(Indicator C27)**

Please state:

C27.1 How many properties did your organisation plan to bring fully up to the SHQS during the reporting year?

136

C27.2 How many properties did your organisation fully bring up to the SHQS during the reporting year?

136

C27.3 If C27.1 and C27.2 are not the same, please provide an explanation for the difference

The Association brought 41 private acquisitions up to SHQS standards during 2015/16. However Glasgow City Council has provided the Association with a 2nd year of funding to buy properties and we purchased 45 properties at the end of March 2016. We project that we will be able to improve 43 of these properties to meet SHQS prior to the end of the financial year. The other two properties are longer term projects that will need buy in from owners who are in the majority in the block (105 Allison Street). At this time it is not clear whether there will be additional funding from GCC for a third year of private acquisitions.

C27.4 How many properties does your organisation plan to bring fully up to the SHQS during the next reporting year?

43

C27.5 The number of properties at C27.4 should equal the difference between the projected pass rates for the end of the reporting year and the end of the next reporting year (as reported at C25.5). If it does not, please explain the difference

The Association expect to have 31 new build properties coming off site during 2016/17.

- 16 x Portman Street
- 15 x Penilee

We are also projecting 3 shared ownership buy backs which equates to 34 additional properties. However we are also projecting an additional 7 Right to Buys before RTB is abolished in August 2016. This explains the 27 property difference from C27.4 and C25.5.

Scottish Housing Quality Standard (SHQS) (Indicator C28.1)

Please state:

C28.1.1 The number of self-contained properties with exemptions at the year end

1

C28.1.2 The range of elements not met

D Modern Facilities and Services: 38 Kitchen Facilities: safe working arrangements, D Modern Facilities and Services: 40 Kitchen Facilities: adequate food storage space

C28.1.3 The reason(s) the elements are not met

(b) Work cannot physically be done at any cost, or doing the work would cause unacceptable problems in the building

C28.1.4 What action is your organisation taking or planning to take to address these exemptions

The Association is seeking technical advice from a consultant architect to alter the layout of the property.

**Scottish Housing Quality Standard (SHQS) – Abeyances at the year end
(Indicator C28.2)**

Please state:

C28.2.1 The number of self-contained properties with abeyances at the year end

86

C28.2.2 The range of elements not met

B Free from Serious Disrepair: 20 Rainwater goods (gutters and downpipes), B Free from Serious Disrepair: 21 External wall finish, B Free from Serious Disrepair: 28 Windows & doors of individual dwellings, B Free from Serious Disrepair: 29 Common windows and common roof lights, C Energy Efficiency: 31 Cavity wall insulation, C Energy Efficiency: 34b Efficient central heating, D Modern Facilities and Services: 36 A-D Bathroom Condition, D Modern Facilities and Services: 37 A-C Kitchen Condition, D Modern Facilities and Services: 38 Kitchen Facilities: safe working arrangements, D Modern Facilities and Services: 39 Kitchen Facilities: adequate electrical sockets, D Modern Facilities and Services: 40 Kitchen Facilities: adequate food storage space, E Healthy, Safe & Secure: 42 Mechanical ventilation in kitchen and bathroom, E Healthy, Safe & Secure: 45 Safe electrical system, E Healthy, Safe & Secure: 55 Common external front and rear access doors in a good state of repair (flats only)

C28.2.3 The reason(s) the elements are not met

(b) Work cannot be done because owners object to common repairs, (c) Any other reasons

C28.2.4 What action is your organisation taking or planning to take to address these abeyances

These are common blocks where the Association owns one or two properties. The Association has no control over the common works because of third party factoring. The Association will proactively pursue taking on responsibility for the factoring in these particular blocks.

The Association acquired a number of unimproved tenemental properties financed by Glasgow City Council (DRS). A short, medium and long term strategy is being developed to identify both internal and external works.

Scottish Housing Quality Standard (SHQS) – Actual and projected investment by criteria/element (Indicator C29)

Please state:

	(i) in the reporting year		(ii) projected for the next reporting year	
	(a) the actual number of homes improved	(b) the amount invested (£s)	(a) the actual number of homes to be improved	(b) the amount to be invested (£s)
C29.1 Because they were/are below the tolerable standard	41	717922	43	774000
C29.2 Because they were/are in serious disrepair	0	0	0	0
C29.3 Because they were/are not energy efficient	0	0	0	0
C29.4 Because they did/do not have modern facilities and services	13	28390	0	0
C29.5 Because they were/are not healthy, safe and secure	29	5160	0	0
C29.6 The total number of properties improved	83	751472	43	774000
C29.7 The number of properties demolished as a direct result of the SHQS and the cost of demolition	100	215000	0	0

**Percentage of stock meeting the Scottish Housing Quality Standard (SHQS)
(Indicator 7)**

For properties within scope of the SHQS, please state:

7.1 The total number of properties within scope of the SHQS:

7.1.1 at the end of the reporting year

2200

7.1.2 projected to the end of the next reporting year

2227

7.2 The number of properties meeting the SHQS:

7.2.1 at the end of the reporting year

1941

7.2.2 projected to the end of the next reporting year

2011

Percentage of stock meeting the SHQS at the end of the reporting year (Indicator 7)	88.23	%
--	-------	---

Percentage of stock meeting the SHQS projected to the end of the next reporting year (Indicator 7)	90.30	%
---	-------	---

Percentage of properties at or above the appropriate NHER or SAP ratings specified in element 35 of the SHQS, as at 31 March each year (Indicator 8)

8.1 The total number of properties within scope of the SHQS:

8.1.1 at the end of the reporting year

2200

8.1.2 projected to the end of the next reporting year

2227

8.2 The number of properties meeting the appropriate NHER or SAP ratings specified in element 35 of the SHQS:

8.2.1 at the end of the reporting year

1356

8.2.2 projected to the end of the next reporting year

1423

Percentage of properties at or above the appropriate NHER or SAP ratings specified in element 35 of the SHQS at the end of the reporting year (Indicator 8)	61.64	%
--	-------	---

Percentage of properties at or above the appropriate NHER or SAP ratings specified in element 35 of the SHQS projected to the end of the next reporting year(Indicator 8)	63.90	%
--	-------	---

Percentage of tenants satisfied with the standard of their home when moving in (Indicator 9)

In relation to tenant satisfaction with the standard of their home when moving in this year, please state:

9.1 Of the tenants who moved into their property in the last year, how many answered the question "Thinking about when you moved in, how satisfied or dissatisfied were you with the standard of your home?"

29

9.2 Of the tenants who answered, how many said that they were:

9.2.1 very satisfied

21

9.2.2 fairly satisfied

7

9.2.3 neither satisfied nor dissatisfied

0

9.2.4 fairly dissatisfied

1

9.2.5 very dissatisfied

0

29

Percentage of tenants satisfied with the standard of their home when moving in (Indicator 9)

96.55

%

Percentage of tenants satisfied with the quality of their home (Indicator 10)

In relation to tenant satisfaction with the quality of their home, please state:

10.1 How many tenants answered the question "Overall, how satisfied or dissatisfied are you with the quality of your home?"

546

10.2 Of the tenants who answered, how many said that they were:

10.2.1 very satisfied

247

10.2.2 fairly satisfied

267

10.2.3 neither satisfied nor dissatisfied

21

10.2.4 fairly dissatisfied

11

10.2.5 very dissatisfied

0

Percentage of tenants satisfied with the quality of their home (Indicator 10)	94.14	%
--	-------	---



Repairs, Maintenance & Improvements

The information you give us here will tell us about the quality and energy efficiency of the housing you provide and the repairs service you offer.

***Average number of reactive repairs completed per occupied property
(Indicator C13)***

Please state:

C13.1 The total number of reactive repairs completed during the reporting year

7608.0

C13.2 The number of occupied properties during the reporting year

2087

Average number of reactive repairs completed per occupied property (Indicator C13)	3.65	
---	------	--

Average length of time taken to complete emergency repairs (Indicator 11)

Emergency repairs are reactive repairs necessary to prevent serious damage to the building, danger to health, risk to safety or risk of serious loss or damage to the occupier's property.

Please state:

11.1 The number of emergency repairs completed in the reporting year

1511

11.2 The total number of hours taken to complete emergency repairs

2118

Average length of time taken to complete emergency repairs (Indicator 11)	1.40	hours
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Average length of time taken to complete non-emergency repairs (Indicator 12)

Non-emergency repairs are reactive repairs that are not categorised as emergency.

Please state:

Please state:

(i) The number of non-emergency repairs completed in the reporting year

(ii) The total number of working days taken to complete non-emergency repairs in the reporting year

12.1 The total number of non-emergency repairs completed in the reporting year

6097

12.2 The total number of working days taken to complete non-emergency repairs

17544

Average length of time taken to complete non-emergency repairs (Indicator 12)	2.88	days
--	------	------

2.88

days

Percentage of reactive repairs carried out in the last year completed right first time (Indicator 13)

Please state:

13.1 The number of reactive repairs completed right first time during the reporting year

5038

13.2 The total number of reactive repairs completed during the reporting year

5124

Percentage of reactive repairs carried out in the last year completed right first time (Indicator 13)	98.32	%
--	-------	---

Percentage of repairs appointments kept (Indicator 14)

Please state:

14.1 Does your organisation operate a repairs appointment system?

Yes

14.2 The number of reactive repairs appointments made in the reporting year

5267

14.3 The number of reactive repair appointments kept in the reporting year

4701

Percentage of repairs appointments kept (Indicator 14)

89.25

%

Percentage of properties that require a gas safety record which had a gas safety check and record completed by the anniversary date (Indicator 15)

Please state:

15.1 As at the end of the reporting year, how many properties required gas safety records

1026

15.2 For properties which had current gas safety records in place at the end of the reporting year, how many had been renewed by their anniversary dates

1026

Percentage of properties that require a gas safety record which had a gas safety check and record completed by the anniversary date (Indicator 15)	100.00	%
---	--------	---

Percentage of tenants who have had repairs or maintenance carried out in last 12 months satisfied with the repairs and maintenance service (Indicator 16)

In relation to tenant satisfaction with the repairs service provided for those with a repair carried out in the reporting year, please state:

16.1 Of the tenants who had repairs carried out in the last year, how many answered the question "Thinking about the LAST time you had repairs carried out, how satisfied or dissatisfied were you with the repairs service provided by your landlord?"

811

16.2 Of the tenants who answered, how many said that they were:

16.2.1 very satisfied

663

16.2.2 fairly satisfied

76

16.2.3 neither satisfied nor dissatisfied

44

16.2.4 fairly dissatisfied

7

16.2.5 very dissatisfied

8

Percentage of tenants who have had repairs or maintenance carried out in last 12 months satisfied with the repairs and maintenance service (Indicator 16)

91.12

%



Comments (Housing quality and maintenance)



Neighbourhood and Community

The information you give us here will tell us about the neighbourhoods and communities you manage.



Estate Management, anti-social behaviour, neighbour nuisance and tenancy disputes

The information you give us here will tell us about the neighbourhoods and communities you manage.

***Percentage of 1st and 2nd stage complaints resolved by the landlord
(Indicators 4 & 5)***

Equalities related issues:

	4.1.1 1st Stage complaints		4.1.2 2nd Stage complaints	
	Number	Percentage	Number	Percentage
Received in the reporting year	2	N/a	2	N/a
Carried forward from the previous reporting year	0	N/a	0	N/a
4.1.3 Complaints responded to in full by the landlord in the reporting year	2	100.0	2	100.0
4.1.4 Complaints upheld by the landlord in the reporting year	2	100.0	1	50.00
5.1 Complaints responded to in full within the timescales set out in the SPSO Model CHP	2	100.0	2	100.0

Other issues:

	4.2.1 1st Stage complaints		4.2.2 2nd Stage complaints	
	Number	Percentage	Number	Percentage
Received in the reporting year	73	N/a	29	N/a
Carried forward from the previous reporting year	1	N/a	1	N/a
4.2.3 Complaints responded to in full by the landlord in the reporting year	72	97.30	28	93.33

4.2.4 Complaints upheld by the landlord in the reporting year	34	47.22	15	53.57
5.2 Complaints responded to in full within the timescales set out in the SPSO Model CHP	32	44.44	17	60.71

All complaints:

	4.3.1 1st Stage complaints		4.3.2 2nd Stage complaints	
	Number	Percentage	Number	Percentage
Received in the reporting year	75	N/a	31	N/a
Carried forward from the previous reporting year	1	N/a	1	N/a
4.3.3 Complaints responded to in full by the landlord in the reporting year	74	97.37	30	93.75
4.3.4 Complaints upheld by the landlord in the reporting year	36	48.65	16	53.33
5.3 Complaints responded to in full within the timescales set out in the SPSO Model CHP	34	45.95	19	63.33

Percentage of 1st stage complaints on equalities issues responded to in full by the landlord (Indicators 4 & 5)	100.0	%
--	-------	---

Percentage of 1st stage complaints on other issues responded to in full by the landlord (Indicators 4 & 5)	97.30	%
---	-------	---

Percentage of 1st stage complaints on equalities issues upheld by the landlord (Indicators 4 & 5)	100.0	%
--	-------	---

Percentage of 1st stage complaints on other issues upheld by the landlord (Indicators 4 & 5)	47.22	%
--	-------	---

Percentage of 2nd stage complaints on equalities issues responded to in full by the landlord (Indicators 4 & 5)	100.0	%
---	-------	---

Percentage of 2nd stage complaints on other issues responded to in full by the landlord (Indicators 4 & 5)	93.33	%
--	-------	---

Percentage of 2nd stage complaints on equalities issues upheld by the landlord (Indicators 4 & 5)	50.00	%
---	-------	---

Percentage of 2nd stage complaints on other issues upheld by the landlord (Indicators 4 & 5)	53.57	%
--	-------	---

Percentage of 1st stage complaints on equalities issues responded to in full by the landlord within SPSO CHP timescales (Indicators 4 & 5)	100.0	%
--	-------	---

Percentage of 1st stage complaints on other issues responded to in full by the landlord within SPSO CHP timescales (Indicators 4 & 5)	44.44	%
---	-------	---

Percentage of 2nd stage complaints on equalities issues responded to in full by the landlord within SPSO CHP timescales (Indicators 4 & 5)	100.0	%
--	-------	---

Percentage of 2nd stage complaints on other issues responded to in full by the landlord within SPSO CHP timescales (Indicators 4 & 5)	60.71	%
---	-------	---

Percentage of tenants satisfied with the management of the neighbourhood they live in (Indicator 17)

In relation to tenant satisfaction with their landlord's management of the neighbourhood in which they live, please state:

17.1 How many tenants answered the question "Overall, how satisfied or dissatisfied are you with your landlord's management of the neighbourhood you live in?"

546

17.2 Of the tenants who answered, how many said that they were:

17.2.1 very satisfied

246

17.2.2 fairly satisfied

277

17.2.3 neither satisfied nor dissatisfied

19

17.2.4 fairly dissatisfied

3

17.2.5 very dissatisfied

1

Percentage of tenants satisfied with the management of the neighbourhood they live in (Indicator 17)	95.79	%
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Percentage of tenancy offers refused during the year (Indicator 18)

Please state:

18.1 The number of tenancy offers made during the reporting year

340

18.2 The number of tenancy offers that were refused

129

Percentage of tenancy offers refused during the year (Indicator 18)	37.94	%
--	-------	---

Percentage of anti-social behaviour cases reported in the last year which were resolved within locally agreed targets (Indicator 19)

Please state:

19.1 The number of cases of anti-social behaviour reported in the reporting year

235

19.2 Of those at 19.1, the number of cases resolved in the reporting year

230

19.3 Of those at 19.1, the number of cases resolved within locally agreed targets in the reporting year

205

Percentage of anti-social behaviour cases reported in the last year which were resolved within locally agreed targets (Indicator 19)	87.23	%
---	-------	---

87.23

%

Percentage of the court actions initiated which resulted in eviction and the reasons for eviction (Indicator 24)

Court actions are initiated by the landlord following the issue of a Notice of Proceedings and raising of a court order.

Please state:

24.1 The total number of court actions initiated during the reporting year

12

24.2 The number of properties recovered:

24.2.1 because rent had not been paid

9

24.2.2 because of anti-social behaviour

2

24.2.3 for other reasons

0

Percentage of the court actions initiated which resulted in eviction because rent had not been paid (Indicator 24)

75.00

%

Percentage of the court actions initiated which resulted in eviction because of anti-social behaviour (Indicator 24)

16.67

%

Percentage of the court actions initiated which resulted in eviction for other reasons (Indicator 24)

0.0

%

Percentage of the court actions initiated which resulted in eviction (Indicator 24)

91.67

%

Abandoned properties (Indicator C11)

As defined by the Housing (Scotland) Act 2001, a property is abandoned where the landlord has reasonable grounds to believe that:

the property is unoccupied; and

the tenant does not intend to occupy the property as their home

Please state:

C11.1 The number of properties abandoned during the reporting year

10

Number of notices of proceedings issued and court action initiated (Indicator C12)

Notices of Proceedings are legal documents issued during the first stage in the process of evicting tenant. Orders for recovery of possession are issued by the court and give a landlord the right to repossess a property.

Please state:

C12.1 The number of notices of proceedings issued during the reporting year

62

C12.2 The number of orders for recovery of possession granted during the reporting year

12



Comments (Neighbourhood & community)



Access to housing and support

The information you give us here will tell us about how people access your housing stock and how you support new and existing tenants.



Housing Options and Access to Social Housing

The information you give us here allows us to monitor the arrangements your organisation has for providing service users access to its housing, and managing its re-lets.

Percentage of lettable houses that became vacant in the last year (Indicator 21)

Please state:

21.1 The number of empty dwellings that arose during the reporting year in self-contained lettable stock

217

Percentage of lettable houses that became vacant in the last year (Indicator 21)	10.40	%
---	-------	---

Average time to re-let properties in the last year (Indicator 35)

Please state:

35.1 The total number of properties re-let in the reporting year

139

35.2 The total number of calendar days properties were empty

2017

Average time to re-let properties in the last year (Indicator 35)	14.51	days
--	-------	-------------

Percentage of approved applications for medical adaptations completed during the reporting year and the average time to complete applications (Indicators 22 & 23)

A 'medical adaptation' is a collective term for a broad range of products (including assistive technology) and changes to the fabric of a building that enable people of all ages to carry out ordinary, daily activities that have been affected by:

- impairment
- ill health
- traumatic injury
- ageing

Please state:

22.1 The number of approved applications on the list for medical adaptations at the start of the reporting year plus any new, approved applications made during the reporting year

22.2 The number of approved applications completed between start and end of the reporting year

23.1 The total number of days taken to complete approved applications

23.2 The number of medical adaptations completed in the reporting year

Percentage of approved applications for medical adaptations completed during the reporting year (Indicator 22)	48.75	%
---	-------	---

Average time to complete approved applications for medical adaptations in the reporting year (Indicator 23)	64.54	days
--	-------	------

***Percentage of new tenancies sustained for more than a year, by source of let
(Indicator 20)***

Please state:

20.1 The number of tenancies which began in the previous reporting year by:

20.1.1 existing tenants

71

20.1.2 applicants who were assessed as statutory homeless by the local authority

69

20.1.3 applicants from your organisation's housing list

102

20.1.4 nominations from local authority

0

20.1.5 others

24

20.2 The number of tenants at 20.1 who remained in their tenancy for more than a year by:

20.2.1 existing tenants

70

20.2.2 applicants who were assessed as statutory homeless by the local authority

63

20.2.3 applicants from your organisation's housing list

96

20.2.4 nominations from local authority

0

20.2.5 others

16

Percentage of new tenancies to existing tenants sustained for more than a year (Indicator 20)	98.59	%
--	-------	---

Percentage of new tenancies to applicants who were assessed as statutory homeless by the local authority sustained for more than a year (Indicator 20)	91.30	%
---	-------	---

Percentage of new tenancies to applicants from the landlord's housing list sustained for more than a year (Indicator 20)	94.12	%
---	-------	---

Percentage of new tenancies through nominations from local authority sustained for more than a year (Indicator 20)	0.0	%
---	-----	---

Percentage of new tenancies to others sustained for more than a year (Indicator 20)	66.67	%
--	-------	---

Comments (Access to housing and support)

Indicator 35 - Letting timescales have increased slightly and reflects the extra pressure on staff and contractors as a result of the major void works associated with the Private Acquisition Programme.



Getting good value from rents and service charges

The information you give us here will tell us about your charges and the value for money you achieve.

Value for money

The information you give us here will tell us about the value for money you achieve.

Percentage of tenants who feel that the rent for their property represents good value for money (Indicator 29)

In relation to tenant satisfaction with the value for money provided by the rent they pay, please state:

29.1 How many tenants answered the question "Taking into account the accommodation and the services your landlord provides, do you think the rent for your property represents good or poor value for money?" 546

29.2 Of the tenants who answered, how many said that their rent represented:
29.2.1 very good value for money 134

29.2.2 fairly good value for money 304

29.2.3 neither good nor poor value for money 75

29.2.4 fairly poor value for money 31

29.2.5 very poor value for money 2

Percentage of tenants who feel that the rent for their property represents good value for money (Indicator 29)	80.22	%
---	-------	---

**Percentage of factored owners satisfied with the factoring service they receive
(Indicator 33)**

In relation to tenant satisfaction with the factoring services provided, please state:

33.1 How many factored owners answered the question "Taking everything into account, how satisfied or dissatisfied are you with the factoring services provided by your landlord?"

294

33.2 Of the factored owners who answered, how many said that they were:

33.2.1 very satisfied

67

33.2.2 fairly satisfied

141

33.2.3 neither satisfied nor dissatisfied

59

33.2.4 fairly dissatisfied

21

33.2.5 very dissatisfied

6

**Percentage of factored owners satisfied with the factoring service they receive
(Indicator 33)**

70.75

%



Rents and service charges

The information you give us here will tell us about how you maximise your income.

Rent collected as percentage of total rent due in the reporting year (Indicator 30)

Please state:

30.1 The total amount of rent collected in the reporting year

7756216

30.2 The total amount of rent due to be collected in the reporting year (annual rent debit)

7975504

Rent collected as percentage of total rent due in the reporting year (Indicator 30)	97.25	%
--	-------	---

Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year (Indicator 31)

Please state:

31.1 The total value (£) of gross rent arrears as at the end of the reporting year

386771

31.2 The total rent due for the reporting year

8021748

Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year (Indicator 31)	4.82	%
--	------	---

Average annual management fee per factored property (Indicator 32)

A factored property is where a landlord is responsible for the delivery of a management service to the owner of the property.

Please state:

32.1 The number of residential properties factored

746

32.2 The total value of management fees invoiced to factored owners in the reporting year

116693

Average annual management fee per factored property (Indicator 32)	£	156.42	
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Percentage of rent due lost through properties being empty during the last year (Indicator 34)

Please state:

34.1 The total amount of rent due for the reporting year

8021748.0

34.2 The total amount of rent lost through properties being empty during the reporting year

36478

Percentage of rent due lost through properties being empty during the last year (Indicator 34)	0.45	%
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Rent increase (Indicator C21)

Please state:

C21.1 The percentage average weekly rent increase to be applied in the next reporting year

1.5



The number of households for which landlords are paid housing costs directly and the total value of payments received in the reporting year (Indicator C22)

Please state:

C22.1 The number of households the landlord received housing costs directly for during the reporting year

1417

C22.2 The value of direct housing cost payments received during the reporting year

5502945

Amount and percentage of former tenant rent arrears written off at the year end (Indicator C23)

Please state:

C23.1 The total value of former tenant arrears at year end

100905

C23.2 The total value of former tenant arrears written off at year end

69429

Amount and percentage of former tenant rent arrears written off at the year end (Indicator C23)	68.81	%
--	-------	---

Comments (Getting good value from rents and service charges)

Indicator C21 - The Association delivered a small rent increase (1.5%) this year as it wished to protect tenants whose rent was increasing due to the new rent restructure, which is being phased in over three years.

Indicator C31.1 - The total Rent arrears has continued to decrease this year, and this supports the decision a few years ago to introduce a specialised rent team. Our increased welfare rights resources has helped to contribute to improved performance, and our new Money Adviser has provided additional support and assistance to our tenants and owners alike.

Indicator 32 - The total Management Fee charged out to residential owners factored by Southside Factoring and Related Services Ltd (SFARS) was £116,692.80. The average fee charged per customer is £156.42.



Other Customers

The information you give us here will tell us about the services you offer to Gypsies/Travellers.

Gypsies/travellers – Average weekly rent per pitch (Indicator 36)

A pitch is a defined serviced area provided by a landlord for mainly Gypsies and Travellers to place their homes.
Please state:

36.1 The total amount of rent set for all pitches during the reporting year

0

36.2 The total number of pitches

0

Gypsies/travellers - Average weekly rent per pitch (Indicator 36)	£	0.0	
--	---	-----	--

For those who provide sites – percentage of gypsies/travellers satisfied with the landlord’s management of the site (Indicator 37)

In relation to the satisfaction question on the management of sites provided to gypsies/travellers, please state:

37.1 How many Gypsies/Travellers answered the question "How satisfied or dissatisfied are you with your landlord's management of your site?"

37.2 Of the Gypsies/Travellers who answered, how many said that they were:
37.2.1 very satisfied

37.2.2 fairly satisfied

37.2.3 neither satisfied nor dissatisfied

37.2.4 fairly dissatisfied

37.2.5 very dissatisfied

For those who provide sites – percentage of gypsies/travellers satisfied with the landlord’s management of the site (Indicator 37)	0.0	%
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Comments (Other customers)

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