



Landlord name: Abrohill Housing Association Ltd

RSL Reg. No.: 275

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Approval

A1.1	Date approved	18/05/2023
A1.2	Approver	Stephen Macintyre
A1.3	Approver job title	Director
A1.4	Comments (Approval)	N/A



Comments (Submission)

N/A



Social landlord contextual information

Staff

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

C1.1	the name of Chief Executive	Mr. Stephen Macintyre
C1.2.1	C1.2 Staff employed by the RSL: the number of senior staff	0.00
C1.2.2	the number of office based staff	3.79
C1.2.3	the number of care / support staff	0.00
C1.2.4	the number of concierge staff	0.00
C1.2.5	the number of direct labour staff	0.00
C1.2.6	the total number of staff	3.79
C1.3.1	Staff turnover and sickness absence: the percentage of senior staff turnover in the year to the end of the reporting year	0.00%
C1.3.2	the percentage of total staff turnover in the year to the end of the reporting year	0.00%
C1.3.3	the percentage of days lost through staff sickness absence in the reporting year	2.04%

**Social landlord contextual information****Lets**

Number of lets during the reporting year, split between 'general needs' and 'supported housing' (Indicator C3)		
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C3.1	The number of 'general needs' lets during the reporting year	59
C3.2	The number of 'supported housing' lets during the reporting year	0
Indicator C3		59



The number of lets during the reporting year by source of let (Indicator C2)
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C2.1	The number of lets to existing tenants	12
C2.2	The number of lets to housing list applicants	35
C2.3	The number of mutual exchanges	2
C2.4	The number of lets from other sources	1
C2.5.1	C2.5 The number of applicants who have been assessed as statutorily homeless by the local authority as: section 5 referrals	8
C2.5.2	nominations from the local authority	3
C2.5.3	other	0
C2.6	the number of other nominations from local authorities	0
C2.7	Total number of lets excluding exchanges	59

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Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Social landlord contextual information" section.

The Association acquired 36 newbuild units from Clyde Valley Housing Association in August 2022. This accounts for the increase in letting activity, turnover and in the number of units that became vacant in the year due to increase in transfers.

**Overall satisfaction****All outcomes**

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

1.1.1	1.1 In relation to the overall tenant satisfaction survey carried out, please state: the number of tenants who were surveyed	152
1.1.2	the fieldwork dates of the survey	01/2023
1.1.3	The method(s) of administering the survey:	
	Post	<input type="checkbox"/>
1.1.4	Telephone	<input type="checkbox"/>
1.1.5	Face-to-face	<input checked="" type="checkbox"/>
1.1.6	Online	<input type="checkbox"/>
1.2.1	1.2 In relation to the tenant satisfaction question on overall services, please state the number of tenants who responded:	89
	very satisfied	
1.2.2	fairly satisfied	56
1.2.3	neither satisfied nor dissatisfied	5
1.2.4	fairly dissatisfied	1
1.2.5	very dissatisfied	1
1.2.6	no opinion	0
1.2.7	Total	152

Indicator 1	95.39%
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Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Overall satisfaction" section.



The customer / landlord relationship

Communication

Percentage of tenants who feel their landlord is good at keeping them informed about their services and decisions (Indicator 2)

2.1	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?"	152
2.2.1	2.2 Of the tenants who answered, how many said that their landlord was: very good at keeping them informed	95
2.2.2	fairly good at keeping them informed	51
2.2.3	neither good nor poor at keeping them informed	6
2.2.4	fairly poor at keeping them informed	0
2.2.5	very poor at keeping them informed	0
2.2.6	Total	152

	Indicator 2	96.05%
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Participation

Percentage of tenants satisfied with the opportunities given to them to participate in their landlord's decision making processes (Indicator 5)

5.1	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?"	152
5.2.1	5.2 Of the tenants who answered, how many said that they were: very satisfied	89
5.2.2	fairly satisfied	50
5.2.3	neither satisfied nor dissatisfied	12
5.2.4	fairly dissatisfied	0
5.2.5	very dissatisfied	1
5.2.6	Total	152

	Indicator 5	91.45%
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Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "The customer / landlord relationship" section.



Housing quality and maintenance

Quality of housing

Scottish Housing Quality Standard (SHQS) – Stock condition survey information (Indicator C8)

C8.1	The date your organisation's stock was last surveyed or assessed for compliance with the SHQS	05/2022
C8.2	What percentage of stock did your organisation fully assess for compliance in the last five years?	36.00
C8.3	The date of your next scheduled stock condition survey or assessment	05/2027
C8.4	What percentage of your organisation's stock will be fully assessed in the next survey for SHQS compliance	20.00
C8.5	Comments on method of assessing SHQS compliance.	

C8.2 The Association carried a stock condition survey in 2022 and this was completed in May 2022. We had a target of carrying out an inspection to 20% of our stock with a mix of different property types and ages included. We gained access to 16% of our stock this being 35 units, our surveyors advised that they had gained access to enough units to complete the survey and no further visits were arranged. A survey sheet which highlights SHQS criteria is used by the surveyors, further information is also included that gives details of the actual condition of the components/dwellings and recommendations for actions are included.

C.8.5 using information from our energy performance certificates, our recent SHQS compliance assessment and information on electrical safety inspections being overdue.



Scottish Housing Quality Standard (SHQS) – Stock summary (Indicator C9)

		End of the reporting year	End of the next reporting year
C9.1	Total self-contained stock	258	258
C9.2	Self-contained stock exempt from SHQS	0	0
C9.3	Self-contained stock in abeyance from SHQS	95	39
C9.4.1	Self-contained stock failing SHQS for one criterion	36	31
C9.4.2	Self-contained stock failing SHQS for two or more criteria	17	12
C9.4.3	Total self-contained stock failing SHQS	53	43
C9.5	Stock meeting the SHQS	110	176

C9.6	Total self-contained stock meeting the SHQS by local authority
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	End of the reporting year	End of the next reporting year
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	0	0
Highland	0	0
Inverclyde	0	0
Midlothian	0	0
Moray	0	0
North Ayrshire	0	0



North Lanarkshire	110	176
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	110	176

Percentage of stock meeting the Scottish Housing Quality Standard (SHQS) (Indicator 6)
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6.1.1	The total number of properties within scope of the SHQS: at the end of the reporting year	258
6.1.2	projected to the end of the next reporting year	258
6.2.1	The number of properties meeting the SHQS: at the end of the reporting year	110
6.2.2	projected to the end of the next reporting year	176

Indicator 6 - Percentage of stock meeting the SHQS at the end of the reporting year	42.64%
Indicator 6 - Percentage of stock meeting the SHQS projected to the end of the next reporting year	68.22%



Percentage of tenants satisfied with the quality of their home (Indicator 7)

7.1	How many tenants answered the question "Overall, how satisfied or dissatisfied are you with the quality of your home?"	152
7.2.1	7.2 Of the tenants who answered, how many said that they were: very satisfied	83
7.2.2	fairly satisfied	53
7.2.3	neither satisfied nor dissatisfied	11
7.2.4	fairly dissatisfied	3
7.2.5	very dissatisfied	2
7.3	Total	152

	Indicator 7	89.47%
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**Repairs, maintenance & improvements**

Average length of time taken to complete emergency repairs (Indicator 8)		
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8.1	The number of emergency repairs completed in the reporting year	29
8.2	The total number of hours taken to complete emergency repairs	50

		Indicator 8	1.72
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Average length of time taken to complete non-emergency repairs (Indicator 9)
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9.1	The total number of non-emergency repairs completed in the reporting year	766
9.2	The total number of working days taken to complete non-emergency repairs	3,121

	Indicator 9	4.07
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Percentage of reactive repairs carried out in the last year completed right first time (Indicator 10)		
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10.1	The number of reactive repairs completed right first time during the reporting year	700
10.2	The total number of reactive repairs completed during the reporting year	766

Indicator 10		91.38%
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How many times in the reporting year did not meet your statutory duty to complete a gas safety check (Indicator 11).

11.1	The number of times you did not meet your statutory duty to complete a gas safety check.	0
11.2	if you did not meet your statutory duty to complete a gas safety check add a note in the comments field	N/A

Indicator 11	0
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Percentage of tenants who have had repairs or maintenance carried out in last 12 months satisfied with the repairs and maintenance service (Indicator 12)

12.1	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?"	94
	12.2 Of the tenants who answered, how many said that they were:	72
12.2.1	very satisfied	
12.2.2	fairly satisfied	17
12.2.3	neither satisfied nor dissatisfied	2
12.2.4	fairly dissatisfied	3
12.2.5	very dissatisfied	0
12.2.6	Total	94

	Indicator 12	94.68%
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Comments for any notable improvements or deterioration in performance, or compliance with tenant and resident safety requirements regarding the figures supplied in the "Housing quality and maintenance" section, including non-compliance with electrical, gas and fire safety requirements and plans to address these issues.

Abeyances

37 properties requiring a door entry system

40 properties requiring remedial work following the electrical inspection

5 properties that we have been unable to gain access to carry out the electrical inspection

5 properties requiring a door entry system and we have been unable to gain access for the electrical inspection

8 properties requiring a door entry system and have remedial repairs required following the electrical inspection

Failures

37 properties failing to meet the required energy rating for EESSH

1 Property failing to meet EESSH standard and lack of full central heating system

8 properties failing to meet EESSH standard and require a door entry system

7 Properties failing to meet EESSH standard and don't have a valid EICR

1 property is failing to meet the EESSH standard, requires a door entry system and doesn't have a valid EICR.

Improvements:

Abeyances – getting remedial repair works for EICRS completed and gaining access to the 9 properties with an EICR outstanding.

Failures – Fitting high performance windows to 20 properties and currently carrying out loft insulation top ups and cavity extraction and re fill work to 48 properties and carrying out EICR's to properties outstanding.



Neighbourhood & community

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

Percentage of all complaints responded to in full at Stage 1 and percentage of all complaints responded to in full at Stage 2. (Indicators 3 & 4)

	1st stage	2nd stage
Complaints received in the reporting year	9	1
Complaints carried forward from previous reporting year	0	0
All complaints received and carried forward	9	1
Number of complaints responded to in full by the landlord in the reporting year	9	1
Time taken in working days to provide a full response	19	6

Indicators 3 & 4 - The percentage of all complaints responded to in full at Stage 1	100.00%
Indicators 3 & 4 - The percentage of all complaints responded to in full at Stage 2	100.00%
Indicators 3 & 4 - The average time in working days for a full response at Stage 1	2.11
Indicators 3 & 4 - The average time in working days for a full response at Stage 2	6.00



Percentage of tenants satisfied with the landlord's contribution to the management of the neighbourhood they live in (Indicator 13)

13.1	How many tenants answered the question "Overall, how satisfied or dissatisfied are you with your landlord's contribution to the management of the neighbourhood you live in?"	152
13.2.1	13.2 Of the tenants who answered, how many said that they were: very satisfied	59
13.2.2	fairly satisfied	75
13.2.3	neither satisfied nor dissatisfied	11
13.2.4	fairly dissatisfied	4
13.2.5	very dissatisfied	3
13.2.6	Total	152

	Indicator 13	88.16%
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Percentage of tenancy offers refused during the year (Indicator 14)

14.1	The number of tenancy offers made during the reporting year	66
14.2	The number of tenancy offers that were refused	7

Indicator 14		10.61%
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Percentage of anti-social behaviour cases reported in the last year which were resolved (Indicator 15)	
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15.1	The number of cases of anti-social behaviour reported in the last year	25
15.2	Of those at 15.1, the number of cases resolved in the last year	25

Indicator 15		100.00%
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Abandoned homes (Indicator C4)

C4.1	The number of properties abandoned during the reporting year	1
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Percentage of the court actions initiated which resulted in eviction and the reasons for eviction (Indicator 22)

22.1	The total number of court actions initiated during the reporting year	0
22.2.1	22.2 The number of properties recovered: because rent had not been paid	2
22.2.2	because of anti-social behaviour	0
22.2.3	for other reasons	0

Indicator 22 - Percentage of the court actions initiated which resulted in eviction because rent had not been paid	N/A
Indicator 22 - Percentage of the court actions initiated which resulted in eviction because of anti-social behaviour	N/A
Indicator 22 - Percentage of the court actions initiated which resulted in eviction for other reasons	N/A
Indicator 22 - Percentage of the court actions initiated which resulted in eviction	N/A

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Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Neighbourhood & community" section.



Access to housing and support

Housing options and access to social housing

Percentage of lettable houses that became vacant in the last year (Indicator 17)
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17.1	The total number of lettable self-contained stock	258
17.2	The number of empty dwellings that arose during the reporting year in self-contained lettable stock	25

	Indicator 17	9.69%
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Number of households currently waiting for adaptations to their home (Indicator 19)

19.1	The total number of approved applications on the list for adaptations as at the start of the reporting year, plus any new approved applications during the reporting year.	6
19.2	The number of approved applications completed between the start and end of the reporting year	5
19.3	The total number of households waiting for applications to be completed at the end of the reporting year.	1
19.4	if 19(iii) does not equal 19(i) minus 19(ii) add a note in the comments field.	
		N/A

Indicator 19

1



Total cost of adaptations completed in the year by source of funding (£) (Indicator 20)

20.1	The cost (£) that was landlord funded;	£0
20.2	The cost (£) that was grant funded	£17,852
20.3	The cost (£) that was funded by other sources.	£0

Indicator 20		£17,852
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The average time to complete adaptations (Indicator 21)		
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21.1	The total number of working days taken to complete all adaptations.	675
21.2	The total number of adaptations completed during the reporting year.	5

		Indicator 21	135.00
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Homelessness – the percentage of referrals under Section 5, and other referrals for homeless households made by the local authority, that result in an offer, and the percentage of those offers that result in a let (Indicator 23)

23.1	The total number of individual homeless households referrals received under section 5.	29
23.2	The total number of individual homeless households referrals received under other referral routes.	0
23.3	The total number of individual homeless households referrals received under section 5 and other referral routes.	29
23.4	The total number of individual homeless households referrals received under section 5 that result in an offer of a permanent home.	8
23.5	The total number of individual homeless households referrals received under other referral routes that result in an offer of a permanent home.	0
23.6	The total number of individual homeless households referrals received under section 5 and other referral routes that result in an offer of a permanent home.	8
23.7	The total number of accepted offers.	8

Indicator 23 - The percentage of referrals under section 5, and other referrals for homeless households made by a local authority, that result in an offer	27.59%
Indicator 23 - The percentage of those offers that result in a let	100.00%



Average length of time to re-let properties in the last year (Indicator 30)	
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30.1	The total number of properties re-let in the reporting year	23
30.2	The total number of calendar days properties were empty	1,812

Indicator 30		78.78
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Tenancy sustainment

Percentage of new tenancies sustained for more than a year, by source of let (Indicator 16)

16.1.1	The number of tenancies which began in the previous reporting year by: existing tenants	3
16.1.2	applicants who were assessed as statutory homeless by the local authority	0
16.1.3	applicants from your organisation's housing list	9
16.1.4	nominations from local authority	2
16.1.5	other	0
16.2.1	The number of tenants at 16.1 who remained in their tenancy for more than a year by: existing tenants	2
16.2.2	applicants who were assessed as statutory homeless by the local authority	0
16.2.3	applicants from your organisation's housing list	9
16.2.4	nominations from local authority	2
16.2.5	other	0

Indicator 16 - Percentage of new tenancies to existing tenants sustained for more than a year	66.67%
Indicator 16 - Percentage of new tenancies to applicants who were assessed as statutory homeless by the local authority sustained for more than a year	N/A
Indicator 16 - Percentage of new tenancies to applicants from the landlord's housing list sustained for more than a year	100.00%
Indicator 16 - Percentage of new tenancies through nominations from local authority sustained for more than a year	100.00%
Indicator 16 - Percentage of new tenancies to others sustained for more than a year	N/A

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Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Access to housing and support" section.

Indicator 23. Homelessness Referrals

When we request a referral from North Lanarkshire Council we often receive multiple referrals for the one property.

During the year we received 29 referrals of which only 8 translated into permanent lets. The reasons why the other referrals were not successful are noted below:-

Already rehoused by another landlord	7
Not interested in Abronhill	2
No response to offer or contact made	9
Property unsuitable	2
Financial reasons	1

**Getting good value from rents and service charges****Rents and service charges**

Rent collected as percentage of total rent due in the reporting year (Indicator 26)		
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26.1	The total amount of rent collected in the reporting year	£1,116,968
26.2	The total amount of rent due to be collected in the reporting year (annual rent debit)	£1,100,573

Indicator 26		101.49%
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Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year (Indicator 27)

27.1	The total value (£) of gross rent arrears as at the end of the reporting year	£38,832
27.2	The total rent due for the reporting year	£1,127,552

	Indicator 27	3.44%
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Average annual management fee per factored property (Indicator 28)

28.1	The number of residential properties factored	0
28.2	The total value of management fees invoiced to factored owners in the reporting year	N/A

Indicator 28		N/A
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Percentage of rent due lost through properties being empty during the last year (Indicator 18)

18.1	The total amount of rent due for the reporting year	£1,127,552
18.2	The total amount of rent lost through properties being empty during the reporting year	£21,677

	Indicator 18	1.92%
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Rent increase (Indicator C5)

C5.1	The percentage average weekly rent increase to be applied in the next reporting year	7.00%
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The number of households for which landlords are paid housing costs directly and the total value of payments received in the reporting year (Indicator C6)

C6.1	The number of households the landlord received housing costs directly for during the reporting year	120
C6.2	The value of direct housing cost payments received during the reporting year	£540,208



Amount and percentage of former tenant rent arrears written off at the year end (Indicator C7)

C7.1	The total value of former tenant arrears at year end	£24,728
C7.2	The total value of former tenant arrears written off at year end	£10,365

	Indicator C7	41.92%
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**Value for money**

Percentage of tenants who feel that the rent for their property represents good value for money (Indicator 25)
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25.1	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?"	152
25.2.1	25.2 Of the tenants who answered, how many said that their rent represented: very good value for money	56
25.2.2	fairly good value for money	77
25.2.3	neither good nor poor value for money	10
25.2.4	fairly poor value for money	7
25.2.5	very poor value for money	2
25.3	Total	152

Indicator 25	87.50%
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Percentage of factored owners satisfied with the factoring service they receive (Indicator 29)
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29.1	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?"	
29.2.1	29.2 Of the factored owners who answered, how many said that they were: very satisfied	
29.2.2	fairly satisfied	
29.2.3	neither satisfied nor dissatisfied	
29.2.4	fairly dissatisfied	
29.2.5	very dissatisfied	
29.3	Total	

Indicator 29

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Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Getting good value from rents and service charges" section.



Other customers

Gypsies / Travellers

For those who provide Gypsies/Travellers sites - Average weekly rent per pitch (Indicator 31)

31.1	The total number of pitches	0
31.2	The total amount of rent set for all pitches during the reporting year	N/A

	Indicator 31	N/A
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For those who provide sites – percentage of Gypsy/Travellers satisfied with the landlord's management of the site (Indicator 32)
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32.1	How many Gypsies/Travellers answered the question "How satisfied or dissatisfied are you with your landlord's management of your site?"	
32.2.1	32.2 Of the Gypsies/Travellers who answered, how many said that they were: very satisfied	
32.2.2	fairly satisfied	
32.2.3	neither satisfied nor dissatisfied	
32.2.4	fairly dissatisfied	
32.2.5	very dissatisfied	
32.2.6	Total	

Indicator 32	
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Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Other customers" section.