

Housing
Ombudsman Service

**LANDLORD
PERFORMANCE
REPORT**

2022/2023

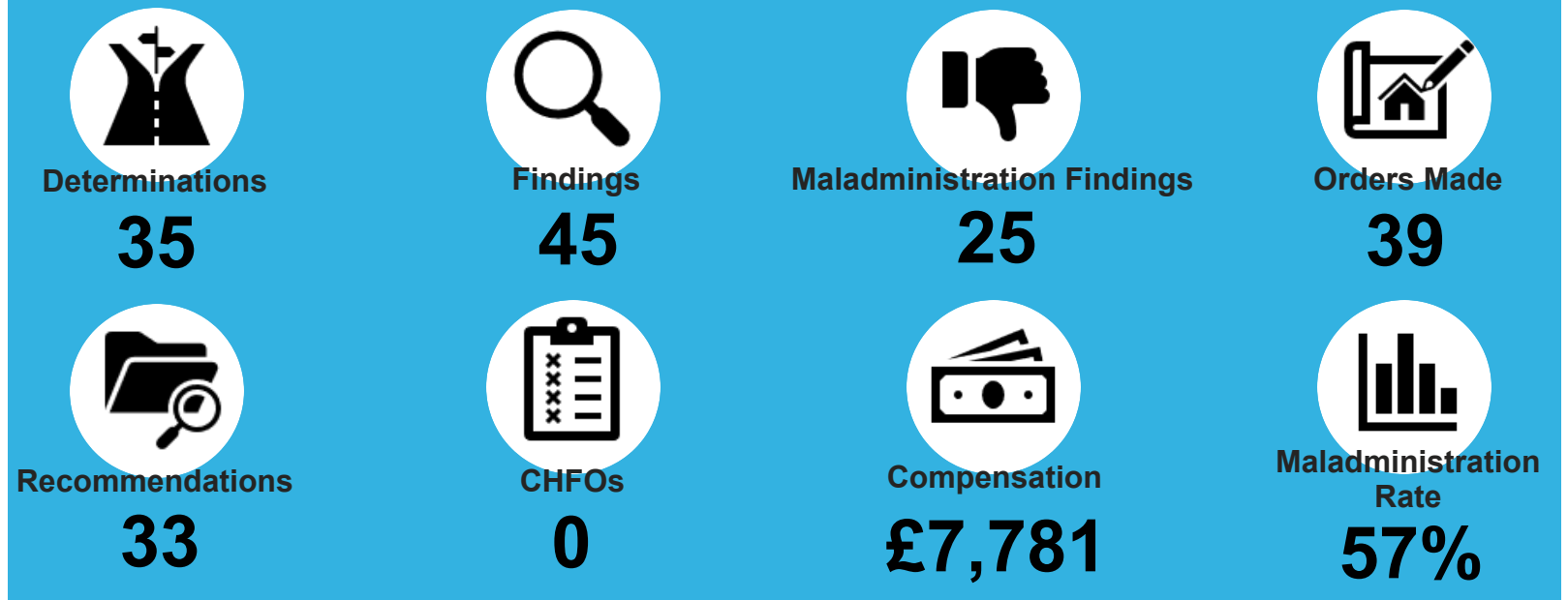
Leeds City Council

Landlord:

Landlord Homes: 56,654

Landlord Type: Local Authority / ALMO or TMO

PERFORMANCE AT A GLANCE



PERFORMANCE 2021-2022

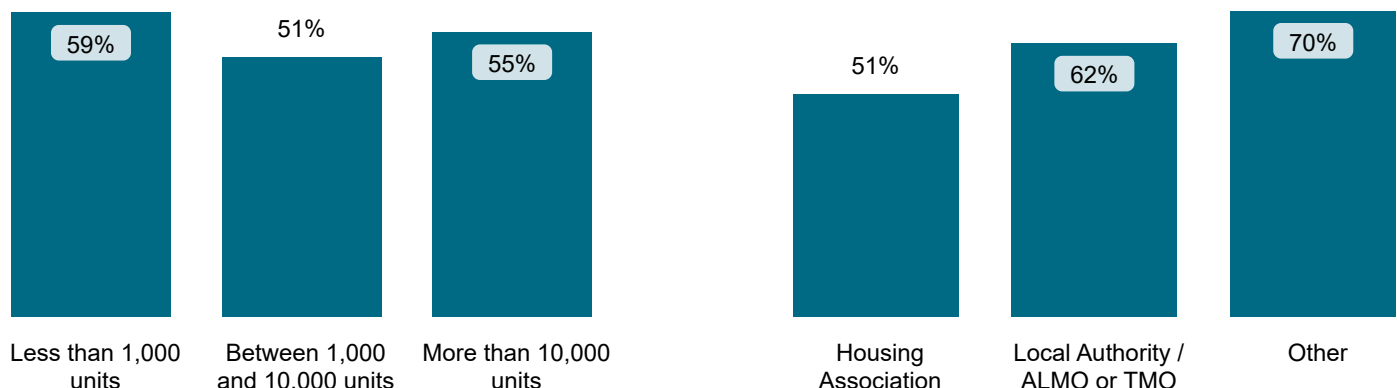


Maladministration Rate Comparison | Cases determined between April 2022 - March 2023

NATIONAL MALADMINISTRATION RATE: 55% The landlord performed *similarly* when compared to similar landlords by size and type.

National Mal Rate by Landlord Size: [Table 1.1](#)

by Landlord Type: [Table 1.2](#)



Findings Comparison | Cases determined between April 2022 - March 2023

National Performance by Landlord Size: Table 2.1

Outcome	Less than 1,000 units	Between 1,000 and 10,000 units	More than 10,000 units	Total
Severe Maladministration	3%	2%	3%	3%
Maladministration	27%	20%	25%	24%
Service failure	20%	23%	21%	21%
Mediation	0%	1%	2%	2%
Redress	10%	12%	16%	15%
No maladministration	25%	32%	22%	24%
Outside Jurisdiction	15%	11%	10%	11%
Withdrawn	0%	1%	2%	1%

Leeds City Council	
Outcome	% Findings
Severe Maladministration	2%
Maladministration	24%
Service failure	29%
Mediation	2%
Redress	4%
No maladministration	36%
Outside Jurisdiction	2%
Withdrawn	0%

National Performance by Landlord Type: Table 2.2

Outcome	Housing Association	Local Authority / ALMO or TMO	Other	Total
Severe Maladministration	2%	3%	6%	3%
Maladministration	23%	28%	32%	24%
Service failure	21%	22%	24%	21%
Mediation	2%	1%	3%	2%
Redress	19%	8%	3%	15%
No maladministration	23%	24%	21%	23%
Outside Jurisdiction	9%	13%	12%	11%
Withdrawn	1%	1%	0%	1%

Outcome	% Findings
Severe Maladministration	2%
Maladministration	24%
Service failure	29%
Mediation	2%
Redress	4%
No maladministration	36%
Outside Jurisdiction	2%
Withdrawn	0%

Landlord Findings by Category | Cases determined between April 2022 - March 2023

Table 2.3

Category	Severe Maladministration	Maladministration	Service failure	Mediation	Redress	No maladministration	Outside Jurisdiction	Withdrawn	Total
Property Condition	1	9	4	1	1	9	0	0	25
Complaints Handling	0	2	3	0	0	2	0	0	7
Anti-Social Behaviour	0	0	3	0	0	1	0	0	4
Estate Management	0	0	2	0	1	1	0	0	4
Occupancy Rights	0	0	0	0	0	2	0	0	2
Charges	0	0	1	0	0	0	0	0	1
Moving to a Property	0	0	0	0	0	0	1	0	1
Staff	0	0	0	0	0	1	0	0	1
Total	1	11	13	1	2	16	1	0	45

Findings by Category Comparison | Cases determined between April 2022 - March 2023

Top 3 Categories for Leeds City Council Table 3.1

Category	# Landlord Findings	% Landlord Maladministration	% National Maladministration
Property Condition	25	56%	54%
Complaints Handling	7	71%	76%
Anti-Social Behaviour	4	75%	41%
Estate Management	4	50%	42%

National Maladministration Rate by Landlord Size: Table 3.2

Category	Less than 1,000 units	Between 1,000 and 10,000 units	More than 10,000 units	% Landlord Maladministration
Anti-Social Behaviour	43%	39%	42%	75%
Complaints Handling	97%	75%	76%	71%
Estate Management	33%	38%	43%	50%
Property Condition	50%	54%	55%	56%

National Maladministration Rate by Landlord Type: Table 3.3

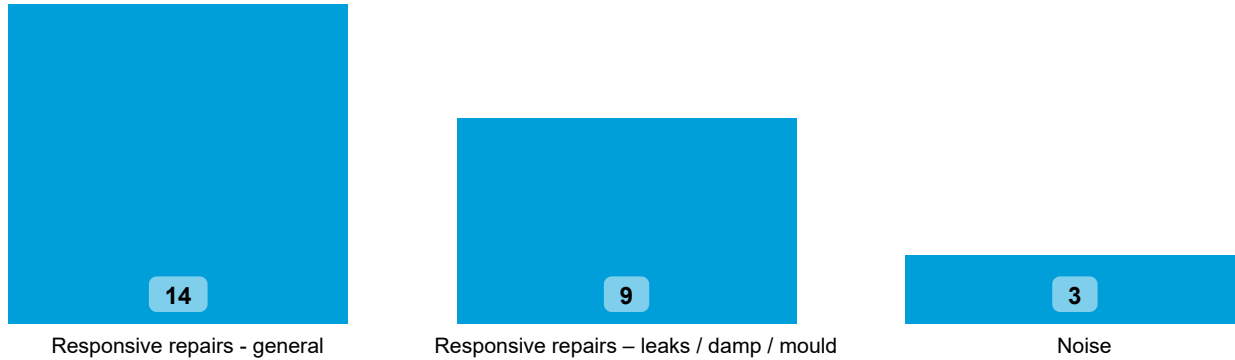
Category	Housing Association	Local Authority / ALMO or TMO	Other	% Landlord Maladministration
Anti-Social Behaviour	40%	44%	0%	75%
Complaints Handling	71%	87%	100%	71%
Estate Management	42%	41%	0%	50%
Property Condition	50%	63%	63%	56%

Findings by Sub-Category | Cases Determined between April 2022 - March 2023 Table 3.4

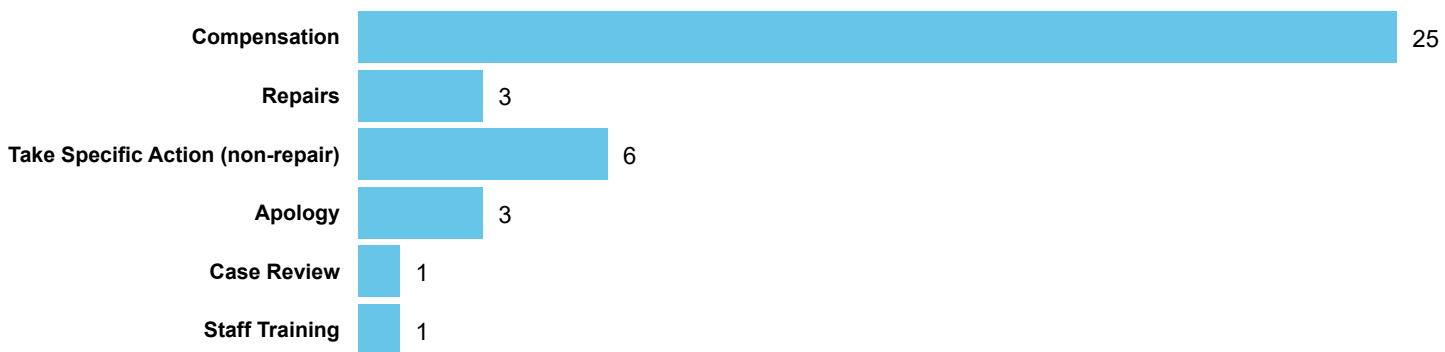
Highlighted Service Delivery Sub-Categories only:

Sub-Category	Severe Maladministration	Maladministration	Service failure	Mediation	Redress	No maladministration	Outside Jurisdiction	Withdrawn	Total
Responsive repairs - general	0	4	2	1	1	6	0	0	14
Responsive repairs – leaks / damp / mould	1	5	2	0	0	1	0	0	9
Noise	0	0	2	0	0	1	0	0	3
Staff conduct	0	0	0	0	0	1	0	1	2
Pest control (within property)	0	0	0	0	0	1	0	0	1
Total	1	9	6	1	1	10	0	1	29

Top 3 Sub-Categories | *Cases determined between April 2022 - March 2023* Table 3.5



Orders Made by Type | *Orders on cases determined between April 2022 - March 2023* Table 4.1



Order Compliance | *Order target dates between April 2022 - March 2023* Table 4.2

Order Complete?	Within 3 Months	
	Count	%
Complied	39	100%
Total	39	100%

Compensation Ordered | *Cases Determined between April 2022 - March 2023* Table 5.1

