



Landlord name: Dunbritton Housing Association Ltd

RSL Reg. No.: 260

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Approval

A1.1	Date approved	10/05/2024
A1.2	Approver	Sephton MacQuire
A1.3	Approver job title	Chair
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. Allan Murphy
C1.2.1	C1.2 Staff employed by the RSL: the number of senior staff	5.00
C1.2.2	the number of office based staff	16.40
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	21.40
C1.3.1	Staff turnover and sickness absence: the percentage of senior staff turnover in the year to the end of the reporting year	20.00%
C1.3.2	the percentage of total staff turnover in the year to the end of the reporting year	14.02%
C1.3.3	the percentage of days lost through staff sickness absence in the reporting year	3.62%

**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	33
C3.2	The number of 'supported housing' lets during the reporting year	10
Indicator C3		43



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	11
C2.2	The number of lets to housing list applicants	11
C2.3	The number of mutual exchanges	8
C2.4	The number of lets from other sources	0
C2.5.1	C2.5 The number of applicants who have been assessed as statutorily homeless by the local authority as: section 5 referrals	11
C2.5.2	nominations from the local authority	0
C2.5.3	other	10
C2.6	the number of other nominations from local authorities	0
C2.7	Total number of lets excluding exchanges	43

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

**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	186
1.1.2	the fieldwork dates of the survey	01/2024
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:	96
	very satisfied	
1.2.2	fairly satisfied	77
1.2.3	neither satisfied nor dissatisfied	6
1.2.4	fairly dissatisfied	4
1.2.5	very dissatisfied	3
1.2.6	no opinion	0
1.2.7	Total	186

Indicator 1	93.01%
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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?"	186
2.2.1	2.2 Of the tenants who answered, how many said that their landlord was: very good at keeping them informed	127
2.2.2	fairly good at keeping them informed	46
2.2.3	neither good nor poor at keeping them informed	2
2.2.4	fairly poor at keeping them informed	10
2.2.5	very poor at keeping them informed	1
2.2.6	Total	186

	Indicator 2	93.01%
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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?"	186
5.2.1	5.2 Of the tenants who answered, how many said that they were: very satisfied	110
5.2.2	fairly satisfied	56
5.2.3	neither satisfied nor dissatisfied	13
5.2.4	fairly dissatisfied	6
5.2.5	very dissatisfied	1
5.2.6	Total	186

	Indicator 5	89.25%
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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	03/2024
C8.2	What percentage of stock did your organisation fully assess for compliance in the last five years?	39.42
C8.3	The date of your next scheduled stock condition survey or assessment	08/2024
C8.4	What percentage of your organisation's stock will be fully assessed in the next survey for SHQS compliance	45.00
C8.5	Comments on method of assessing SHQS compliance.	

Rolling programme throughout year. Inspections by Maintenance Officer and validation carried out externally.



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	969	980
C9.2	Self-contained stock exempt from SHQS	37	0
C9.3	Self-contained stock in abeyance from SHQS	0	0
C9.4.1	Self-contained stock failing SHQS for one criterion	15	15
C9.4.2	Self-contained stock failing SHQS for two or more criteria	0	0
C9.4.3	Total self-contained stock failing SHQS	15	15
C9.5	Stock meeting the SHQS	917	965

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	495	543
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	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	422	422
West Lothian	0	0
Totals	917	965



Percentage of stock meeting the Scottish Housing Quality Standard (SHQS) (Indicator 6)

6.1.1	The total number of properties within scope of the SHQS: at the end of the reporting year	969
6.1.2	projected to the end of the next reporting year	980
6.2.1	The number of properties meeting the SHQS: at the end of the reporting year	917
6.2.2	projected to the end of the next reporting year	965

Indicator 6 - Percentage of stock meeting the SHQS at the end of the reporting year	94.63%
Indicator 6 - Percentage of stock meeting the SHQS projected to the end of the next reporting year	98.47%



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?"	186
7.2.1	7.2 Of the tenants who answered, how many said that they were: very satisfied	84
7.2.2	fairly satisfied	74
7.2.3	neither satisfied nor dissatisfied	8
7.2.4	fairly dissatisfied	16
7.2.5	very dissatisfied	4
7.3	Total	186

	Indicator 7	84.95%
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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	723
8.2	The total number of hours taken to complete emergency repairs	3,074

		Indicator 8	4.25
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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	2,272
9.2	The total number of working days taken to complete non-emergency repairs	12,252

Indicator 9		5.39
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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	2,146
10.2	The total number of reactive repairs completed during the reporting year	2,272

Indicator 10		94.45%
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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?"	111
	12.2 Of the tenants who answered, how many said that they were:	67
12.2.1	very satisfied	
12.2.2	fairly satisfied	23
12.2.3	neither satisfied nor dissatisfied	4
12.2.4	fairly dissatisfied	13
12.2.5	very dissatisfied	4
12.2.6	Total	111

	Indicator 12	81.08%
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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.

An independent survey is carried out by an external party .On further investigation of data provided to the association it was felt that the information contained did not pertain to arc indicator 12 .We have currently integrating a new hosing management system which will automatically sent satisfaction surveys out to each tenant and pertaining to the actual repair and not a previous repair etc.



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	43	18
Complaints carried forward from previous reporting year	0	0
All complaints received and carried forward	43	18
Number of complaints responded to in full by the landlord in the reporting year	43	18
Time taken in working days to provide a full response	88	141

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	2.05
Indicators 3 & 4 - The average time in working days for a full response at Stage 2	7.83



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?"	186
13.2.1	13.2 Of the tenants who answered, how many said that they were: very satisfied	92
13.2.2	fairly satisfied	70
13.2.3	neither satisfied nor dissatisfied	13
13.2.4	fairly dissatisfied	10
13.2.5	very dissatisfied	1
13.2.6	Total	186

	Indicator 13	87.10%
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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	69
14.2	The number of tenancy offers that were refused	15

Indicator 14		21.74%
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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	51
15.2	Of those at 15.1, the number of cases resolved in the last year	51

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)
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22.1	The total number of court actions initiated during the reporting year	2
22.2.1	22.2 The number of properties recovered: because rent had not been paid	1
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	50.00%
Indicator 22 - Percentage of the court actions initiated which resulted in eviction because of anti-social behaviour	0.00%
Indicator 22 - Percentage of the court actions initiated which resulted in eviction for other reasons	0.00%
Indicator 22 - Percentage of the court actions initiated which resulted in eviction	50.00%

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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	969
17.2	The number of empty dwellings that arose during the reporting year in self-contained lettable stock	43

Indicator 17		4.44%
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Number of households currently waiting for adaptations to their home (Indicator 19)		
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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.	22
19.2	The number of approved applications completed between the start and end of the reporting year	11
19.3	The total number of households waiting for applications to be completed at the end of the reporting year.	11
19.4	if 19(iii) does not equal 19(i) minus 19(ii) add a note in the comments field.	
		N/A

		Indicator 19	11
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Total cost of adaptations completed in the year by source of funding (£) (Indicator 20)

20.1	The cost (£) that was landlord funded;	£546
20.2	The cost (£) that was grant funded	£40,639
20.3	The cost (£) that was funded by other sources.	£0

Indicator 20		£41,185
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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.	548
21.2	The total number of adaptations completed during the reporting year.	12

		Indicator 21	45.67
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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.	71
23.2	The total number of individual homeless households referrals received under other referral routes.	10
23.3	The total number of individual homeless households referrals received under section 5 and other referral routes.	81
23.4	The total number of individual homeless households referrals received under section 5 that result in an offer of a permanent home.	12
23.5	The total number of individual homeless households referrals received under other referral routes that result in an offer of a permanent home.	10
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.	22
23.7	The total number of accepted offers.	21

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	27.16%
Indicator 23 - The percentage of those offers that result in a let	95.45%



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	43
30.2	The total number of calendar days properties were empty	280

Indicator 30		6.51
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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	8
16.1.2	applicants who were assessed as statutory homeless by the local authority	27
16.1.3	applicants from your organisation's housing list	11
16.1.4	nominations from local authority	0
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	7
16.2.2	applicants who were assessed as statutory homeless by the local authority	25
16.2.3	applicants from your organisation's housing list	9
16.2.4	nominations from local authority	0
16.2.5	other	0

Indicator 16 - Percentage of new tenancies to existing tenants sustained for more than a year	87.50%
Indicator 16 - Percentage of new tenancies to applicants who were assessed as statutory homeless by the local authority sustained for more than a year	92.59%
Indicator 16 - Percentage of new tenancies to applicants from the landlord's housing list sustained for more than a year	81.82%
Indicator 16 - Percentage of new tenancies through nominations from local authority sustained for more than a year	N/A
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.

Major Stage 3 Adaptation in progress at HMO



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)

26.1	The total amount of rent collected in the reporting year	£4,957,585
26.2	The total amount of rent due to be collected in the reporting year (annual rent debit)	£4,911,323

	Indicator 26	100.94%
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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	£47,203
27.2	The total rent due for the reporting year	£4,911,323

	Indicator 27	0.96%
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Average annual management fee per factored property (Indicator 28)

28.1	The number of residential properties factored	312
28.2	The total value of management fees invoiced to factored owners in the reporting year	£21,543

Indicator 28		£69.05
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Percentage of rent due lost through properties being empty during the last year (Indicator 18)		
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18.1	The total amount of rent due for the reporting year	£4,911,323
18.2	The total amount of rent lost through properties being empty during the reporting year	£3,752

Indicator 18		0.08%
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Rent increase (Indicator C5)

C5.1	The percentage average weekly rent increase to be applied in the next reporting year	6.00%
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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	500
C6.2	The value of direct housing cost payments received during the reporting year	£1,929,482



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	£24,641
C7.2	The total value of former tenant arrears written off at year end	£3,825

	Indicator C7	15.52%
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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?"	186
25.2.1	25.2 Of the tenants who answered, how many said that their rent represented: very good value for money	74
25.2.2	fairly good value for money	82
25.2.3	neither good nor poor value for money	17
25.2.4	fairly poor value for money	12
25.2.5	very poor value for money	1
25.3	Total	186

Indicator 25	83.87%
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Percentage of factored owners satisfied with the factoring service they receive (Indicator 29)

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?"	68
29.2.1	29.2 Of the factored owners who answered, how many said that they were: very satisfied	10
29.2.2	fairly satisfied	18
29.2.3	neither satisfied nor dissatisfied	19
29.2.4	fairly dissatisfied	10
29.2.5	very dissatisfied	11
29.3	Total	68

	Indicator 29	41.18%
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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)

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.