

Housing
Ombudsman Service

**LANDLORD
PERFORMANCE
REPORT**

2022/2023

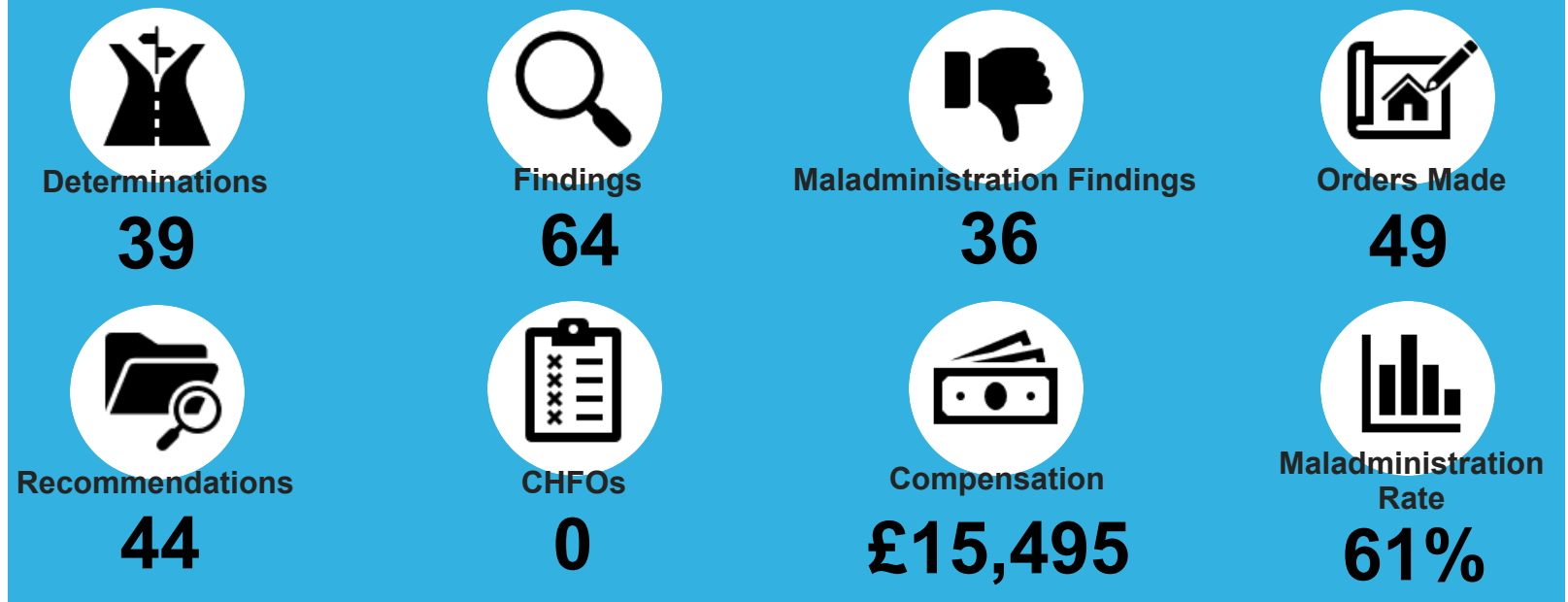
Westminster City Council

Landlord:

Landlord Homes: 11,755

Landlord Type: Local Authority / ALMO or TMO

PERFORMANCE AT A GLANCE



PERFORMANCE 2021-2022



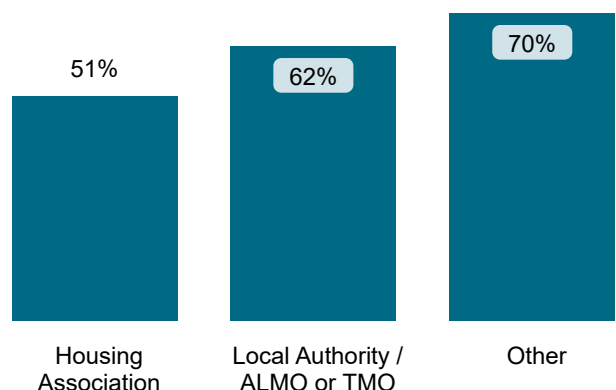
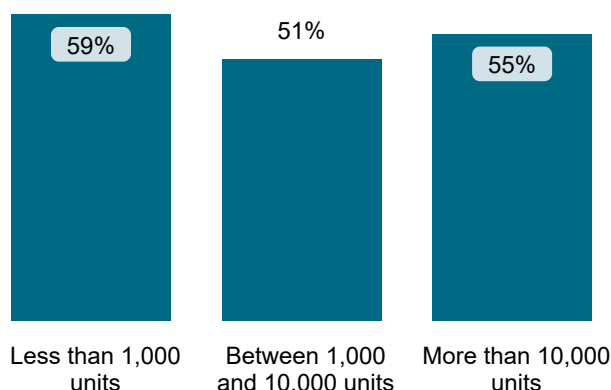
Maladministration Rate Comparison | Cases determined between April 2022 - March 2023

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Withdrawn	0%	1%	2%	1%

Westminster City Council	
Outcome	% Findings
Severe Maladministration	2%
Maladministration	27%
Service failure	28%
Mediation	2%
Redress	19%
No maladministration	16%
Outside Jurisdiction	8%
Withdrawn	0%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Withdrawn	1%	1%	0%	1%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	27%
Service failure	28%
Mediation	2%
Redress	19%
No maladministration	16%
Outside Jurisdiction	8%
Withdrawn	0%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Severe Maladministration	Maladministration	Service failure	Mediation	Redress	No maladministration	Outside Jurisdiction	Withdrawn	Total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	7	8	0	8	5	1	0	30
Complaints Handling	0	5	6	0	2	0	0	0	13
Anti-Social Behaviour	0	1	2	0	1	0	0	0	4
Health and Safety (inc. building safety)	0	2	1	0	0	1	0	0	4
Moving to a Property	0	0	0	0	0	1	2	0	3
Staff	0	0	0	0	0	2	1	0	3
Charges	0	0	0	0	1	0	1	0	2
Estate Management	0	1	0	1	0	0	0	0	2
Buying or selling a property	0	0	0	0	0	1	0	0	1
Information and data management	0	1	0	0	0	0	0	0	1
Reimbursement and Payments	0	0	1	0	0	0	0	0	1
Total	1	17	18	1	12	10	5	0	64

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

Top 3 Categories for Westminster City Council Table 3.1

Category	# Landlord Findings	% Landlord Maladministration	% National Maladministration
Property Condition	29	55%	54%
Complaints Handling	13	85%	76%
Anti-Social Behaviour	4	75%	40%
Health and Safety (inc. building safety)	4	75%	52%

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%	41%	75%
Complaints Handling	97%	75%	76%	85%
Health and Safety (inc. building safety)	33%	57%	52%	75%
Property Condition	50%	54%	55%	55%

National Maladministration Rate by Landlord Type: Table 3.3

Category	Housing Association	Local Authority / ALMO or TMO	Other	% Landlord Maladministration
Anti-Social Behaviour	40%	43%	0%	75%
Complaints Handling	71%	87%	100%	85%
Health and Safety (inc. building safety)	51%	54%	0%	75%
Property Condition	50%	63%	63%	55%

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

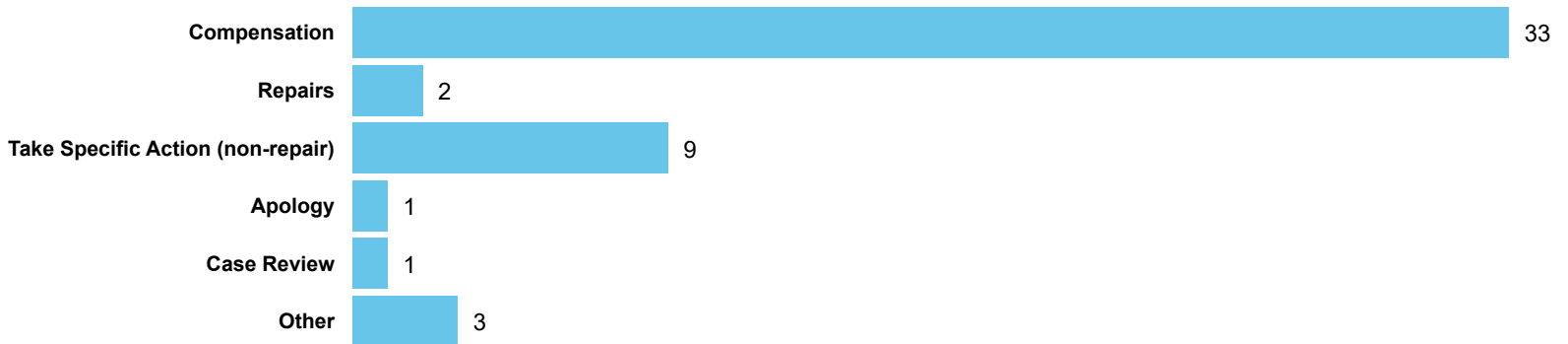
Highlighted Service Delivery Sub-Categories only:

Sub-Category	Severe Maladministration	Maladministration	Service failure	Mediation	Redress	No maladministration	Outside Jurisdiction	Withdrawn	Total
Responsive repairs – leaks / damp / mould	1	3	4	0	3	1	1	0	13
Responsive repairs - general	0	3	2	0	2	3	0	0	10
Responsive repairs – heating and hot water	0	1	1	0	3	0	0	1	6
Noise	0	0	2	0	1	0	0	0	3
Staff conduct	0	0	0	0	0	2	1	0	3
Electrical safety	0	0	1	0	0	1	0	0	2
Service charges – amount or account management	0	0	0	0	1	0	1	0	2
Asbestos	0	1	0	0	0	0	0	0	1
Decants (temp. or permanent)	0	0	0	0	0	1	0	0	1
Gas inspections and safety	0	1	0	0	0	0	0	0	1
Total	1	9	10	0	10	8	3	1	42

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	47	100%
Total	47	100%

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

● Ordered ● Recommended

