

Housing
Ombudsman Service

**LANDLORD
PERFORMANCE
REPORT**

2022/2023

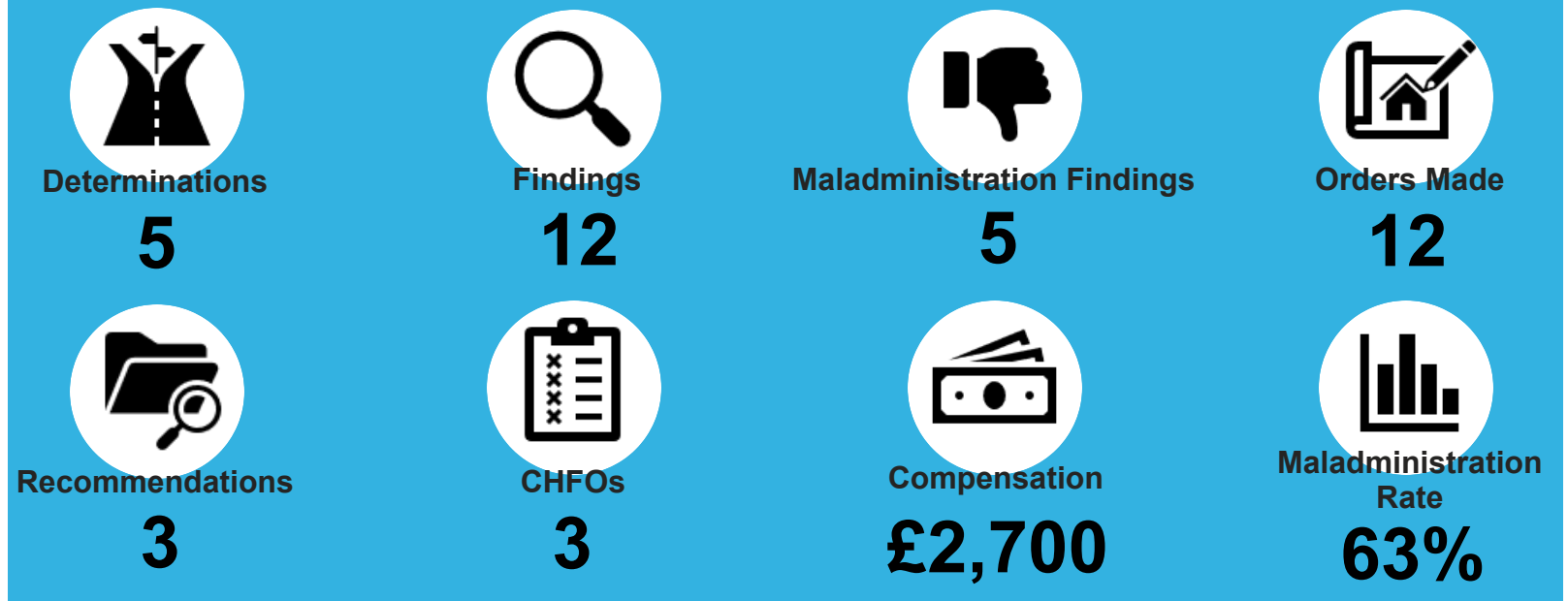
Sheffield City Council

Landlord:

Landlord Homes: 38,430

Landlord Type: Local Authority / ALMO or TMO

PERFORMANCE AT A GLANCE



PERFORMANCE 2021-2022



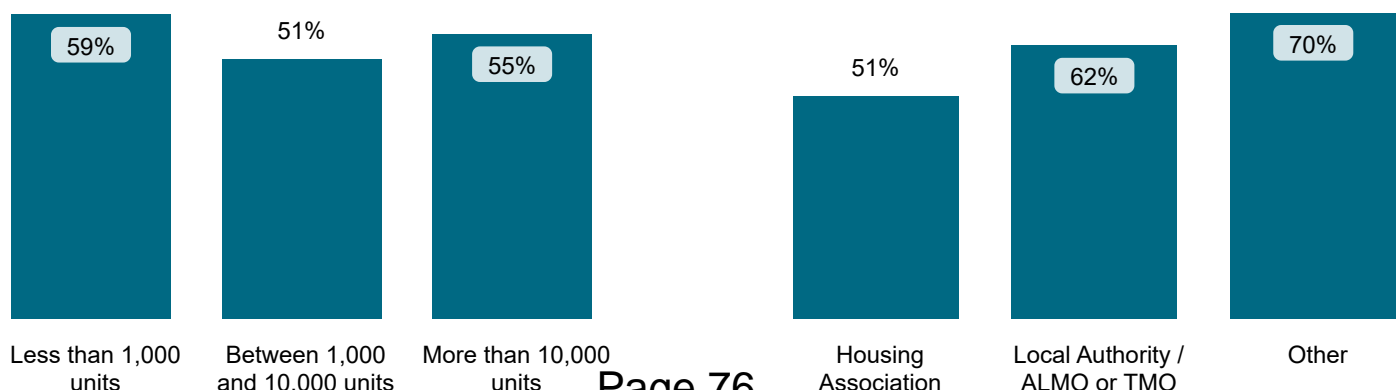
Maladministration Rate Comparison | Cases determined between April 2022 - March 2023

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Withdrawn	0%	1%	2%	1%

Sheffield City Council	
Outcome	% Findings
Severe Maladministration	0%
Maladministration	33%
Service failure	8%
Mediation	0%
Redress	0%
No maladministration	25%
Outside Jurisdiction	33%
Withdrawn	0%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Withdrawn	1%	1%	0%	1%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	0%
Maladministration	33%
Service failure	8%
Mediation	0%
Redress	0%
No maladministration	25%
Outside Jurisdiction	33%
Withdrawn	0%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Severe Maladministration	Maladministration	Service failure	Mediation	Redress	No maladministration	Outside Jurisdiction	Withdrawn	Total
Complaints Handling	0	2	1	0	0	0	0	0	3
Property Condition	0	1	0	0	0	0	2	0	3
Anti-Social Behaviour	0	0	0	0	0	1	1	0	2
Charges	0	0	0	0	0	1	0	0	1
Health and Safety (inc. building safety)	0	1	0	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	0	4	1	0	0	3	4	0	12

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

Top 3 Categories for Sheffield City Council

Table 3.1

Category	# Landlord Findings	% Landlord Maladministration	% National Maladministration
Complaints Handling	3	100%	76%
Anti-Social Behaviour	1	0%	40%
Charges	1	0%	39%
Health and Safety (inc. building safety)	1	100%	52%
Property Condition	1	100%	54%
Staff	1	0%	31%

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%	0%
Charges	0%	26%	43%	0%
Complaints Handling	97%	75%	76%	100%
Health and Safety (inc. building safety)	33%	57%	52%	100%
Property Condition	50%	54%	55%	100%
Staff	50%	28%	31%	0%

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%	0%
Charges	37%	44%	0%	0%
Complaints Handling	71%	87%	100%	100%
Health and Safety (inc. building safety)	51%	54%	0%	100%
Property Condition	50%	63%	63%	100%
Staff	26%	36%	60%	0%

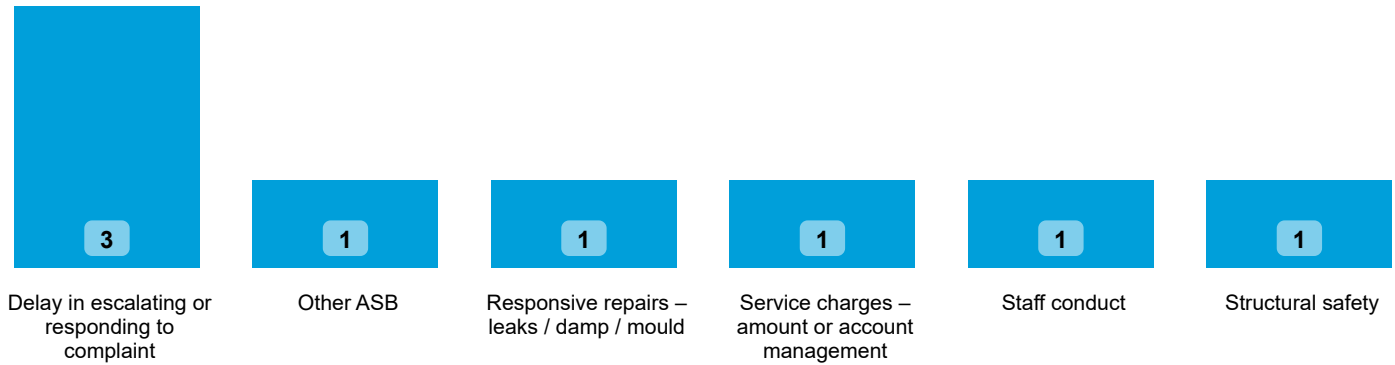
Findings by Sub-Category | Cases Determined between April 2022 - March 2023

Table 3.4

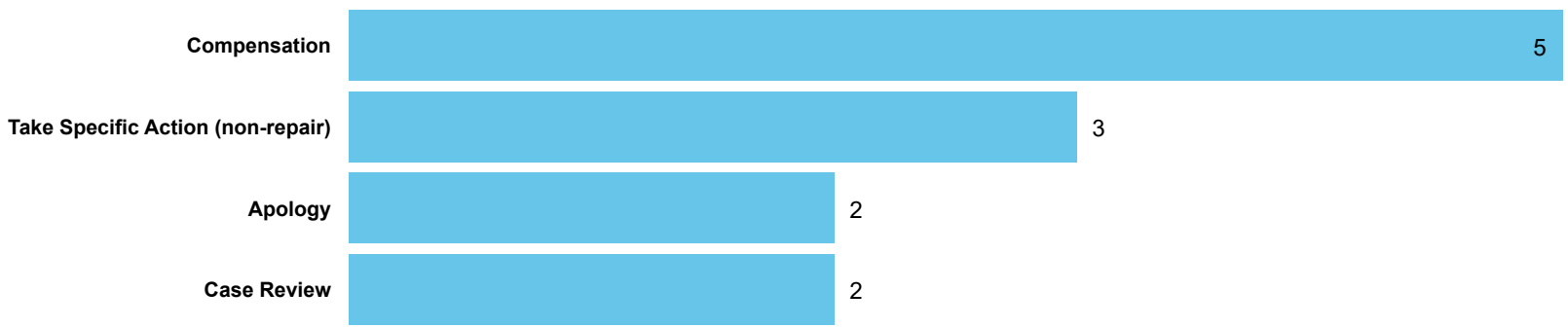
Highlighted Service Delivery Sub-Categories *only*:

Sub-Category	Severe Maladministration	Maladministration	Service failure	Mediation	Redress	No maladministration	Outside Jurisdiction	Withdrawn	Total
Responsive repairs – leaks / damp / mould	0	1	0	0	0	0	1	0	2
Service charges – amount or account management	0	0	0	0	0	1	0	0	1
Staff conduct	0	0	0	0	0	1	0	0	1
Structural safety		1	0		0	0	0		1
Total	0	2	0	0	0	2	1	0	5

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	7	100%
Total	7	100%

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

● Ordered ● Recommended



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