

**Housing**  
Ombudsman Service

**LANDLORD  
PERFORMANCE  
REPORT**

**2023/2024**

A2Dominion Housing Group Limited

A2Dominion Housing Group Limited

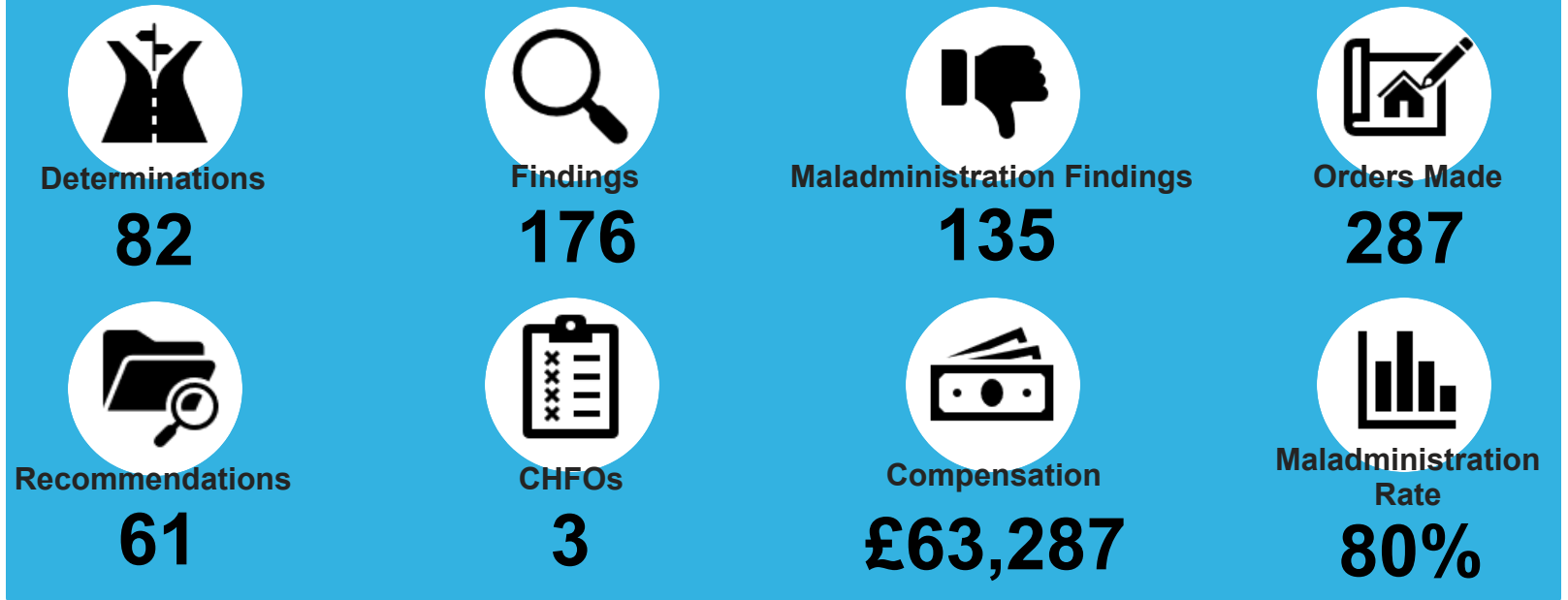
Landlord: A2Dominion Housing Group Limited

Landlord Homes: 34,825

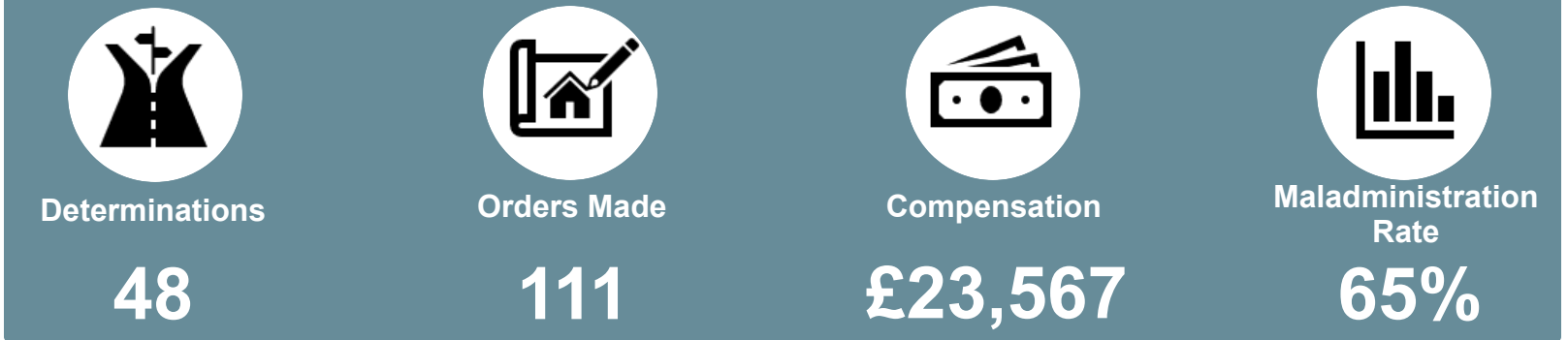
Landlord Type:

Housing Association

**PERFORMANCE AT A GLANCE**



**PERFORMANCE 2022-2023**



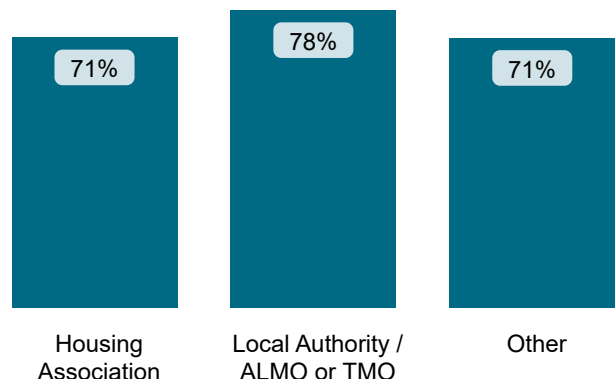
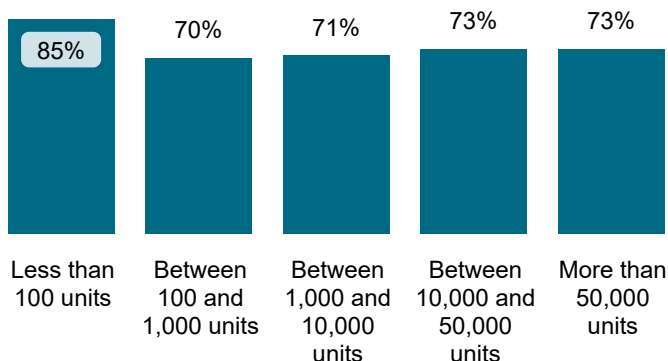
**Maladministration Rate Comparison** | Cases determined between April 2023 - March 2024

**NATIONAL MALADMINISTRATION RATE: 73%**

The landlord performed *poorly* 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 2023 - March 2024

**National Performance by Landlord Size:** Table 2.1

Outcome	Less than 100 units	Between 100 and 1,000 units	Between 1,000 and 10,000 units	Between 10,000 and 50,000 units	More than 50,000 units	Total
Severe Maladministration	15%	6%	4%	8%	7%	7%
Maladministration	36%	37%	42%	42%	43%	42%
Service failure	17%	19%	20%	18%	19%	19%
Mediation	0%	0%	1%	1%	1%	1%
Redress	0%	5%	7%	8%	12%	9%
No maladministration	13%	21%	19%	16%	12%	15%
Outside Jurisdiction	19%	11%	8%	7%	5%	7%
Withdrawn	0%	0%	0%	0%	0%	0%

A2Dominion Housing Group Limited	
Outcome	% Findings
Severe Maladministration	9%
Maladministration	45%
Service failure	23%
Mediation	2%
Redress	8%
No maladministration	10%
Outside Jurisdiction	4%
Withdrawn	0%

**National Performance by Landlord Type:** Table 2.2

Outcome	Housing Association	Local Authority / ALMO or TMO	Other	Total
Severe Maladministration	6%	9%	6%	7%
Maladministration	41%	45%	36%	42%
Service failure	19%	18%	21%	19%
Mediation	1%	1%	0%	1%
Redress	12%	4%	6%	9%
No maladministration	15%	15%	21%	15%
Outside Jurisdiction	6%	9%	10%	7%
Withdrawn	0%	0%	0%	0%

Outcome	% Findings
Severe Maladministration	9%
Maladministration	45%
Service failure	23%
Mediation	2%
Redress	8%
No maladministration	10%
Outside Jurisdiction	4%
Withdrawn	0%

**Landlord Findings by Category** | Cases determined between April 2023 - March 2024

Table 2.3

Category	Severe Maladministration	Maladministration	Service failure	Mediation	Redress	No maladministration	Outside Jurisdiction	Withdrawn	Total
Complaints Handling	7	30	19	1	5	0	0	0	62
Property Condition	7	28	9	2	5	5	4	0	60
Anti-Social Behaviour	0	9	3	0	0	2	0	0	14
Moving to a Property	0	3	0	0	2	6	1	0	12
Estate Management	0	4	3	0	0	0	0	0	7
Information and data management	1	3	2	0	0	1	0	0	7
Charges	1	1	2	0	0	1	1	0	6
Staff	0	0	0	0	1	1	1	0	3
Health and Safety (inc. building safety)	0	1	1	0	0	0	0	0	2
Buying or selling a property	0	0	0	0	1	0	0	0	1
Occupancy Rights	0	0	1	0	0	0	0	0	1
Reimbursement and Payments	0	0	0	0	0	1	0	0	1
<b>Total</b>	<b>16</b>	<b>79</b>	<b>40</b>	<b>3</b>	<b>14</b>	<b>17</b>	<b>7</b>	<b>0</b>	<b>176</b>

**Findings by Category Comparison** | Cases determined between April 2023 - March 2024

**Top Categories for A2Dominion Housing Group Limited**

Table 3.1

Category	# Landlord Findings	% Landlord Maladministration	% National Maladministration
Complaints Handling	62	90%	84%
Property Condition	56	79%	73%
Anti-Social Behaviour	14	86%	68%

**National Maladministration Rate by Landlord Size:**

Table 3.2

Category	Less than 100 units	Between 100 and 1,000 units	Between 1,000 and 10,000 units	Between 10,000 and 50,000 units	More than 50,000 units	% Landlord Maladministration
Anti-Social Behaviour	71%	61%	60%	67%	75%	86%
Complaints Handling	100%	87%	87%	86%	81%	90%
Property Condition	75%	63%	72%	74%	74%	79%

**National Maladministration Rate by Landlord Type:**

Table 3.3

Category	Housing Association	Local Authority / ALMO or TMO	Other	% Landlord Maladministration
Anti-Social Behaviour	68%	69%	67%	86%
Complaints Handling	81%	91%	91%	90%
Property Condition	72%	77%	59%	79%

**Findings by Sub-Category** | Cases Determined between April 2023 - March 2024

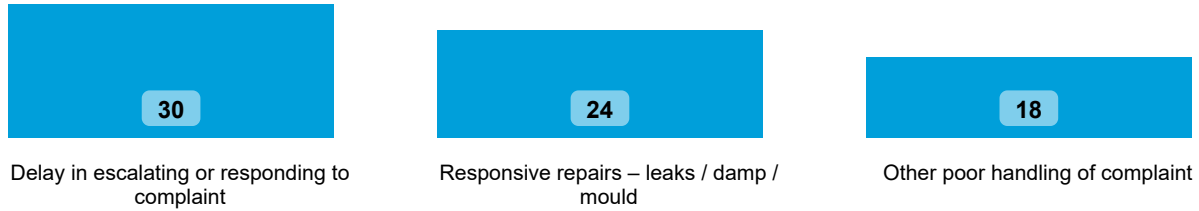
Table 3.4

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	5	16	2	0	1	0	2	0	26
Responsive repairs - general	1	6	4	2	1	2	1	0	17
Responsive repairs – heating and hot water	0	3	1	0	1	1	0	0	6
Service charges – amount or account management	1	1	2	0	0	1	1	0	6
Decants (temp. or permanent)	0	2	0	0	1	2	0	0	5
Pest control (within property)	1	0	1	0	0	1	1	0	4
Staff conduct	0	0	0	0	1	1	1	0	3
Fire Safety	0	1	0	0	0	0	0	0	1
Noise	0	0	1	0	0	0	0	0	1
Structural safety	0	0	1	0	0	0	0	0	1
<b>Total</b>	<b>8</b>	<b>29</b>	<b>12</b>	<b>2</b>	<b>5</b>	<b>8</b>	<b>6</b>	<b>0</b>	<b>70</b>

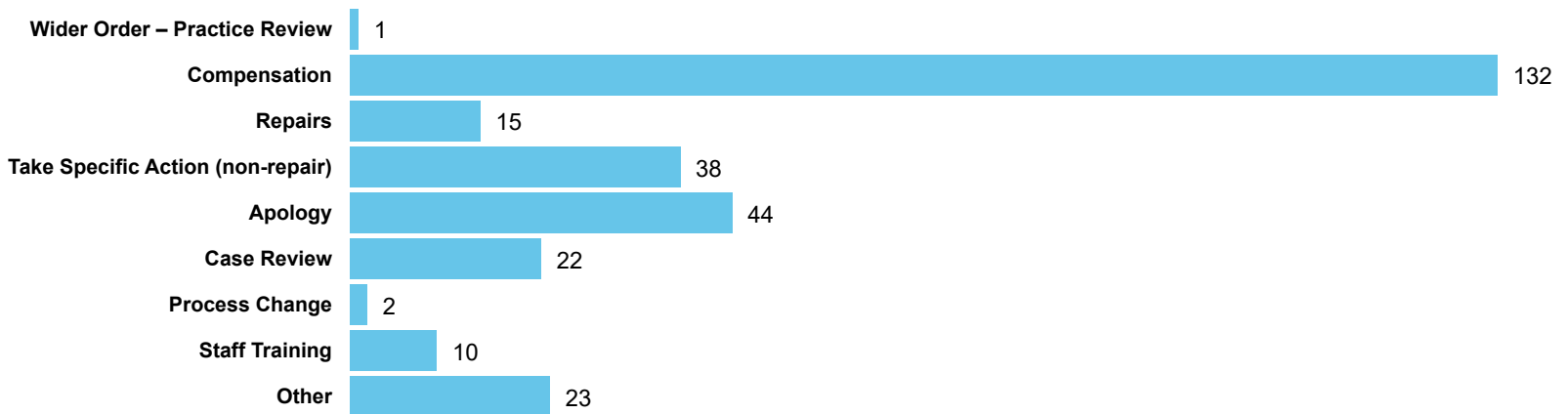
**Top Sub-Categories** | Cases determined between April 2023 - March 2024

Table 3.5



**Orders Made by Type** | Orders on cases determined between April 2023 - March 2024

Table 4.1



**Order Compliance** | Order target dates between April 2023 - March 2024

Table 4.2

Order Complete?	Within 3 Months	
	Count	%
Complied	284	100%
<b>Total</b>	<b>284</b>	<b>100%</b>

**Compensation Ordered** | Cases Determined between April 2023 - March 2024

Table 5.1

● Ordered ● Recommended

