



**Landlord name:** Dalmuir Park Housing Association Ltd

**RSL Reg. No.:** 98

**Report generated date:** 27/05/2022 10:55:23

**Approval**

A1.1	Date approved	
A1.2	Approver	
A1.3	Approver job title	
A1.4	Comments (Approval)	



Comments (Submission)

A large empty rectangular box intended for submitting comments.



## Social landlord contextual information

### Staff

#### Staff information, staff turnover and sickness rates (Indicator C1)

C1.1	the name of Chief Executive	Mrs. Anne Marie Brown
C1.2.1	C1.2 Staff employed by the RSL: the number of senior staff	4.00
C1.2.2	the number of office based staff	9.96
C1.2.3	the number of care / support staff	9.83
C1.2.4	the number of concierge staff	0.00
C1.2.5	the number of direct labour staff	0.34
C1.2.6	the total number of staff	24.13
C1.3.1	Staff turnover and sickness absence: the percentage of senior staff turnover in the year to the end of the reporting year	0.00%
C1.3.2	the percentage of total staff turnover in the year to the end of the reporting year	11.31%
C1.3.3	the percentage of days lost through staff sickness absence in the reporting year	8.59%

**Social landlord contextual information****Lets**

Number of lets during the reporting year, split between 'general needs' and 'supported housing' (Indicator C3)		
--	--	--

C3.1	The number of 'general needs' lets during the reporting year	58
C3.2	The number of 'supported housing' lets during the reporting year	6
Indicator C3		64



The number of lets during the reporting year by source of let (Indicator C2)
--

C2.1	The number of lets to existing tenants	8
C2.2	The number of lets to housing list applicants	21
C2.3	The number of mutual exchanges	0
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	35
C2.5.2	nominations from the local authority	0
C2.5.3	other	0
C2.6	the number of other nominations from local authorities	0
C2.7	Total number of lets excluding exchanges	64

# Annual Return on the Charter (ARC) 2021-2022

Comments (Social landlord contextual information)

**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	185
1.1.2	the fieldwork dates of the survey	01/2022
1.1.3	The method(s) of administering the survey:	
	Post	<input type="checkbox"/>
1.1.4	Telephone	<input checked="" type="checkbox"/>
1.1.5	Face-to-face	<input 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:	121
	very satisfied	
1.2.2	fairly satisfied	49
1.2.3	neither satisfied nor dissatisfied	6
1.2.4	fairly dissatisfied	9
1.2.5	very dissatisfied	0
1.2.6	no opinion	0
1.2.7	Total	185

Indicator 1	91.89%
-------------	--------

## Annual Return on the Charter (ARC) 2021-2022

Comments (Overall satisfaction)

Satisfaction surveys carried out on our behalf throughout 21/22 on a quarterly basis. Full year of results has been reported.





## 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?"	185
2.2.1	2.2 Of the tenants who answered, how many said that their landlord was: very good at keeping them informed	133
2.2.2	fairly good at keeping them informed	46
2.2.3	neither good nor poor at keeping them informed	5
2.2.4	fairly poor at keeping them informed	1
2.2.5	very poor at keeping them informed	0
2.2.6	Total	185

	Indicator 2	96.76%
--	-------------	--------

**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?"	185
5.2.1	5.2 Of the tenants who answered, how many said that they were: very satisfied	125
5.2.2	fairly satisfied	59
5.2.3	neither satisfied nor dissatisfied	1
5.2.4	fairly dissatisfied	0
5.2.5	very dissatisfied	0
5.2.6	Total	185

	Indicator 5	99.46%
--	-------------	--------

# Annual Return on the Charter (ARC) 2021-2022

Comments (The customer / landlord relationship)



## 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	04/2018
C8.2	What percentage of stock did your organisation fully assess for compliance in the last five years?	20.00
C8.3	The date of your next scheduled stock condition survey or assessment	04/2022
C8.4	What percentage of your organisation's stock will be fully assessed in the next survey for SHQS compliance	20.00
C8.5	Comments on method of assessing SHQS compliance.	

A % of surveys were quality assured.



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	666	666
C9.2	Self-contained stock exempt from SHQS	0	0
C9.3	Self-contained stock in abeyance from SHQS	14	14
C9.4.1	Self-contained stock failing SHQS for one criterion	5	5
C9.4.2	Self-contained stock failing SHQS for two or more criteria	287	287
C9.4.3	Total self-contained stock failing SHQS	292	292
C9.5	Stock meeting the SHQS	360	360

C9.6	Total self-contained stock meeting the SHQS by local authority
------	--

	End of the reporting year	End of the next reporting year
Aberdeen City	0	0
Aberdeenshire	0	0
Angus	0	0
Argyll & Bute	0	0
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	360	360
West Lothian	0	0
Totals	360	360



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	666
6.1.2	projected to the end of the next reporting year	666
6.2.1	The number of properties meeting the SHQS: at the end of the reporting year	360
6.2.2	projected to the end of the next reporting year	360

Indicator 6 - Percentage of stock meeting the SHQS at the end of the reporting year	54.05%
Indicator 6 - Percentage of stock meeting the SHQS projected to the end of the next reporting year	54.05%





## 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?"	185
7.2.1	7.2 Of the tenants who answered, how many said that they were: very satisfied	99
7.2.2	fairly satisfied	65
7.2.3	neither satisfied nor dissatisfied	12
7.2.4	fairly dissatisfied	8
7.2.5	very dissatisfied	1
7.3	Total	185

	Indicator 7	88.65%
--	-------------	--------

**Repairs, maintenance & improvements**

Average length of time taken to complete emergency repairs (Indicator 8)		
--	--	--

8.1	The number of emergency repairs completed in the reporting year	316
8.2	The total number of hours taken to complete emergency repairs	3,059

Indicator 8		9.68
-------------	--	------



## Average length of time taken to complete non-emergency repairs (Indicator 9)

9.1	The total number of non-emergency repairs completed in the reporting year	1,412
9.2	The total number of working days taken to complete non-emergency repairs	7,446

Indicator 9		5.27
-------------	--	------



## Percentage of reactive repairs carried out in the last year completed right first time (Indicator 10)

10.1	The number of reactive repairs completed right first time during the reporting year	1,180
10.2	The total number of reactive repairs completed during the reporting year	1,412

Indicator 10		83.57%
--------------	--	--------



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.	2
11.2	if you did not meet your statutory duty to complete a gas safety check add a note in the comments field	
<p>On 25/5/22 DPHA submitted a notifiable event (No 30058) to the SHR regarding the 2 properties which failed Indicator 11. Both properties were shared ownership buy backs and the gas safety check was not carried out on the day the sale concluded/ tenancy started. The shared owners remain in situ and signed SST's. The SHR closed the notifiable event on 25/5/22.</p>		

Indicator 11		2
--------------	--	---



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?"	90
	12.2 Of the tenants who answered, how many said that they were:	64
12.2.1	very satisfied	
12.2.2	fairly satisfied	16
12.2.3	neither satisfied nor dissatisfied	5
12.2.4	fairly dissatisfied	3
12.2.5	very dissatisfied	2
12.2.6	Total	90

	Indicator 12	88.89%
--	--------------	--------



## EESH

## Percentage of properties meeting the EESH (Indicator C10)

C10.1		Number of self contained properties			
	Gas	Electric	Other fuels	Total	
Flats	586	37	0	623	
Four-in-a-block	0	0	0	0	
Houses (other than detached)	41	0	0	41	
Detached houses	2	0	0	2	
<b>Total</b>	<b>629</b>	<b>37</b>	<b>0</b>	<b>666</b>	

C10.2		Number of self contained properties not in scope of the EESH			
	Gas	Electric	Other fuels	Total	
Flats	0	0	0	0	
Four-in-a-block	0	0	0	0	
Houses (other than detached)	0	0	0	0	
Detached houses	0	0	0	0	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

C10.3		Number of self contained properties in scope of the EESH			
	Gas	Electric	Other fuels	Total	
Flats	586	37	0	623	
Four-in-a-block	0	0	0	0	
Houses (other than detached)	41	0	0	41	
Detached houses	2	0	0	2	
<b>Total</b>	<b>629</b>	<b>37</b>	<b>0</b>	<b>666</b>	

C10.4		Number of properties in scope of the EESH where compliance is unknown			
	Gas	Electric	Other fuels	Total	
Flats	0	0	0	0	
Four-in-a-block	0	0	0	0	
Houses (other than detached)	0	0	0	0	
Detached houses	0	0	0	0	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



C10.4.21	Where EESSH compliance is unknown for any properties, please explain why	N/A
----------	--	-----

C10.5	Number of properties in scope of the EESSH that do not meet the standard			
	Gas	Electric	Other fuels	<b>Total</b>
Flats	10	0	0	10
Four-in-a-block	0	0	0	0
Houses (other than detached)	1	0	0	1
Detached houses	0	0	0	0
<b>Total</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>11</b>

C10.6	Number of properties in scope of the EESSH that are exempt the standard			
	Gas	Electric	Other fuels	<b>Total</b>
Flats	13	1	0	14
Four-in-a-block	0	0	0	0
Houses (other than detached)	0	0	0	0
Detached houses	0	0	0	0
<b>Total</b>	<b>13</b>	<b>1</b>	<b>0</b>	<b>14</b>

C10.7	Number of properties in scope of the EESSH that meet the standard			
	Gas	Electric	Other fuels	<b>Total</b>
Flats	563	36	0	599
Four-in-a-block	0	0	0	0
Houses (other than detached)	40	0	0	40
Detached houses	2	0	0	2
<b>Total</b>	<b>605</b>	<b>36</b>	<b>0</b>	<b>641</b>

	C10	96.2%
--	-----	-------





## Anticipated exemptions from the EESSH (Indicator C11)

C11.1	Number of properties anticipated to require an exemption from the first EESSH milestone in the next reporting year			
	Gas	Electric	Other fuels	Total
Flats	13	1	0	14
Four-in-a-block	0	0	0	0
Houses (other than detached)	0	0	0	0
Detached houses	0	0	0	0
<b>Total</b>	<b>13</b>	<b>1</b>	<b>0</b>	<b>14</b>

C11.2	The reasons properties anticipated to require an exemption	
		Number of Properties
Technical		0
Social		14
Excessive cost		0
New technology		0
Legal		0
Disposal		0
Long term voids		0
Unable to secure funding		0
Other reason / unknown		0
<b>Total</b>		<b>14</b>

## C11.3 If other reason or unknown, please explain

N/A

## Annual Return on the Charter (ARC) 2021-2022

### Comments (Housing quality and maintenance)

Indicator 6: Further to the external validation carried out by CD Consultancy, DPHA are planning to carry out inspections as per the EICR contract of 287 properties also including 5 EESSH fails, 14 properties in abeyance, due to no accesses, in the next Financial Year for EESSH. In total this is 306 fails including fails and abeyance's.

Indicator 8: Following validation visit from CD Consultancy, it was highlighted that some repairs had been incorrectly labelled as Right to Repair 1 when they should have been marked as emergency repairs, These jobs have since been re-categorised , this has resulted with a negative impact on our performance in this regard.



## 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	19	8
Complaints carried forward from previous reporting year	0	0
All complaints received and carried forward	19	8
Number of complaints responded to in full by the landlord in the reporting year	14	7
Time taken in working days to provide a full response	3	17

Indicators 3 & 4 - The percentage of all complaints responded to in full at Stage 1	73.68%
Indicators 3 & 4 - The percentage of all complaints responded to in full at Stage 2	87.50%
Indicators 3 & 4 - The average time in working days for a full response at Stage 1	0.21
Indicators 3 & 4 - The average time in working days for a full response at Stage 2	2.43



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?"	185
13.2.1	13.2 Of the tenants who answered, how many said that they were: very satisfied	112
13.2.2	fairly satisfied	45
13.2.3	neither satisfied nor dissatisfied	12
13.2.4	fairly dissatisfied	15
13.2.5	very dissatisfied	1
13.2.6	Total	185

	Indicator 13	84.86%
--	--------------	--------



## Percentage of tenancy offers refused during the year (Indicator 14)

14.1	The number of tenancy offers made during the reporting year	96
14.2	The number of tenancy offers that were refused	32

Indicator 14		33.33%
--------------	--	--------



Percentage of anti-social behaviour cases reported in the last year which were resolved (Indicator 15)	
--	--

15.1	The number of cases of anti-social behaviour reported in the last year	5
15.2	Of those at 15.1, the number of cases resolved in the last year	5

Indicator 15		100.00%
--------------	--	---------



Abandoned homes (Indicator C4)
--------------------------------

C4.1	The number of properties abandoned during the reporting year	3
------	--	---



## Percentage of the court actions initiated which resulted in eviction and the reasons for eviction (Indicator 22)

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	0
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	0.00%
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	0.00%



## Annual Return on the Charter (ARC) 2021-2022

Comments (Neighbourhood & community)

2 actions raised in 21/22 have been continued. No tenancies recovered in the year 21/22.



## 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)	
--	--

17.1	The total number of lettable self-contained stock	666
17.2	The number of empty dwellings that arose during the reporting year in self-contained lettable stock	68

Indicator 17		10.21%
--------------	--	--------



## Number of households currently waiting for adaptations to their home (Indicator 19)

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.	11
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.	0
19.4	if 19(iii) does not equal 19(i) minus 19(ii) add a note in the comments field.	
		N/A

Indicator 19

0



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

20.1	The cost (£) that was landlord funded;	£0
20.2	The cost (£) that was grant funded	£19,555
20.3	The cost (£) that was funded by other sources.	£0

Indicator 20		£19,555
--------------	--	---------



The average time to complete adaptations (Indicator 21)		
---	--	--

21.1	The total number of working days taken to complete all adaptations.	318
21.2	The total number of adaptations completed during the reporting year.	12

Indicator 21		26.50
--------------	--	-------



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.	49
23.2	The total number of individual homeless households referrals received under other referral routes.	0
23.3	The total number of individual homeless households referrals received under section 5 and other referral routes.	49
23.4	The total number of individual homeless households referrals received under section 5 that result in an offer of a permanent home.	47
23.5	The total number of individual homeless households referrals received under other referral routes that result in an offer of a permanent home.	0
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.	47
23.7	The total number of accepted offers.	32

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	95.92%
Indicator 23 - The percentage of those offers that result in a let	68.09%



Average length of time to re-let properties in the last year (Indicator 30)	
---	--

30.1	The total number of properties re-let in the reporting year	64
30.2	The total number of calendar days properties were empty	1,717

Indicator 30		26.83
--------------	--	-------

**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	11
16.1.3	applicants from your organisation's housing list	30
16.1.4	nominations from local authority	6
16.1.5	other	1
16.2.1	The number of tenants at 16.1 who remained in their tenancy for more than a year by: existing tenants	6
16.2.2	applicants who were assessed as statutory homeless by the local authority	10
16.2.3	applicants from your organisation's housing list	27
16.2.4	nominations from local authority	6
16.2.5	other	1

Indicator 16 - Percentage of new tenancies to existing tenants sustained for more than a year	75.00%
Indicator 16 - Percentage of new tenancies to applicants who were assessed as statutory homeless by the local authority sustained for more than a year	90.91%
Indicator 16 - Percentage of new tenancies to applicants from the landlord's housing list sustained for more than a year	90.00%
Indicator 16 - Percentage of new tenancies through nominations from local authority sustained for more than a year	100.00%
Indicator 16 - Percentage of new tenancies to others sustained for more than a year	100.00%



# Annual Return on the Charter (ARC) 2021-2022

Comments (Access to housing and support)

**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	£2,901,560
26.2	The total amount of rent due to be collected in the reporting year (annual rent debit)	£2,941,974

Indicator 26		98.63%
--------------	--	--------



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	£145,646
27.2	The total rent due for the reporting year	£2,961,584

Indicator 27		4.92%
--------------	--	-------



## Average annual management fee per factored property (Indicator 28)

28.1	The number of residential properties factored	143
28.2	The total value of management fees invoiced to factored owners in the reporting year	£9,982

Indicator 28		£69.80
--------------	--	--------



## Percentage of rent due lost through properties being empty during the last year (Indicator 18)

18.1	The total amount of rent due for the reporting year	£2,961,584
18.2	The total amount of rent lost through properties being empty during the reporting year	£19,609

Indicator 18		0.66%
--------------	--	-------



## Rent increase (Indicator C5)

C5.1	The percentage average weekly rent increase to be applied in the next reporting year	3.90%
------	--	-------



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	363
C6.2	The value of direct housing cost payments received during the reporting year	£1,311,480



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	£38,229
C7.2	The total value of former tenant arrears written off at year end	£2,622

Indicator C7	6.86%
--------------	-------



**Value for money**

Percentage of tenants who feel that the rent for their property represents good value for money (Indicator 25)
--

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?"	185
25.2.1	25.2 Of the tenants who answered, how many said that their rent represented: very good value for money	92
25.2.2	fairly good value for money	72
25.2.3	neither good nor poor value for money	12
25.2.4	fairly poor value for money	8
25.2.5	very poor value for money	1
25.3	Total	185

Indicator 25	88.65%
--------------	--------



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?"	66
29.2.1	29.2 Of the factored owners who answered, how many said that they were: very satisfied	31
29.2.2	fairly satisfied	29
29.2.3	neither satisfied nor dissatisfied	4
29.2.4	fairly dissatisfied	2
29.2.5	very dissatisfied	0
29.3	Total	66

Indicator 29	90.91%
--------------	--------

## Annual Return on the Charter (ARC) 2021-2022

Comments (Getting good value from rents and service charges)

**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
--	--------------	-----



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	
--------------	--

# Annual Return on the Charter (ARC) 2021-2022

Comments (Other customers)