



**(1734) Cedar Court
(Lewisham)**

**TSM Survey
Court Report 2024**

Prepared by: Acuity Research & Practice

95%

Overall Satisfaction



Acuity was commissioned to undertake, independent satisfaction surveys of all Housing 21's residents, including retirement living and extra care, to collect data on their opinions of, and attitudes towards, their landlord and the services provided.

A survey questionnaire was sent to all residents. The survey was primarily conducted by post, but residents were also given the opportunity to complete the questionnaire online if they wished.

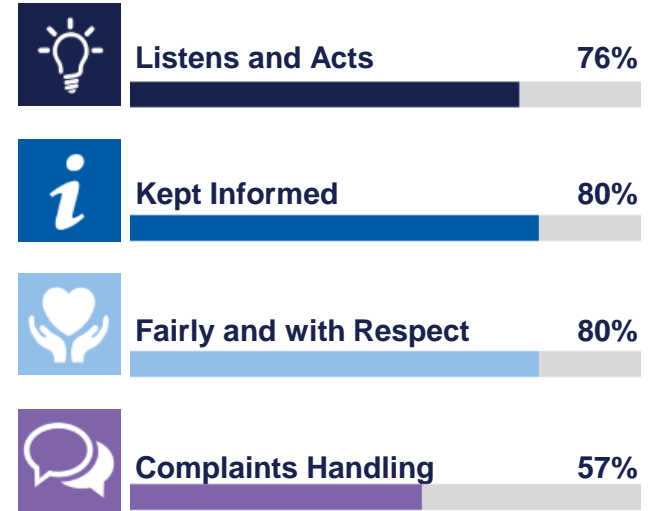
Responses 22

TSM Key Metrics

Keeping Properties in Good Repair



Respectful & Helpful Engagement



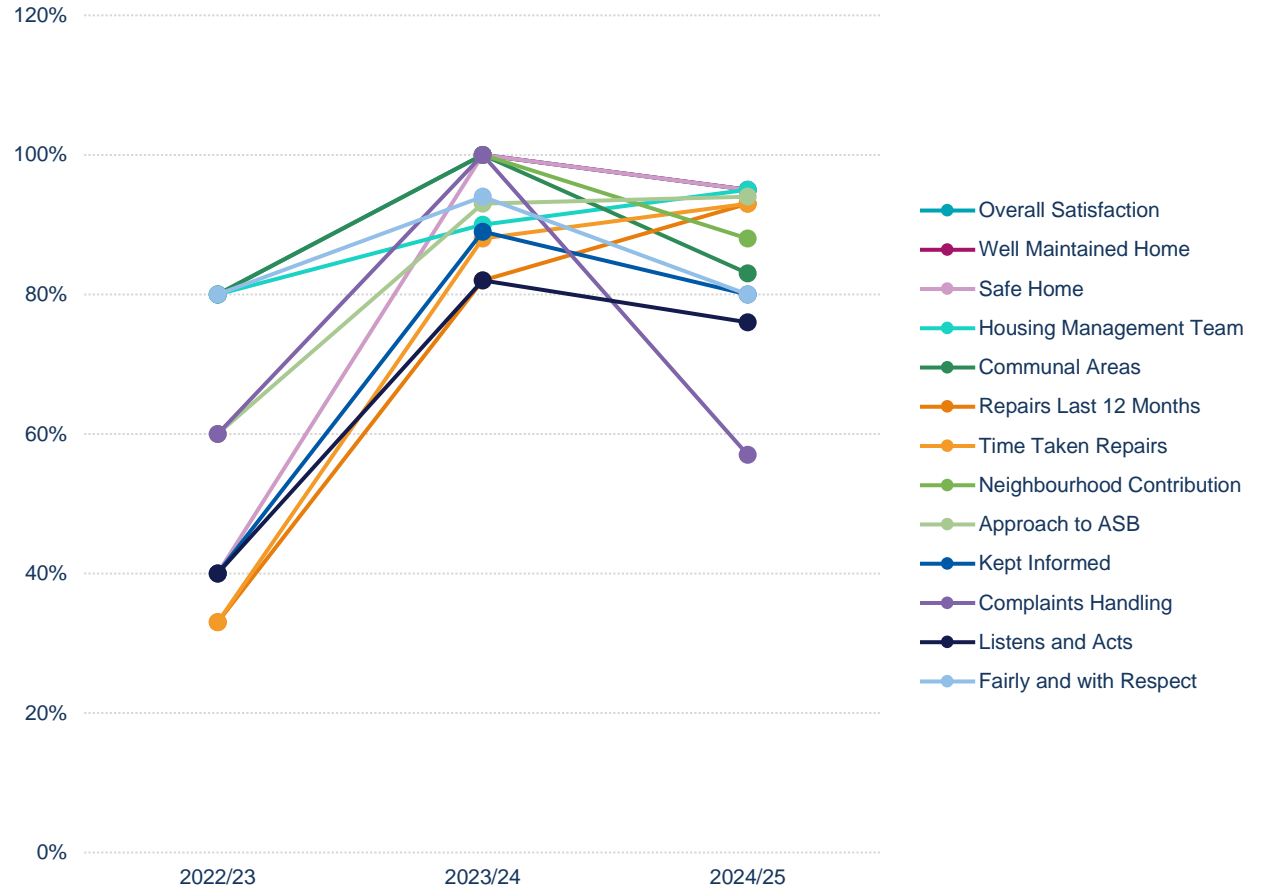
Responsible Neighbourhood Management





Over Time

This trend line shows how satisfaction has fluctuated over the previous surveys for this specific Court.



Year-on-Year Change – Cedar Court (Lewisham)



Housing 21 undertook a TSM-based survey of its residents in 2023/24. The table to the right compares these past results from this specific court, with those for 2024/25. Any increases are green coloured, while decreases are pink.

	2023/24	2024/25
Overall Satisfaction	100%	95% (-5)
Well Maintained Home	100%	95% (-5)
Safe Home	100%	95% (-5)
Housing Management Team	90%	95% (+5)
Communal Areas	100%	83% (-17)
Repairs Last 12 Months	82%	93% (+11)
Time Taken Repairs	88%	93% (+6)
Neighbourhood Contribution	100%	88% (-13)
Approach to ASB	93%	94% (+1)
Kept Informed	89%	80% (-9)
Complaints Handling	100% *	57% (-43) *
Listens and Acts	82%	76% (-6)
Fairly and with Respect	94%	80% (-14)

What one thing do you like about the services provided by Housing 21?



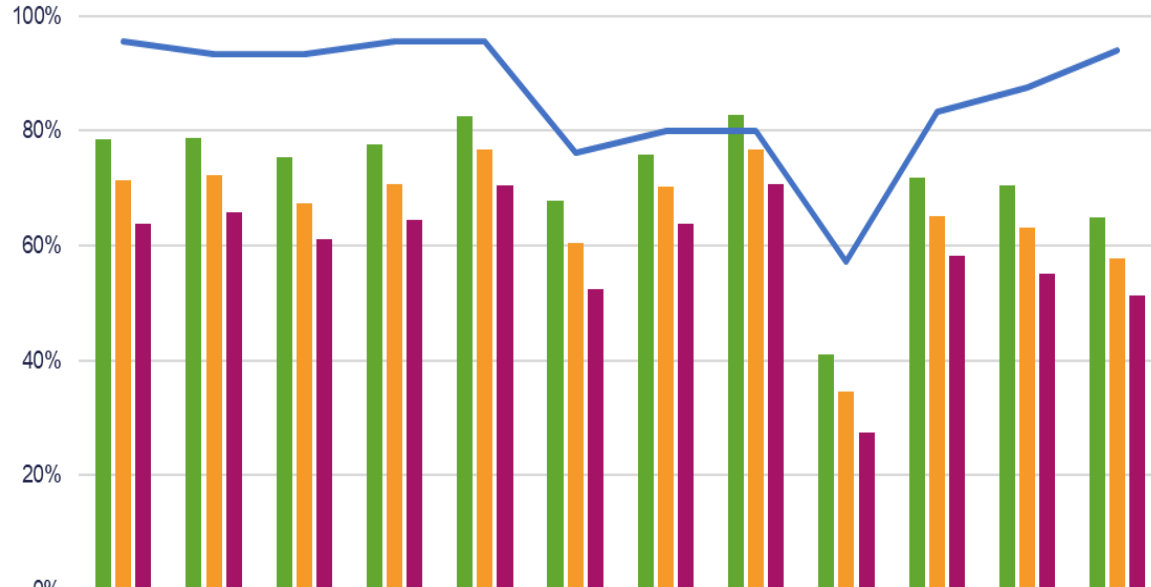
What one thing could Housing 21 do better to improve its services?





Benchmarking – RSH 2023/24 (LCRA)

It is possible to compare the results from this scheme with the results from the Regulator of Social Housing (RSH) data for LCRA properties for 2023/24. Shown here are the quartile positions of all those working who have published their data and is therefore comparable with this Housing 21 scheme.



	TP01 - Overall Sat	TP02 - Repairs Sat	TP03 - Time Taken	TP04 - Well Maintained	TP05 - Safe	TP06 - Listens	TP07 - Informed	TP08 - Fairly	TP09 - Complaints Sat	TP10 - Communal Sat	TP11 - Neighbourhood	TP12 - ASB
Upper Quartile	78.4%	78.7%	75.3%	77.6%	82.5%	67.9%	75.9%	82.8%	41.1%	71.7%	70.4%	64.8%
Regulator Median	71.3%	72.3%	67.4%	70.8%	76.7%	60.4%	70.3%	76.8%	34.5%	65.1%	63.1%	57.8%
Lower Quartile	63.7%	65.7%	61.1%	64.4%	70.5%	52.3%	63.8%	70.8%	27.5%	58.2%	55.1%	51.3%
Cedar Court (Lewisham)	95.5%	93.3%	93.3%	95.5%	95.5%	76.2%	80.0%	80.0%	57.1%	83.3%	87.5%	94.1%



Care

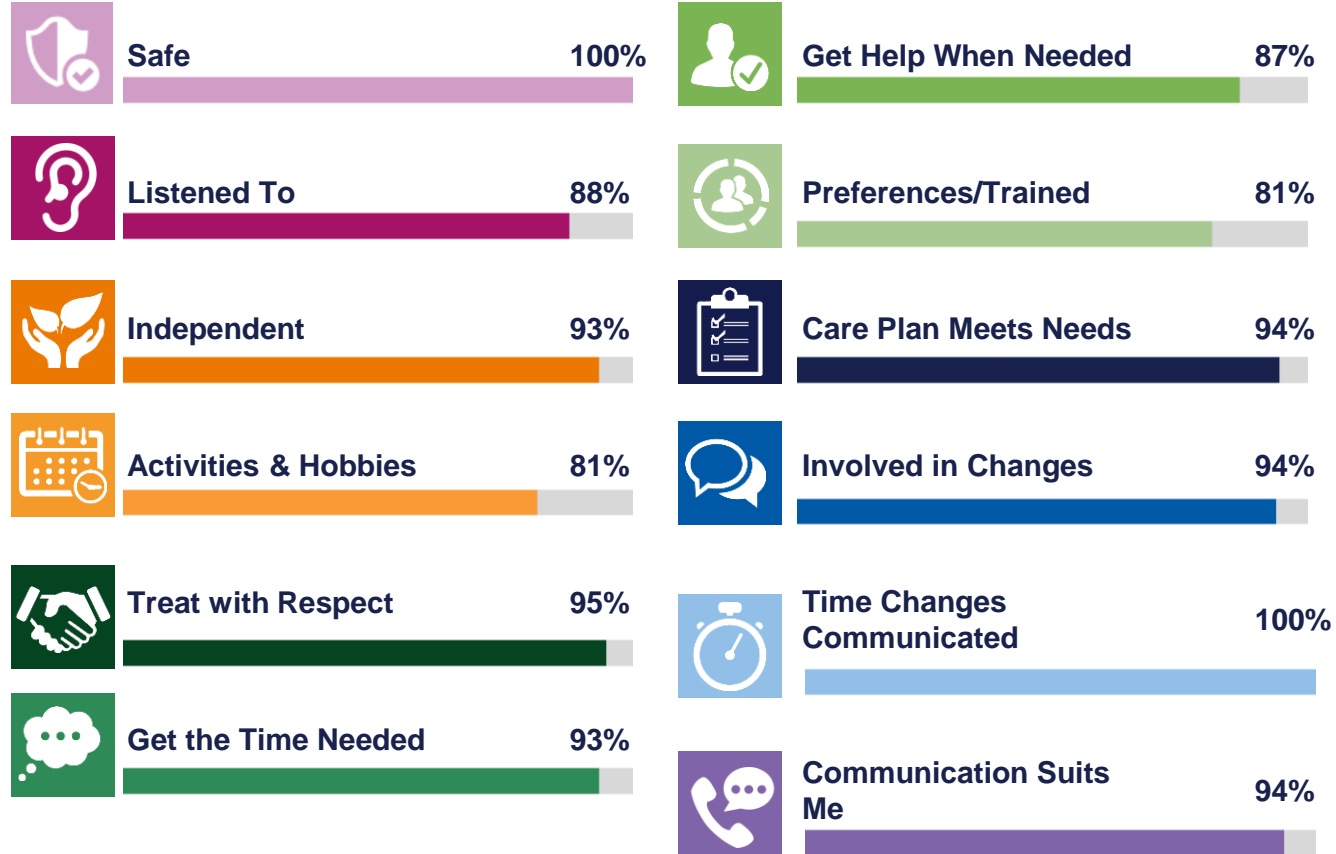
95%

Overall Satisfaction 

This page displays the satisfaction scores for the care survey which was only asked of residents in Extra Care.

These questions are split into three sections, well-being, care, and communication with residents asked how satisfied they are with each statement.

Care Metrics Summary





Benchmarking

When considering Housing 21 as a whole, the table on the right shows satisfaction for all Housing 21 Extra Care residents surveyed this year. Satisfaction is high with 95% satisfied with the overall services provided.

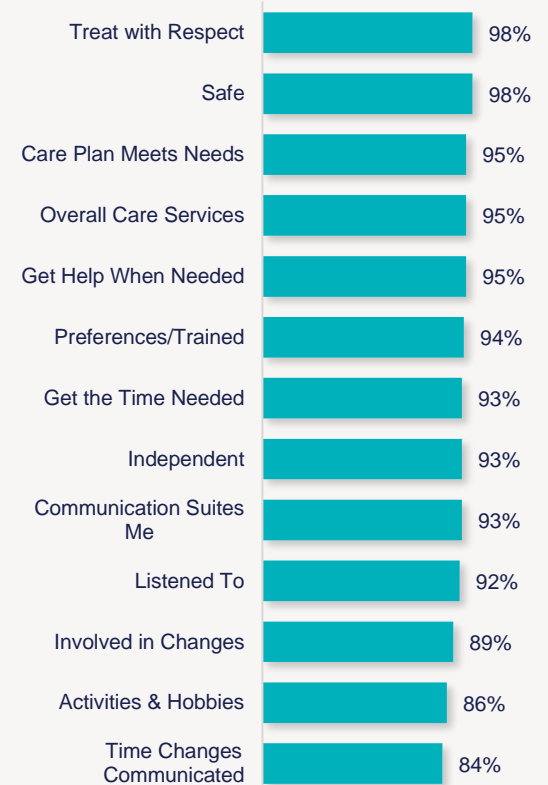
All the remaining measures received 90% or more satisfaction, apart from involved in changes (89%), activities & hobbies (86%), and 84% of residents satisfied with changes to the times they receive their care are communicated with.

The chart to the left shows your court in comparison with the overall results for Housing 21, allowing you to benchmark against all other courts.

Cedar Court (Lewisham)



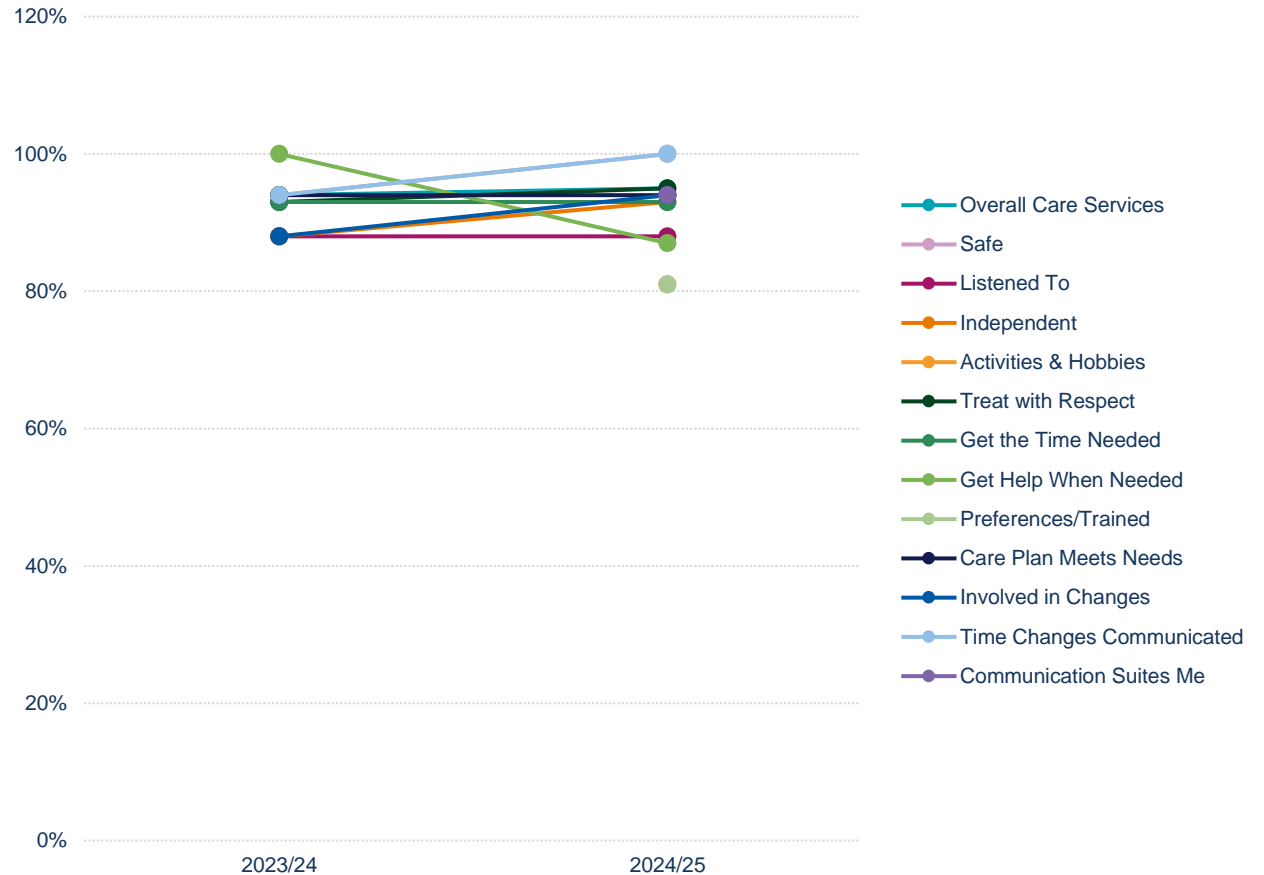
Housing 21 Overall





Trends Over Time

This trend line shows how satisfaction has fluctuated over the last two surveys for Extra Care residents in your Court.





Year-on-Year Change

Housing 21 undertook a Care-based survey of its residents in 2023/24. The table to the right compares these past results, with those for 2024/25.

	2023/24	2024/25
Overall Care Services	94%	95% (+1)
Safe	94%	100% (+6)
Listened To	88%	88% (-1)
Independent	88%	93% (+5)
Activities & Hobbies	- *	81% (-)
Treat with Respect	93%	95% (+1)
Get the Time Needed	93%	93% (0)
Get Help When Needed	100%	87% (-13)
Preferences/Trained	- *	81% (-)
Care Plan Meets Needs	94%	94% (+1)
Involved in Changes	88%	94% (+6)
Time Changes Communicated	94%	100% (+6)
Communication Suites Me	- *	94% (-)

*Less than 10 Responses












What do you like about your care service?



Are there any areas of your care service that could be improved?



Scheme Performance

	EPC Score (Average score of all properties within the scheme)	76.7		Total Repairs Spend (£) - Last 12 months (Nov)	£53,128.61
	EPC Rating (Average score of all properties within the scheme)	C		No, ASB Cases - Last 12 months (Nov)	0
	EPC Date of assessment	05/06/2019		No. Stage 1 Complaints - Last 12 months (Oct)	0
	Overall CQC Score	Good		No. Stage 2 Complaints - Last 12 months (Oct)	0
	Date of last CQC Score	Nov 22		Total No. Formal Complaints - Last 12 months (Oct)	0
	No. Repairs - Last 12 months (Nov)	121			

TSM Summary of Approach



A.	A summary of achieved sample size (number of responses)	22
B.	Timing of survey	April 2024 to November 2024
C.	Collection method(s)	Online, Postal, Telephone
D.	Sample method	Census
E.	Summary of the assessment of representativeness of the sample against the relevant tenant population	N/A
F.	Details of any weighting applied to generate the reported perception measures	No weighting applied
G.	Role of any named external contractor(s) in collecting, generating, or validating the reported perception measures	Acuity Research & Practice Ltd
H.	The number of tenant households within the relevant population that have not been included in the sample frame due to exceptional circumstances	0
I.	Reasons for any failure to meet the required sample size requirements	N/A
J.	Type and amount of any incentives offered to tenants to encourage survey completion	10 x £50 shopping vouchers
K.	Any other methodological issues likely to have a material impact on the tenant perception measures reported	None



This research project was carried out to conform with ISO20252:2019 and the MRS Code of Conduct.

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