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Social landlord contextual information

The information you give us here will allow us to build a profile of you as a landlord and the housing sector. We will use this information to assess performance against the Charter.



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

The information you give us here will allow us to build a profile of you as a landlord and the housing sector. We will use this information to assess performance against the Charter.

C1.2 Staff employed by the RSL:

C1.2.1 the number of senior staff

10

C1.1 the name of Chief Executive

Helen Forsyth

C1.2.2 the number of office based staff

45

C1.2.3 the number of care / support staff

0

C1.2.4 the number of concierge staff

0

C1.2.5 the number of direct labour staff

0

C1.2.6 the total number of staff

55.0

C1.3 Staff turnover and sickness absence:

C1.3.1 the percentage of senior staff turnover in the year to the end of the reporting year

10

C1.3.2 the percentage of total staff turnover in the year to the end of the reporting year

9



C1.3.3 the percentage of days lost through staff sickness absence in the reporting year

1.38



Governance

The information you give us here will tell us about your governing body and how your organisation is structured.



Parent, subsidiary and other connected organisations (Indicator C2)

If parent organisation

C2.1	C2.1.2	C2.1.3	C2.1.4
Seton Care	Not Registered	Charitable	commercial activities, housing support provider, wider role – community regeneration projects, other business activities
BHA Enterprise Ltd	Not Registered	Not Charitable	commercial activities, development projects, other business activities

C2.2 If subsidiary of another organisation, please state:

C2.2.1 the name of the parent organisation

C2.2.2 the address of the parent organisation

If connected with another organisation, please state:

C2.3.1	C2.3.2	C2.3.3	C2.3.4	C2.3.5	C2.3.6
Berwickshire Community Renewab	55, Newtown Street, DUNS TD11 3AU	Limited liability partnership	Yes	Other commercial	0

Agent employed by the landlord to provide all of its services (Indicator C3)

If an agent is employed by the landlord to provide all its services, please state:

(i) the name of the organisation

(ii) contact details of the organisation

C3.1 The name of organisation	
-------------------------------	--

C3.2 Contact name:

C3.2.1 title

(Select)

C3.2.2 forename	
-----------------	--

C3.2.3 surname	
----------------	--



RSL members (Indicator C4)

Please state:

C4.1 The total number of RSL members as at the time of the last Annual General Meeting

149

C4.2 The number of members attending last RSL Annual General Meeting

22



Governing body appointments (Indicator C5)

Please state:

C5.1 The number of governing body vacancies at last Annual General Meeting

4

C5.2 The number of candidates for the vacancies

4

C5.3 The number of vacancies filled

4



Lets

The information you give us here will allow us to build a profile of your lets.



Number of lets during the reporting year, split between 'general needs' and 'supported housing' (Indicator C7)

Please state:

C7.1 The number of 'general needs' lets during the reporting year

133

C7.2 The number of 'supported housing' lets during the reporting year

19



The number of lets during the reporting year by source of let (Indicator C8)

Please state:

C8.1 The number of lets to existing tenants

27

C8.2 The number of lets to housing list applicants

60

C8.3 The number of mutual exchanges

6

C8.4 The number of lets from other sources

10

C8.5 The number of applicants who have been assessed as statutorily homeless by the local authority as:

C8.5.1 section 5 referrals

55

C8.5.2 nominations from the local authority

0

C8.5.3 other

0

C8.6 the number of other nominations from local authorities

0



Types of tenancies granted for lets during the reporting year (Indicator C9)

Please state:

C9.1 The number of occupancy agreements granted in the reporting year

0

C9.2 The number of short SSTs granted in the reporting year

0

C9.3 The number of SSTs granted in the reporting year

152



Housing lists (Indicator C10)

Please state:

C10.1 What type of housing list do you operate (select all that apply)

Common housing register,Choice based lettings,Mutual exchange scheme

C10.2 The number of new applicants added to the housing list(s)

2979

C10.3 The number of applicants on the housing list(s) at end of reporting year

4376

C10.4 The number of suspensions from the housing list at end of reporting year

123

C10.5 The number of applications cancelled from the housing list during the reporting year

720

C10.6 The number of Section 5 referrals received during the last reporting year

90



Stock

The information you give us here will allow us to build a profile of your stock and your average weekly rents.



The landlord’s wholly owned stock (Indicator C14)

Self contained dwellings are properties where the household has exclusive use of WC, bathroom and kitchen facilities contained within the property.

Non-self contained units/bedspaces are properties where WC, bathroom or kitchen facilities are communal or shared.

Non-housing units are properties that could be used for respite care; commercial activities; office space.

Please note, parts (a), (b) and (c) of indicator C14 are located at the ‘Organisation details’ section on the Portal and are not included in the ARC return itself. Further information on this is available in the FAQs at the ‘Help & Guidance’ section.

Please state:

		Of the stock at year end:					
		(d) Low Demand		(e) unlettable		(f) used for temporary accommodation	
For the landlord's wholly owned stock	C14.1 The number of self-contained units	0		3		0	
	C14.2 The number of non self-contained units / bedspaces	0	0	0	0	0	0

Stock by house types, apartment sizes and average weekly rents (Indicator C17)

The stock by type and apartment size reported in this indicator are wholly owned by the landlord and should match the totals provided at C14.

The average weekly rent in this indicator includes service or other charges and is calculated for lettable stock only. For all wholly owned stock, please state:

C17 Stock by type, apartment size and rent	House	High rise	Tenement	4 in a block	Other flat / maisonette	Total	Nos. of lettable units	Average weekly rent £
1 Apt	10	0	26	0	14	50	50	60.15
2 Apt	228	0	112	24	67	431	431	70.63
3 Apt	520	0	18	224	14	776	774	71.54
4 Apt	420	0	6	16	1	443	442	76.94
5 Apt +	22	0	0	0	0	22	22	90.74
Total SC	1200	0	162	264	96	1722	1719	72.61

Number of lettable non self contained units at year end

0

Number of lettable non self contained bed spaces at year end

0

Average weekly rent charge per bed space for the reporting year

0

The number of self-contained and non self-contained units and bedspaces, at the year end by age band (Indicator C19)

The stock by age band reported in this indicator are wholly owned by the landlord and should match the totals provided at C14.

For all wholly owned stock, please state:

	(a) pre- 1919	(b) 1919 - 1944	(c) 1945 - 1964	(d) 1965 - 1982	(e) 1983 - 2002	(f) Post- 2002	Total
C19.1 The number of self-contained units	17	337	410	668	191	99	1722
C19.2 The number of non self-contained units	0	0	0	0	0	0	0
C19.2 The number of non self-contained bed spaces	0	0	0	0	0	0	0



The number of self-contained properties void at the year end and of those, the number that have been void for more than six months (Indicator C20)

Please state the number of self-contained properties that:

C20.1 were void at the year end

28

C20.2 have been void for more than six months

10

Development programme – New units and value (excluding Scottish Government funded developments) (Indicator C32)

Please state:

	in the current reporting year		
	Social letting	Midmarket / market rents	Low cost home ownership
C32.1.1 RSL	0	0	0
C32.1.2 subsidiary	0	0	0

	projected for the next reporting year		
	Social letting	Midmarket / market rents	Low cost home ownership
C32.1.1 RSL	50	12	0
C32.1.2 subsidiary	0	0	0

	projected for the following year		
	Social letting	Midmarket / market rents	Low cost home ownership
C32.1.1 RSL	16	0	0
C32.1.2 subsidiary	0	0	0



	in the current reporting year	projected for the next reporting year	projected for the following year
C32.2.1 funded through own cash / reserves	1067517	122384	0
C32.2.2 funded through private finance	4300000	0	935800
C32.2.3 funded through other grants / sources	2669000	0	1164200
C32.2.4 funded through sales	0	0	0



Comments (Social landlord contextual information)

Please use the comment field below to tell the regulator about any exceptional circumstances regards the figures supplied in the "Social landlord contextual information" section.

BHA's stock reagrding tenement properties has been amended. Previous submissions identified properties that were one level above ground level as second floor. This has been changed to show them as first floor properties now.

C9 Note that one tenancy was converted to a SSST within the year not included as would not verify. One tenancy is not an SST but also not occupancy agreement-it is let to local authority who in turn use for homeless temporary accommodation.

C10.3 CHR system reconciliation has resulted in a reduction in number of applicants on the register.

C10.6 268 Sec 5 referrals were received by Borders Choice Homes- as agreed previously we have recorded a third of those being received by each of the three landlords participating in the common housing register.

Overall satisfaction

The information you give us here will tell us how satisfied your tenants are with the overall service you provide.

Percentage of tenants satisfied with the overall service provided by their landlord (Indicator 1)

1.1 In relation to the overall tenant satisfaction survey carried out, please state:

1.1.1 the number of tenants who were surveyed

818

1.1.2 the fieldwork dates of the survey

May 2014

1.1.3 the method(s) of administering the survey

Post

1.2 In relation to the tenant satisfaction question on overall services, please state the number of tenants who responded:

1.2.1 very satisfied

333

1.2.2 fairly satisfied

364

1.2.3 neither satisfied nor dissatisfied

54

1.2.4 fairly dissatisfied

30

1.2.5 very dissatisfied

23



1.2.6 no opinion

4

808

Percentage of tenants satisfied with the overall service provided by their landlord
(Indicator 1)

86.26

%



Comments (Overall satisfaction)

Please use the comment field below to tell the regulator about any exceptional circumstances regards the figures supplied in the "Overall satisfaction" section.



The Customer/Landlord relationship

The information you give us here will tell us about the relationships you have with your tenants and other service users.

Ethnic origins and disability details of service users, staff and for RSLs only, governing body members (Indicator 2)

Ethnic origins are as based on The Scottish Government and General Register Office for Scotland official Ethnicity Classification for Scottish Official Statistics.

Disability is as defined under the Equality Act 2010.

Please state:

2.1 The ethnic origins of:

2.2 The number of people who consider themselves to have a disability by:

		(a) staff	(b) existing tenants	(c) applicants on housing list	(d) new tenants	(e) governing body members
2.1.1	White (total)	55	247	3693	138	13
	(a) Scottish	34	183	2897	77	8
	(b) Other British	19	29	181	45	5
	(c) Irish	0	0	17	0	0
	(d) Gypsy/traveller	0	0	3	0	0
	(e) Polish	0	2	69	6	0
	(f) any other white background	2	33	526	10	0
2.1.2	Mixed or multiple ethnic background	0	1	0	0	0
	Asian, Asian					

	Scottish, Asian British (total)					
	(a) Indian	0	0	0	0	0
	(b) Pakistani	0	0	0	0	0
	(c) Bangladeshi	0	0	0	0	0
	(d) Chinese	0	0	0	0	0
	(e) Any other Asian backgroun d	0	0	3	0	0
2.1.4	Black, Black Scottish, Black British (total)	0	0	16	0	0
	(a) Caribbean	0	0	5	0	0
	(b) African	0	0	0	0	0
	(c) Any other black backgroun d	0	0	11	0	0
2.1.5	Other ethnic backgrou nd	0	0	16	1	0
	(a) Arab, Arab Scottish or Arab British	0	0	4	0	0
	(b) any other group	0	0	12	1	0
2.1.6	Unknown	0	1476	648	19	0
2.1.7	Total	55	1724	4376	158	13

	(a) staff	(b) existing tenants	(c) applicants on housing list	(d) new tenants	(e) governing body members
	2	316	1805	0	1



Percentage of tenants who feel their landlord is good at keeping them informed about their services and decisions (Indicator 3)

In relation to satisfaction with how well their landlord keeps tenants informed about their services, please state:

3.1 "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?"

3.2 Of the tenants who answered, how many said that their landlord was:
3.2.1 very good at keeping them informed

3.2.2 fairly good at keeping them informed

3.2.3 neither good nor poor at keeping them informed

3.2.4 fairly poor at keeping them informed

3.2.5 very poor at keeping them informed

Percentage of tenants who feel their landlord is good at keeping them informed about their services and decisions (Indicator 3)	83.71	%
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Percentage of tenants satisfied with the opportunities given to them to participate in their landlord's decision making processes (Indicator 6)

In relation to satisfaction with opportunities given to tenants to participate in their landlord's decision making process, please state:

6.1 "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?" 765

6.2 Of the tenants who answered, how many said that they were:
6.2.1 very satisfied 228

6.2.2 fairly satisfied 268

6.2.3 neither satisfied nor dissatisfied 249

6.2.4 fairly dissatisfied 10

6.2.5 very dissatisfied 10

765

Percentage of tenants satisfied with the opportunities given to them to participate in their landlord's decision making processes (Indicator 6)	64.84	%
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Comments (The customer / landlord relationship)

Disability for Applicants on list-this could refer to more than one person within the applications
Disability for new tenants-This information has not been collected-previously collected via SCORE form but question changed



Housing Quality and Maintenance

The information you give us here will tell us about the quality of the housing you provide and the repairs service you offer.



Quality of Housing

The information you give us here will allow us to monitor the quality of the housing your organisation gives its tenants.

Scottish Housing Quality Standard (SHQS) – Stock condition survey information (Indicator C24)

Please state:

C24.1 The date your organisation's stock was last surveyed or assessed for compliance with the SHQS

March 2015

C24.2 What percentage of stock did your organisation fully assess for compliance between 1 April 2011 to 31 March 2015?

90

C24.3 The date of your next scheduled stock condition survey or assessment

May 2016

C24.4 What percentage of your organisation's stock will be fully assessed in the next survey

100

C24.5 How did your organisation use the survey data stated at C24.2 to establish how the stock complied overall with the SHQS

The survey date was used to update our Housing Management System stock records. Plans were formed from this to request budget and prepare contracts for major upgrades. Smaller scale upgrades were tendered and/or awarded based around schedule of rates and using local contractors. In many attribute upgrades BHA exceeded the minimum standard for SHQS. We have also been able to prepare for post SHQS upgrades on basis of stock survey as a number of attributes recording as passing SHQS but with limited life beyond. Results of SCS also assisting with preparation for EESSH.

Scottish Housing Quality Standard (SHQS) – Stock summary (Indicator C25)

Please state:

	End of the reporting year	End of the next reporting year
C25.1 Total self-contained stock	1724	1724
C25.2 Self-contained stock exempt from SHQS	323	323
C25.3 Self-contained stock in abeyance from SHQS	32	32
C25.4.1 Self-contained stock failing SHQS for one criterion	0	0
C25.4.2 Self-contained stock failing SHQS for two or more criteria	0	0
C25.4.3 Total self-contained stock failing SHQS	0	0
C25.5 Stock meeting the SHQS	1369	1369

C25.6 Total self-contained stock meeting the SHQS by local authority

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	1369	1369
Shetland Islands	0	0
South Ayrshire	0	0
South Lanarkshire	0	0
Stirling	0	0
West Dunbartonshire	0	0
West Lothian	0	0
Totals	1369	1369

***Scottish Housing Quality Standard (SHQS) – Stock failing by criterion
(Indicator C26)***

How many of your organisation's properties did not meet the Standard at the end of the reporting year, and how many are projected to not meet the Standard in 2015?

	End of the reporting year	End of the next reporting year
C26.1 Because they were Below the tolerable standard	0	0
C26.2 Because they were in serious disrepair	0	0
C26.3 Because they were not energy efficient	0	0
C26.4 Because they did not have modern facilities and services	0	0
C26.5 Because they were not healthy, safe and secure	0	0

***Scottish Housing Quality Standard (SHQS) – Working towards the standard
(Indicator C27)***

Please state:

C27.1 How many properties did your organisation plan to bring fully up to the SHQS during the reporting year?

77

C27.2 How many properties did your organisation fully bring up to the SHQS during the reporting year?

77

C27.3 If C27.1 and C27.2 are not the same, please provide an explanation for the difference

C27.4 How many properties does your organisation plan to bring fully up to the SHQS during the next reporting year?

C27.5 The number of properties at C27.4 should equal the difference between the projected pass rates for the end of the reporting year and the end of the next reporting year (as reported at C25.5). If it does not, please explain the difference

Scottish Housing Quality Standard (SHQS) (Indicator C28.1)

Please state:

C28.1.1 The number of self-contained properties with exemptions at the year end

323

C28.1.2 The range of elements not met

C Energy Efficiency: 31 Cavity wall insulation, C Energy Efficiency: 35 An energy efficiency rating of NHER 5 or SAP 2001 of 50 (oil, LPG, electric, solid fuel and biomass systems) or 60 (oil, LPG, electric, solid fuel and biomass systems), D Modern Facilities and Services: 39 Kitchen Facilities: adequate electrical sockets, D Modern Facilities and Services: 40 Kitchen Facilities: adequate food storage space

C28.1.3 The reason(s) the elements are not met

(b) Work cannot physically be done at any cost, or doing the work would cause unacceptable problems in the building

C28.1.4 What action is your organisation taking or planning to take to address these exemptions

35, New efficient heating systems have been installed but the SAP software does not recognise this when calculating rating. Some of the solid fuel open fires are as a result of tenants choice. We have improved other energy efficiency measures above minimum standard to achieve SAP as near as possible. Many have also received Solar PV but still fail to meet the SAP standard.
37B, 39 Some cannot physically be achieved. We will try and redesign layouts at time of next upgrade but space is limited. We will continue to look at available options within financial limits to address these.
35, We are constantly reviewing new products and working practices as well as tenant awareness to address energy efficiency and fuel poverty.

**Scottish Housing Quality Standard (SHQS) – Abeyances at the year end
(Indicator C28.2)**

Please state:

C28.2.1 The number of self-contained properties with abeyances at the year end

32

C28.2.2 The range of elements not met

C Energy Efficiency: 35 An energy efficiency rating of NHER 5 or SAP 2001 of 50 (oil, LPG, electric, solid fuel and biomass systems) or 60 (oil, LPG, electric, solid fuel and biomass systems),D Modern Facilities and Services: 36 A-D Bathroom Condition,D Modern Facilities and Services: 37 A-C Kitchen Condition,D Modern Facilities and Services: 38 Kitchen Facilities: safe working arrangements,D Modern Facilities and Services: 39 Kitchen Facilities: adequate electrical sockets,D Modern Facilities and Services: 40 Kitchen Facilities: adequate food storage space

C28.2.3 The reason(s) the elements are not met

(a) Work cannot be done because the tenants objects,(c) Any other reasons

C28.2.4 What action is your organisation taking or planning to take to address these abeyances

BHA will continue to communicate with tenants who fail to allow access to carry out improvement works allowing us to achieve the standards.



Scottish Housing Quality Standard (SHQS) – Actual and projected investment by criteria/element (Indicator C29)

Please state:

	(i) in the reporting year		(ii) projected for the next reporting year	
	(a) the actual number of homes improved	(b) the amount invested (£s)	(a) the actual number of homes to be improved	(b) the amount to be invested (£s)
C29.1 Because they were/are below the tolerable standard	0	0	0	0
C29.2 Because they were/are in serious disrepair	0	0	0	0
C29.3 Because they were/are not energy efficient	77	40000	0	0
C29.4 Because they did/do not have modern facilities and services	0	0	0	0
C29.5 Because they were/are not healthy, safe and secure	0	0	0	0
C29.6 The total number of properties improved	77	40000	0	0
C29.7 The number of properties demolished as a direct result of the SHQS and the cost of demolition	0	0	0	0

**Percentage of stock meeting the Scottish Housing Quality Standard (SHQS)
(Indicator 7)**

For properties within scope of the SHQS, please state:

7.1 The total number of properties within scope of the SHQS:

7.1.1 at the end of the reporting year

1724

7.1.2 projected to the end of the next reporting year

1724

7.2 The number of properties meeting the SHQS:

7.2.1 at the end of the reporting year

1369

7.2.2 projected to the end of the next reporting year

1369

Percentage of stock meeting the SHQS at the end of the reporting year (Indicator 7)	79.41	%
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Percentage of stock meeting the SHQS projected to the end of the next reporting year (Indicator 7)	79.41	%
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Percentage of properties at or above the appropriate NHER or SAP ratings specified in element 35 of the SHQS, as at 31 March each year (Indicator 8)

8.1 The total number of properties within scope of the SHQS:
8.1.1 at the end of the reporting year 1724

8.1.2 projected to the end of the next reporting year 1724

8.2 The number of properties meeting the appropriate NHER or SAP ratings specified in element 35 of the SHQS:
8.2.1 at the end of the reporting year 1442

8.2.2 projected to the end of the next reporting year 1492

Percentage of properties at or above the appropriate NHER or SAP ratings specified in element 35 of the SHQS at the end of the reporting year (Indicator 8)	83.64	%
--	-------	---

Percentage of properties at or above the appropriate NHER or SAP ratings specified in element 35 of the SHQS projected to the end of the next reporting year(Indicator 8)	86.54	%
--	-------	---

Percentage of tenants satisfied with the standard of their home when moving in (Indicator 9)

In relation to tenant satisfaction with the standard of their home when moving in this year, please state:

9.1 Of the tenants who moved into their property in the last year, how many answered the question "Thinking about when you moved in, how satisfied or dissatisfied were you with the standard of your home?"

27

9.2 Of the tenants who answered, how many said that they were:

9.2.1 very satisfied

10

9.2.2 fairly satisfied

10

9.2.3 neither satisfied nor dissatisfied

3

9.2.4 fairly dissatisfied

3

9.2.5 very dissatisfied

1

27

Percentage of tenants satisfied with the standard of their home when moving in (Indicator 9)

74.07

%



Percentage of tenants satisfied with the quality of their home (Indicator 10)

In relation to tenant satisfaction with the quality of their home, please state:

10.1 How many tenants answered the question "Overall, how satisfied or dissatisfied are you with the quality of your home?"

791

10.2 Of the tenants who answered, how many said that they were:

10.2.1 very satisfied

221

10.2.2 fairly satisfied

376

10.2.3 neither satisfied nor dissatisfied

67

10.2.4 fairly dissatisfied

100

10.2.5 very dissatisfied

27

Percentage of tenants satisfied with the quality of their home (Indicator 10)

75.47

%



Repairs, Maintenance & Improvements

The information you give us here will tell us about the repairs service you offer.



***Average number of reactive repairs completed per occupied property
(Indicator C13)***

Please state:

C13.1 The total number of reactive repairs completed during the reporting year

6025.0

C13.2 The number of occupied properties during the reporting year

1696

Average number of reactive repairs completed per occupied property (Indicator C13)

3.55



Average length of time taken to complete emergency repairs (Indicator 11)

Emergency repairs are reactive repairs necessary to prevent serious damage to the building, danger to health, risk to safety or risk of serious loss or damage to the occupier's property.

Please state:

11.1 The number of emergency repairs completed in the reporting year

502

11.2 The total number of hours taken to complete emergency repairs

1418

Average length of time taken to complete emergency repairs (Indicator 11)

2.82

hours

Average length of time taken to complete non-emergency repairs (Indicator 12)

Non-emergency repairs are reactive repairs that are not categorised as emergency.
Please state:

Please state:

(i) The number of non-emergency repairs completed in the reporting year

(ii) The total number of working days taken to complete non-emergency repairs in the reporting year

12.1 The total number of non-emergency repairs completed in the reporting year

5523

12.2 The total number of working days taken to complete non-emergency repairs

33184

Average length of time taken to complete non-emergency repairs (Indicator 12)

6.01

days

Percentage of reactive repairs carried out in the last year completed right first time (Indicator 13)

Please state:

13.1 The number of reactive repairs completed right first time during the reporting year

5280

13.2 The total number of reactive repairs completed during the reporting year

5523

Percentage of reactive repairs carried out in the last year completed right first time (Indicator 13)	95.60	%
--	-------	---



Percentage of repairs appointments kept (Indicator 14)

Please state:

14.1 Does your organisation operate a repairs appointment system?
Yes

14.2 The number of reactive repairs appointments made in the reporting year 2268

14.3 The number of reactive repair appointments kept in the reporting year 2241

Percentage of repairs appointments kept (Indicator 14)	98.81	%
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Percentage of properties that require a gas safety record which had a gas safety check and record completed by the anniversary date (Indicator 15)

Please state:

15.1 As at the end of the reporting year, how many properties required gas safety records

970

15.2 For properties which had current gas safety records in place at the end of the reporting year, how many had been renewed by their anniversary dates

970

Percentage of properties that require a gas safety record which had a gas safety check and record completed by the anniversary date (Indicator 15)	100.00	%
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Percentage of tenants who have had repairs or maintenance carried out in last 12 months satisfied with the repairs and maintenance service (Indicator 16)

In relation to tenant satisfaction with the repairs service provided for those with a repair carried out in the reporting year, please state:

16.1 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?"

825

16.2 Of the tenants who answered, how many said that they were:

16.2.1 very satisfied

799

16.2.2 fairly satisfied

0

16.2.3 neither satisfied nor dissatisfied

0

16.2.4 fairly dissatisfied

0

16.2.5 very dissatisfied

26

Percentage of tenants who have had repairs or maintenance carried out in last 12 months satisfied with the repairs and maintenance service (Indicator 16)	96.85	%
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Comments (Housing quality and maintenance)

The time taken to complete repairs has risen due to BHA offering a more refined repairs by appointment service to suit the needs of our tenants but also to maximise the best use of our Private contractors.
Due to the rural nature of our stock this allows contractors to have several appointments for the same day in the more out lying regions of our stock so as to make best use of their time.



Neighbourhood and Community

The information you give us here will tell us about the neighbourhoods and communities you manage.



Estate Management, anti-social behaviour, neighbour nuisance and tenancy disputes

The information you give us here will tell us about the neighbourhoods and communities you manage.

**Percentage of 1st and 2nd stage complaints resolved by the landlord
(Indicators 4 & 5)**

Equalities related issues:

	4.1.1 1st Stage complaints		4.1.2 2nd Stage complaints	
	Number	Percentage	Number	Percentage
Received in the reporting year	0	N/a	0	N/a
Carried forward from the previous reporting year	0	N/a	0	N/a
4.1.3 Complaints responded to in full by the landlord in the reporting year	0	0	0	0
4.1.4 Complaints upheld by the landlord in the reporting year	0	0	0	0
5.1 Complaints responded to in full within the timescales set out in the SPSO Model CHP	0	0	0	0

Other issues:

	4.2.1 1st Stage complaints		4.2.2 2nd Stage complaints	
	Number	Percentage	Number	Percentage
Received in the reporting year	9	N/a	2	N/a
Carried forward from the previous reporting year	0	N/a	0	N/a
4.2.3 Complaints responded to in full by the landlord in the reporting year	9	100.0	2	100.0

4.2.4 Complaints upheld by the landlord in the reporting year	0	0.0	0	0.0
5.2 Complaints responded to in full within the timescales set out in the SPSO Model CHP	9	100.0	2	100.0

All complaints:

	4.3.1 1st Stage complaints		4.3.2 2nd Stage complaints	
	Number	Percentage	Number	Percentage
Received in the reporting year	9	N/a	2	N/a
Carried forward from the previous reporting year	0	N/a	0	N/a
4.3.3 Complaints responded to in full by the landlord in the reporting year	9	100.0	2	100.0
4.3.4 Complaints upheld by the landlord in the reporting year	0	0.0	0	0.0
5.3 Complaints responded to in full within the timescales set out in the SPSO Model CHP	9	100.0	2	100.0

Percentage of 1st stage complaints on equalities issues responded to in full by the landlord (Indicators 4 & 5)	0	%
--	---	---

Percentage of 1st stage complaints on other issues responded to in full by the landlord (Indicators 4 & 5)	100.0	%
---	-------	---

Percentage of 1st stage complaints on equalities issues upheld by the landlord (Indicators 4 & 5)	0	%
--	---	---



4 & 5)		
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Percentage of 1st stage complaints on other issues upheld by the landlord (Indicators 4 & 5)	0.0	%
--	-----	---

Percentage of 2nd stage complaints on equalities issues responded to in full by the landlord (Indicators 4 & 5)	0	%
---	---	---

Percentage of 2nd stage complaints on other issues responded to in full by the landlord (Indicators 4 & 5)	100.0	%
--	-------	---

Percentage of 2nd stage complaints on equalities issues upheld by the landlord (Indicators 4 & 5)	0	%
---	---	---

Percentage of 2nd stage complaints on other issues upheld by the landlord (Indicators 4 & 5)	0.0	%
--	-----	---

Percentage of 1st stage complaints on equalities issues responded to in full by the landlord within SPSO CHP timescales (Indicators 4 & 5)	0	%
--	---	---

Percentage of 1st stage complaints on other issues responded to in full by the landlord within SPSO CHP timescales (Indicators 4 & 5)	100.0	%
---	-------	---



Percentage of 2nd stage complaints on equalities issues responded to in full by the landlord within SPSO CHP timescales (Indicators 4 & 5)	0	%
---	---	---

Percentage of 2nd stage complaints on other issues responded to in full by the landlord within SPSO CHP timescales (Indicators 4 & 5)	100.0	%
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Percentage of tenants satisfied with the management of the neighbourhood they live in (Indicator 17)

In relation to tenant satisfaction with their landlord's management of the neighbourhood in which they live, please state:

17.1 How many tenants answered the question "Overall, how satisfied or dissatisfied are you with your landlord's management of the neighbourhood you live in?" 799

17.2 Of the tenants who answered, how many said that they were:

17.2.1 very satisfied 271

17.2.2 fairly satisfied 387

17.2.3 neither satisfied nor dissatisfied 95

17.2.4 fairly dissatisfied 34

17.2.5 very dissatisfied 12

Percentage of tenants satisfied with the management of the neighbourhood they live in (Indicator 17)	82.35	%
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Percentage of tenancy offers refused during the year (Indicator 18)

Please state:

18.1 The number of tenancy offers made during the reporting year

199

18.2 The number of tenancy offers that were refused

57

Percentage of tenancy offers refused during the year (Indicator 18)

28.64

%



Percentage of anti-social behaviour cases reported in the last year which were resolved within locally agreed targets (Indicator 19)

Please state:

19.1 The number of cases of anti-social behaviour reported in the reporting year

63

19.2 Of those at 19.1, the number of cases resolved in the reporting year

53

19.3 Of those at 19.1, the number of cases resolved within locally agreed targets in the reporting year

46

Percentage of anti-social behaviour cases reported in the last year which were resolved within locally agreed targets (Indicator 19)

73.02

%

Percentage of the court actions initiated which resulted in eviction and the reasons for eviction (Indicator 24)

Court actions are initiated by the landlord following the issue of a Notice of Proceedings and raising of a court order.

Please state:

24.1 The total number of court actions initiated during the reporting year

5

24.2 The number of properties recovered:

24.2.1 because rent had not been paid

1

24.2.2 because of anti-social behaviour

0

24.2.3 for other reasons

0

Percentage of the court actions initiated which resulted in eviction because rent had not been paid (Indicator 24)	20.00	%
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Percentage of the court actions initiated which resulted in eviction because of anti-social behaviour (Indicator 24)	0.0	%
---	-----	---

Percentage of the court actions initiated which resulted in eviction for other reasons (Indicator 24)	0.0	%
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Percentage of the court actions initiated which resulted in eviction (Indicator 24)	20.00	%
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Abandoned properties (Indicator C11)

As defined by the Housing (Scotland) Act 2001, a property is abandoned where the landlord has reasonable grounds to believe that:

the property is unoccupied; and

the tenant does not intend to occupy the property as their home

Please state:

C11.1 The number of properties abandoned during the reporting year

4



Number of notices of proceedings issued and court action initiated (Indicator C12)

Notices of Proceedings are legal documents issued during the first stage in the process of evicting tenant. Orders for recovery of possession are issued by the court and give a landlord the right to repossess a property. Please state:

C12.1 The number of notices of proceedings issued during the reporting year

27

C12.2 The number of orders for recovery of possession granted during the reporting year

1



Comments (Neighbourhood & community)

19 cases carried forward from last year that were unresolved at 31/3/14 and 1 12/13. Of these 4 were out of target and 16 within target. 10 cases have been carried forward in to 2015/16

C18. Figures include some offers made prior to 31/03/2015 but let after 01/04/2015 and similarly lets made during reporting year were offered prior to 01/04/2014 i.e. in previous reporting year.



Access to housing and support

The information you give us here will tell us about how people access your housing stock and how you support new and existing tenants.



Housing Options and Access to Social Housing

The information you give us here allows us to monitor the arrangements your organisation has for providing service users access to its housing, and managing its re-lets.



Percentage of lettable houses that became vacant in the last year (Indicator 21)

Please state:

21.1 The number of empty dwellings that arose during the reporting year in self-contained lettable stock

155

Percentage of lettable houses that became vacant in the last year (Indicator 21)	9.02	%
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Average time to re-let properties in the last year (Indicator 35)

Please state:

35.1 The total number of properties re-let in the reporting year

152

35.2 The total number of calendar days properties were empty

2531

Average time to re-let properties in the last year (Indicator 35)	16.65	days
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Percentage of approved applications for medical adaptations completed during the reporting year and the average time to complete applications (Indicators 22 & 23)

A 'medical adaptation' is a collective term for a broad range of products (including assistive technology) and changes to the fabric of a building that enable people of all ages to carry out ordinary, daily activities that have been affected by:

- impairment
- ill health
- traumatic injury
- ageing

Please state:

22.1 The number of approved applications on the list for medical adaptations at the start of the reporting year plus any new, approved applications made during the reporting year 36

22.2 The number of approved applications completed between start and end of the reporting year 35

23.1 The total number of days taken to complete approved applications 3240

23.2 The number of medical adaptations completed in the reporting year 35

Percentage of approved applications for medical adaptations completed during the reporting year (Indicator 22)	97.22	%
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Average time to complete approved applications for medical adaptations in the reporting	92.57	days
--	-------	------



year (Indicator 23)		
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**Percentage of new tenancies sustained for more than a year, by source of let
(Indicator 20)**

Please state:

20.1 The number of tenancies which began in the previous reporting year by:

20.1.1 existing tenants

20.1.2 applicants who were assessed as statutory homeless by the local authority

20.1.3 applicants from your organisation's housing list

20.1.4 nominations from local authority

20.1.5 others

20.2 The number of tenants at 20.1 who remained in their tenancy for more than a year by:

20.2.1 existing tenants

20.2.2 applicants who were assessed as statutory homeless by the local authority

20.2.3 applicants from your organisation's housing list

20.2.4 nominations from local authority

20.2.5 others

22

Percentage of new tenancies to existing tenants sustained for more than a year (Indicator 20)	90.91	%
--	-------	---

Percentage of new tenancies to applicants who were assessed as statutory homeless by the local authority sustained for more than a year (Indicator 20)	89.47	%
---	-------	---

Percentage of new tenancies to applicants from the landlord's housing list sustained for more than a year (Indicator 20)	92.73	%
---	-------	---

Percentage of new tenancies through nominations from local authority sustained for more than a year (Indicator 20)	0.0	%
---	-----	---

Percentage of new tenancies to others sustained for more than a year (Indicator 20)	95.65	%
--	-------	---



Comments (Access to housing and support)

Of those 11 not sustained 3 were deaths, 1 a mutual exchange and 4 abandoned

Information on Medical Adaptations 22.2 and 23.3 supplied by Borders Care and Repair who manage Adaptations for 4 RSL in the Borders. Each application consisted of one medical adaptaion.



Getting good value from rents and service charges

The information you give us here will tell us about your charges and the value for money you achieve.



Value for money

The information you give us here will tell us about the value for money you achieve.

Percentage of tenants who feel that the rent for their property represents good value for money (Indicator 29)

In relation to tenant satisfaction with the value for money provided by the rent they pay, please state:

29.1 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?" 794

29.2 Of the tenants who answered, how many said that their rent represented:
29.2.1 very good value for money 201

29.2.2 fairly good value for money 405

29.2.3 neither good nor poor value for money 123

29.2.4 fairly poor value for money 57

29.2.5 very poor value for money 8

Percentage of tenants who feel that the rent for their property represents good value for money (Indicator 29)	76.32	%
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Percentage of factored owners satisfied with the factoring service they receive (Indicator 33)

In relation to tenant satisfaction with the factoring services provided, please state:

33.1 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?"

33.2 Of the factored owners who answered, how many said that they were:

33.2.1 very satisfied

33.2.2 fairly satisfied

33.2.3 neither satisfied nor dissatisfied

33.2.4 fairly dissatisfied

33.2.5 very dissatisfied

Percentage of factored owners satisfied with the factoring service they receive (Indicator 33)	0.0	%
---	-----	---



Rents and service charges

The information you give us here will tell us about how you maximise your income.



Rent collected as percentage of total rent due in the reporting year (Indicator 30)

Please state:

30.1 The total amount of rent collected in the reporting year

6454987

30.2 The total amount of rent due to be collected in the reporting year (annual rent debit)

6442987

Rent collected as percentage of total rent due in the reporting year (Indicator 30)	100.19	%
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Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year (Indicator 31)

Please state:

31.1 The total value (£) of gross rent arrears as at the end of the reporting year

249154

31.2 The total rent due for the reporting year

6549030

Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year (Indicator 31)

3.80

%



Average annual management fee per factored property (Indicator 32)

A factored property is where a landlord is responsible for the delivery of a management service to the owner of the property.

Please state:

32.1 The number of residential properties factored

24

32.2 The total value of management fees invoiced to factored owners in the reporting year

3023

Average annual management fee per factored property (Indicator 32)	£	125.96	
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Percentage of rent due lost through properties being empty during the last year (Indicator 34)

Please state:

34.1 The total amount of rent due for the reporting year

6549030.0

34.2 The total amount of rent lost through properties being empty during the reporting year

106043

Percentage of rent due lost through properties being empty during the last year (Indicator 34)	1.62	%
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Rent increase (Indicator C21)

Please state:

C21.1 The percentage average weekly rent increase to be applied in the next reporting year

2.6



The number of households for which landlords are paid housing costs directly and the total value of payments received in the reporting year (Indicator C22)

Please state:

C22.1 The number of households the landlord received housing costs directly for during the reporting year

985

C22.2 The value of direct housing cost payments received during the reporting year

2945220



Amount and percentage of former tenant rent arrears written off at the year end (Indicator C23)

Please state:

C23.1 The total value of former tenant arrears at year end

40527

C23.2 The total value of former tenant arrears written off at year end

8551

Amount and percentage of former tenant rent arrears written off at the year end (Indicator C23)	21.10	%
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Comments (Getting good value from rents and service charges)



Other Customers

The information you give us here will tell us about the services you offer to Gypsies/Travellers.



Gypsies/travellers – Average weekly rent per pitch (Indicator 36)

A pitch is a defined serviced area provided by a landlord for mainly Gypsies and Travellers to place their homes.
Please state:

36.1 The total amount of rent set for all pitches during the reporting year

0

36.2 The total number of pitches

0

Gypsies/travellers - Average weekly rent per pitch (Indicator 36)	£	0.0	
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For those who provide sites – percentage of gypsies/travellers satisfied with the landlord’s management of the site (Indicator 37)

In relation to the satisfaction question on the management of sites provided to gypsies/travellers, please state:

37.1 How many Gypsies/Travellers answered the question "How satisfied or dissatisfied are you with your landlord's management of your site?"

37.2 Of the Gypsies/Travellers who answered, how many said that they were:
37.2.1 very satisfied

37.2.2 fairly satisfied

37.2.3 neither satisfied nor dissatisfied

37.2.4 fairly dissatisfied

37.2.5 very dissatisfied

For those who provide sites – percentage of gypsies/travellers satisfied with the landlord’s management of the site (Indicator 37)	0.0	%
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Comments (Other customers)

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