

Housing
Ombudsman Service

**LANDLORD
PERFORMANCE
REPORT**

2023/2024

Karibu Community Homes Limited

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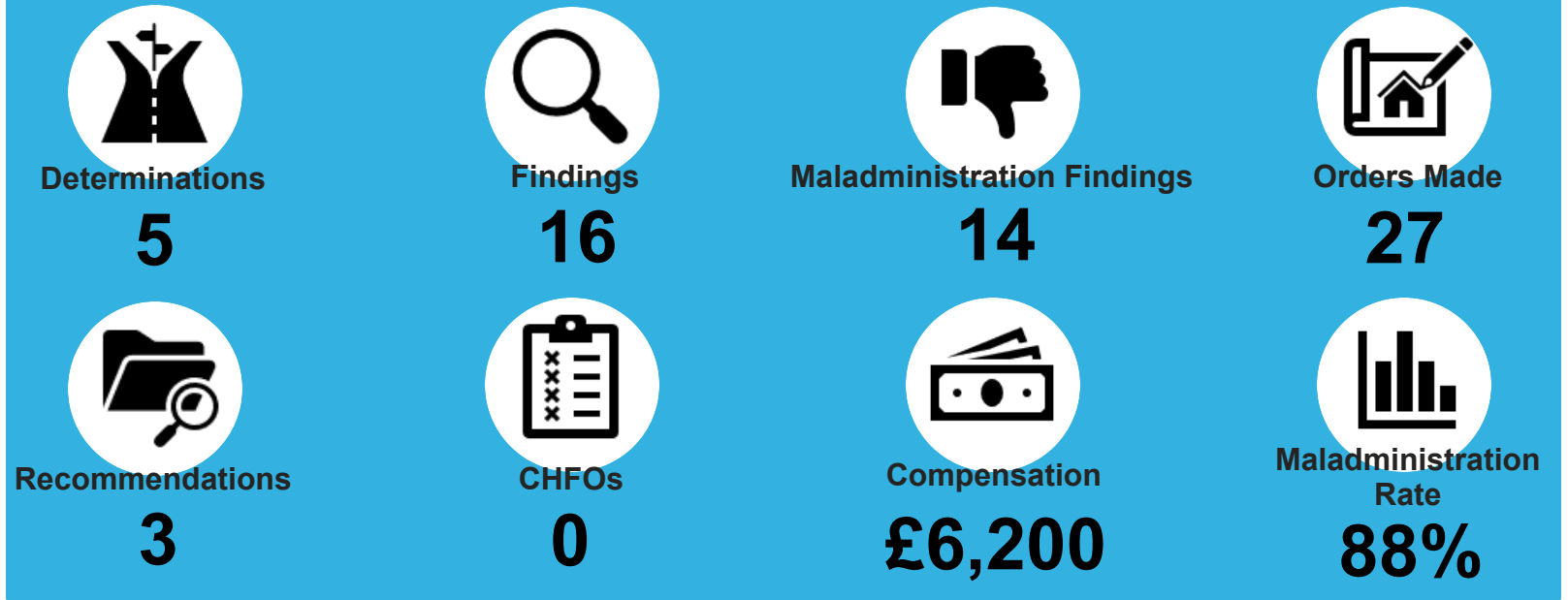
Landlord: Karibu Community Homes Limited

Landlord Homes: 1,323

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	14%	6%	4%	8%	7%	7%
Maladministration	35%	37%	41%	42%	43%	42%
Service failure	18%	19%	20%	18%	19%	19%
Mediation	0%	0%	1%	1%	1%	1%
Redress	0%	5%	7%	8%	12%	9%
No maladministration	12%	21%	20%	15%	12%	15%
Outside Jurisdiction	22%	11%	8%	7%	5%	7%
Withdrawn	0%	0%	0%	0%	0%	0%

Karibu Community Homes Limited	
Outcome	% Findings
Severe Maladministration	13%
Maladministration	56%
Service failure	19%
Mediation	0%
Redress	0%
No maladministration	13%
Outside Jurisdiction	0%
Withdrawn	0%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%	5%	9%
No maladministration	15%	15%	21%	15%
Outside Jurisdiction	6%	9%	11%	7%
Withdrawn	0%	0%	0%	0%

Outcome	% Findings
Severe Maladministration	13%
Maladministration	56%
Service failure	19%
Mediation	0%
Redress	0%
No maladministration	13%
Outside Jurisdiction	0%
Withdrawn	0%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Severe Maladministration	Maladministration	Service failure	Mediation	Redress	No maladministration	Outside Jurisdiction	Withdrawn	Total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	1	4	1	0	0	0	0	0	6
Property Condition	1	4	0	0	0	1	0	0	6
Anti-Social Behaviour	0	0	0	0	0	1	0	0	1
Estate Management	0	0	1	0	0	0	0	0	1
Moving to a Property	0	0	1	0	0	0	0	0	1
Staff	0	1	0	0	0	0	0	0	1
Total	2	9	3	0	0	2	0	0	16

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

Top Categories for Karibu Community Homes Limited

Table 3.1

Category	# Landlord Findings	% Landlord Maladministration	% National Maladministration
Complaints Handling	6	100%	84%
Property Condition	6	83%	73%
Anti-Social Behaviour	1	0%	68%
Estate Management	1	100%	60%
Moving to a Property	1	100%	54%
Staff	1	100%	48%

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%	0%
Complaints Handling	100%	87%	87%	86%	81%	100%
Estate Management	50%	67%	66%	58%	59%	100%
Moving to a Property	100%	25%	49%	51%	58%	100%
Property Condition	75%	63%	72%	74%	74%	83%
Staff	67%	63%	47%	49%	46%	100%

National Maladministration Rate by Landlord Type:

Table 3.3

Category	Housing Association	Local Authority / ALMO or TMO	Other	% Landlord Maladministration
Anti-Social Behaviour	68%	70%	67%	0%
Complaints Handling	82%	91%	91%	100%
Estate Management	59%	65%	38%	100%
Moving to a Property	52%	60%	80%	100%
Property Condition	72%	77%	59%	83%
Staff	48%	50%	50%	100%

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

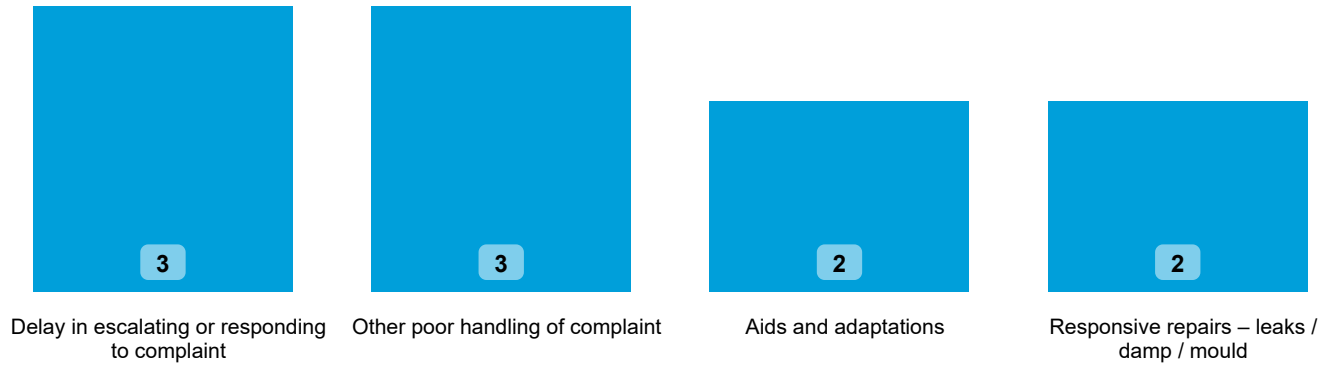
Table 3.4

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	0	2	0	0	0	0	0	0	2
Responsive repairs - general	0	1	0	0	0	0	0	0	1
Responsive repairs – heating and hot water	0	1	0	0	0	0	0	0	1
Total	0	4	0	0	0	0	0	0	4

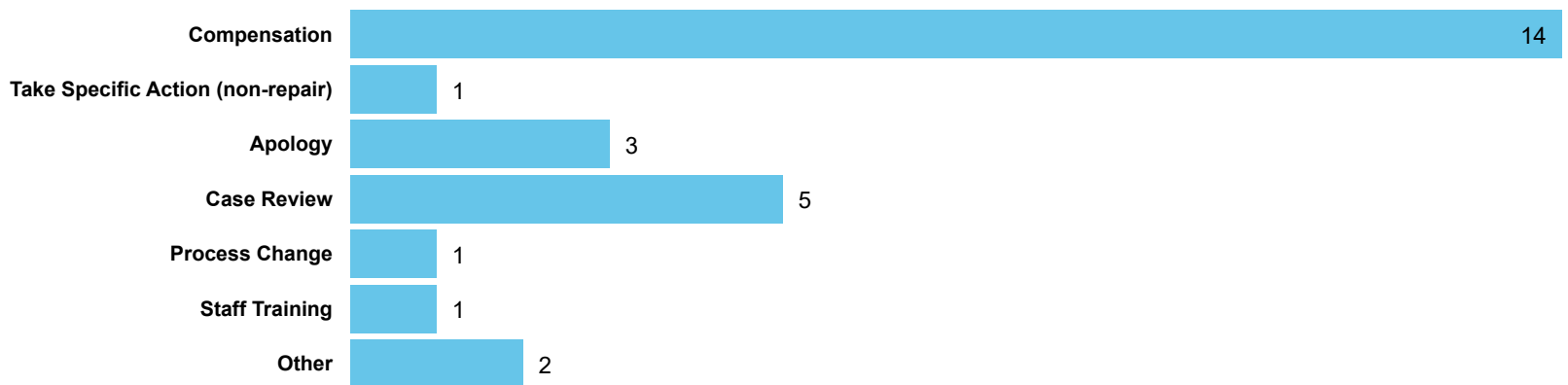
Top Sub-Categories | *Cases determined between April 2023 - March 2024*

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	27	100%
Total	27	100%

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

Table 5.1

● Ordered ● Recommended

