

Our Vision: Affordable homes ... simply delivered.

Our Values: • Accountability • Approachability • Community
• Excellence • Fairness • Honesty • Integrity • Openness • Sustainability

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Introduction

The Scottish Social Housing Charter introduced certain standards and outcomes that landlords such as Yoker Housing Association Limited are expected to meet. These standards and outcomes are reported to and monitored by The Scottish Housing Regulator (SHR) through the Annual Return on the Charter (ARC). The Association's ninth ARC was submitted to SHR this year and was based upon performance information for the year ending on 31 March 2024.

A full copy of the ARC submitted by the Association together with a summary report, comparison tool and other useful information can be obtained on-line by typing the following link into your internet browser:

<https://www.housingregulator.gov.scot/comparison-tool>

As well as completing the ARC, the Association is required to report upon its performance to tenants and other service users each year. This report represents the ninth such publication under this reporting regime.

This report addresses the main information requirements expressed by tenants through the Tenant Participation and Advisory Service (TPAS). It also includes the information that tenants told SHR mattered most to them.

The information contained within this report will be developed in the future and in response to feedback we receive from tenants and others who have an interest in the services of the Association. When reading this report please think about the following.

- Is the layout of the report good?
- Does the report contain the right kind of information?
- Is there any other information you would like to see included?

Please feel free to submit your views to the Association and these will be taken into account in future reports. Comments can be submitted in writing to the office or by email to housing@yokerha.org.uk. Alternatively, you are welcome to pop into the office (by prior arrangement) or telephone and discuss the content with a member of staff.

In the absence of any feedback, and in order to facilitate easy comparison, we have retained the same reporting format as in previous years.

Contextual information

Yoker Housing Association Limited is governed by a management committee appointed by its membership – usually at its Annual General Meeting. Association membership is open to all. The management committee may choose to supplement its members by appointing co-opted members from time-to-time.

There were thirteen members on the management committee at 31 March 2024. All were elected by the membership at an annual general meeting. Following elections at the 2024 Annual General Meeting and as at the date of this publication, this increased to fourteen members on the Association's management committee.

Eleven members of staff were employed by the Association at 31 March 2024 – eight were full-time and three were part-time.

The Association owned six hundred and fifty-one homes at 31 March 2024 and provided factoring services to a further two hundred and seventy-one residential and commercial owners.

Access to housing and housing support

The Association operates an open waiting list for housing and allocates housing on a points based allocation system where points are awarded on the basis of housing need. Anyone can apply for housing at any time and if their housing need is assessed as being greater than that of existing waiting list applicants, they will get priority for housing. There were **1,250** applicants on the **waiting list** for housing by the Association at **31 March 2024**.

A total of **39 allocations** of housing were made during the year. Assignment of tenancy accounted for **1** of these allocations. There were **3** mutual exchanges. The main reasons for allocating the other **35** properties were statutory homelessness (28.6%), overcrowding (28.6%) and medical reasons (20.0%). The main household type was single adults (51.4%) followed by single parent families (25.7%).

The Association believes that every effort should be made to help tenants sustain their tenancy. This applies to all tenants but is particularly true for newly established tenancies. The Association's policies and procedures are designed to ensure that tenants receive the necessary support and assistance to sustain their tenancy. The Association works in partnership with external agencies and has developed and implemented several procedures at both pre-allocation and post allocation stages to prevent tenancy breakdown. Where a tenancy falls into difficulty, the Association favours early intervention and engagement with the tenant to rectify any issues.

The **percentage of tenancies** which began with the Association in the year to 31 March 2023 and were **sustained** for more than a year was **93.9%**. This is better than the Scottish average of **91.2%** and is comparable with the previous year's performance.

Existing tenants of the Association were given the opportunity to sustain their tenancy through transfer to larger accommodation in the case of overcrowding, more accessible housing to meet health needs or safer accommodation to escape harassment. A total of **8** transfer applicants were re-housed during the year.

The provision of **medical adaptations** to existing households is another method by which the Association can help existing tenants to sustain their tenancy. During the year to 31 March 2024 the Association **completed 100%** of approved applications for **medical adaptations**. This is higher than the Scottish average of **82.1%**.

The **average time** taken by the Association to **complete** approved applications for **medical adaptations** was **21.9 days**. This is better than the Scottish average of **44.7 days**.

Performance comment: the Association is providing clear and open access to housing within the constraints of its existing housing stock. It is also achieving tenancy sustainment through its on-going commitment to housing support. This sustainment is comparable to the previous year and will continue to be monitored for further improvement in 2024 / 25.

Homes and rents

The total rent due in the year to 31 March 2024 from the **651** homes owned by the Association was **£2,683,624**. The Association collected **100.8%** of the total rent due in the year compared to the Scottish average of **99.4%**. **£1,062,752** of direct housing cost payments (housing benefit, universal credit, etc) were collected during the year.

At the end of the year the Association had **arrears** of rent amounting to **2.9%** of the rent due for the year. This is **lower** than the Scottish average of **6.7%**.

The Association increased its rent charges from 1 April 2024 by an average of **5.8%** compared to the previous year. This is **lower** than the Scottish average of **6.0%**. The table below illustrates how the Associations **average weekly rent** compares to the Scottish average.

Average weekly rents				
Property Size	Number owned	Yoker HA Ltd	Scottish Average	Difference
2 apartment	274	£72.72	£87.87	£15.15 (17.2%) less
3 apartment	241	£81.24	£90.29	£9.05 (10.0%) less
4 apartment	115	£89.75	£98.30	£8.55 (8.7%) less
5 apartment	21	£106.50	£108.29	£1.79 (1.7%) less

The above table illustrates that the **Association's rents** generally are not only lower than the Scottish average but in many cases **significantly lower**. The Association's tenants are typically **saving between £93 and £788** each year compared to the Scottish average.

These savings for tenants do not include the effect of the tenant reward scheme which on average saved the **217** qualifying tenants an additional **£5.75** per week on their rent. The average tenant reward scheme payment in December 2024 being £299.07.

The rent levels applied by the Association and the tenant reward scheme **saved** rent paying tenants and the taxpayer (through direct housing cost payments) a total of over **£450,000** (four hundred and fifty thousand pounds) in the year to 31 March 2024 compared to the Scottish average.

The latest tenant satisfaction survey conducted by the Association indicated that **93.8%** of tenants said they felt that the **rent** they paid for their property represented **good value for money**. This was better than the Scottish average of **85.0%** but lower than the previous year.



Performance comment: the Association's rent arrears and rent charges are significantly lower than the Scottish average. We will continue to strive to keep rent charges affordable – particularly to those in low paid employment. Our rent arrears remain significantly lower than the national average and they reduced when compared to last year – we will continue to work to reduce rent arrears further in the future.

Tenant satisfaction

The Association’s latest tenant satisfaction survey was carried out independently by Research Resource between 1 February 2024 and 15 February 2024 with two hundred and sixty tenants participating in a telephone survey. The results of that survey are summarised below. Our next independent survey is scheduled to be carried out early in 2027. We would like to encourage your participation in future and thank those tenants who took the time to participate in the survey.

The last independent tenant satisfaction survey conducted by Research Resource indicated that **88.5%** of tenants were **satisfied** with the **overall service** provided by the Association. That was better than the latest Scottish average of **86.5%**.

In relation to **communication** and **participation** between the Association and its tenants, the following information came out of the survey.

Property Size	Yoker HA Ltd	Scottish Average	How do we compare?
Tenants who felt the Association is good at keeping them informed about its services and decisions	91.9%	90.5%	
Tenants satisfied with the opportunities given to them to participate in the Association’s decision making processes	89.6%	87.7%	

We welcome the views of tenants on the services that we provide in order to assess how well we are doing and in what areas we can improve. We involve tenants in a variety of ways including routine surveys of new tenants, maintenance performance and when a tenancy is terminated.

We also consult each year on any rent increase or significant proposed change in policy before a decision is taken. We advertise policy reviews in our annual newsletter and through our website. Where major repairs or refurbishments are anticipated we consult with all those affected on an individual basis.

We consult on our business plan and strategy through the provision of an open day and on our website. Thank you to all those who took the time to come along and provide your feedback on our proposals and future plans.

Performance comment: although we have introduced additional methods of consultation and feedback, we have not improved upon our performance – although we remain above the Scottish average for tenant satisfaction with opportunities given to participate in the Association’s decision-making processes. We will continue to consult with tenants and other residents on any matters which we or you consider may have a significant effect on our customer / landlord relationship.

Complaints

We review complaints received and assess the number and nature of complaints on a routine basis to establish any trends or issues which may require a change in policy, procedure or service level provided by the Association.

The Association has adopted the model complaints handling procedure recommended by the Scottish Public Services Ombudsman. This provides an efficient and streamlined complaints handling procedure with clear steps and timescales for action. We aim to resolve complaints as quickly and efficiently as possible with “stage one” or “frontline” complaints being addressed within five working days.

More complex complaints are known as “stage two” or “investigation” complaints and are dealt with within twenty working days. These are complaints that require detailed investigation or have not been resolved at the frontline stage.

If a complaint concerns maladministration by the Association and the complainant is unhappy with the outcome of the frontline and investigation complaints procedure then there is a right to complain to the Scottish Public Services Ombudsman. Further information about complaining to the Scottish Public Services Ombudsman can be obtained on-line by typing the following link into your internet browser:

<http://www.spsso.org.uk>

The Association received a total of 11 complaints during the year to 31 March 2024.

9 frontline level (stage one) complaints were recorded
3 complaints were upheld
6 complaints were dismissed with no case to answer
average time taken to conclude a complaint was 1.8 working days
100% of complaints were dealt with within the five working day response target
2 investigation level (stage two) complaints were recorded
0 complaints were upheld
2 complaints were dismissed with no case to answer
average time taken to conclude a complaint was 13.5 working days
100% of complaints were dealt with within the twenty working day response target
2 Scottish Public Services Ombudsman (SPSO) complaints were recorded
0 complaints were upheld by the SPSO
2 complaints were dismissed by the SPSO with no case to answer

Performance comment: an analysis of the complaints was completed but no specific action was considered necessary in terms of changes to internal procedures. We will however continue to review complaints to ensure that we can learn from them and make any necessary changes to the provision of our service.

Neighbourhoods

The latest tenant satisfaction survey conducted by the Association indicated that **83.1%** of tenants said they were **satisfied** with the Association's **management of their neighbourhood**. This was slightly lower than the Scottish average of 84.7%.

The Association works with a number of agencies in its efforts to promote a safe, secure and pleasant neighbourhood for residents to live and work in. Glasgow City Council's Community Relations Unit provides a particularly useful partnership with the Association in addressing anti-social behaviour and neighbour complaints.

During the course of the year to 31 March 2024 the Association received a total of eleven complaints of anti-social behaviour. Such complaints are categorised depending upon the seriousness of the behaviour reported.

Level of anti-social behaviour	Number of incidents reported
High level – Grade A	0
Intermediate level – Grade B	7
Low level – Grade C	4

All eleven anti-social behaviour complaints (**100.0%**) were resolved **within** the Association's **target timescale**. This is significantly better than the Scottish average of 94.3%.

Managing empty homes

Where a tenancy comes to an end and the property lies empty before a new tenant moves in – this is known as a void period. As well as loss of rental income, empty properties are less secure and expose the Association and adjoining residents to greater risk of fire, flood and acts of vandalism. The Association therefore considers minimising these void periods a priority.

The Association did not collect **0.1%** of rent due because **homes were empty** in this way, compared to the Scottish average of 1.4%. It took an average of **5.2 days** to **re-let homes**, compared to the Scottish average of 56.7 days.



Performance comment: our management of empty properties continues to be **significantly better** than the Scottish average. The average time taken to re-let properties was lower than the previous year which was itself lower than the year before as a result of the impact of Covid-19 and as “lockdown” restrictions eased. The improvements in 2023 / 24 remain short of our own **more stringent target** of re-letting homes within **5.0 days**. We will continue to aim to achieve that long-term target in future years.

Quality & maintenance of homes

The Scottish Housing Quality Standard set minimum property standards which landlords such as the Association should meet by the end of March 2015.

At the end of March 2024, the Association had **achieved** this standard for **99.5%** of its housing stock. This is significantly better than the Scottish average of 84.4%. All of the Association’s lettable housing stock had reached the Scottish Housing Quality Standard by the end of March 2024. Through an on-going programme of planned improvement works, we will ensure that this standard is maintained into the future.

The Association’s targets for carrying out reactive repairs depend upon the nature of the repairs reported. These are categorised as either emergency or routine (non-emergency) repairs.

	Yoker HA Ltd	Scottish Average	How do we compare?
Average time taken to carry out emergency repairs	1.8 hours	4.0 hours	
Average time taken to carry out non-emergency repairs	0.9 days	9.0 days	

In the year to 31 March 2024 the Association completed **100.0%** of reactive repairs “**right first time**” compared to the Scottish average of 88.4%.

Each year the Association is required to carry out a gas safety check in all of its properties where it has provided a gas appliance. This check should be carried out before the expiry date of the previous gas safety check carried out at the property. Under the terms of our tenancy agreement with tenants, we have the right to access our property to carry out these checks.

In the year to 31 March 2024 the Association **renewed** the gas safety **certificate** within the required timescale for all of its properties.

The latest tenant satisfaction survey conducted by the Association indicated that **79.4%** of tenants who had repairs or maintenance carried out were **satisfied with the service** they received. This is below the Scottish average of 87.3%.

The survey also indicated that overall, **86.5%** of tenants were **satisfied** with the **quality of their home**. This is above the Scottish average of 84.0%.

Performance comment: While tenant satisfaction with the repairs service deteriorated and was below the Scottish average, there has been an improvement in the level of satisfaction with the quality of the home. The Association will continue to review the performance of staff and maintenance contractors in an effort to improve upon the levels of satisfaction with the repairs service.

Other customers

The Association provided a property management service to two hundred and seventy-one residential and commercial property owners during the year to 31 March 2024.

The latest satisfaction survey indicated that **86.2%** were **satisfied with the property management service** provided by the Association. This was **significantly better** than the Scottish average of 59.5%.

Performance comment: improvements in our factoring service are reflected in consistently high levels of customer satisfaction now being achieved. We will continue to encourage positive feedback as to how we can improve the service further.

Equalities monitoring

The Equality Act 2010 is the main piece of legislation relating to equalities. It was passed by the Westminster Government and therefore applies throughout the UK. It has two main aims: the first is to harmonise previous pieces of anti-discrimination legislation and the second is to strengthen and extend the law in a number of respects.

The Act introduced the term “protected characteristics” to describe groups against whom any sort of discrimination is unlawful. Section 4 of the Act specifies nine protected characteristics:

- Age
- Marriage and civil partnership
- Race
- Gender (referred to as “sex” in the Act)
- Sexual orientation
- Disability
- Pregnancy and maternity
- Religion or belief
- Gender re-assignment

The Association promotes equality of opportunity in all areas of its work. We will seek to promote and to achieve equality of treatment and opportunity for all groups in society without discrimination or prejudice on any grounds. We gather information on all of the protected characteristics and the tables below summarise the information we had gathered up to the date of publication.

Equalities Monitoring					
	Waiting List	Allocations	Tenants	Staff	Committee
	%	%	%	%	%
<u>Gender</u>					
Female	60.0	60.0	59.3	63.6	76.9
Male	33.0	40.0	40.7	36.4	23.1
Intersex	-	-	-	-	-
Prefer not to Disclose / Unknown	7.0	-	-	-	-



Equalities monitoring (Continued)

Equalities Monitoring (Continued)					
	Waiting List %	Allocations %	Tenants %	Staff %	Committee %
<u>Ethnic Origin</u>					
<i>African</i>					
African, African Scottish / British	8.0	2.9	0.5	-	-
Other African Background	1.5	2.9	0.2	-	-
<i>Asian, Scottish Asian / British Asian</i>					
Bangladeshi	-	-	-	-	-
Indian, Indian Scottish / British	0.4	-	-	-	-
Pakistani, Pakistani Scottish / British	1.3	-	0.3	9.1	-
Chinese, Chinese Scottish / British	-	2.9	0.6	-	-
Other Asian Background	0.6	-	1.2	-	-
<i>Black or Caribbean</i>					
Caribbean	0.2	-	0.2	-	-
Black, Black Scottish / British	0.6	-	0.2	-	7.7
Other Caribbean / Black	-	-	2.2	-	-
<i>Mixed Groups</i>					
Mixed or Multiple Ethnic Group	0.6	-	0.3	-	-
<i>White</i>					
English	5.3	2.9	2.5	-	-
Gypsy Traveller	-	-	-	-	-
Irish	0.2	-	0.3	-	-
Polish	3.6	8.5	6.3	9.1	7.7
Roma	-	-	-	-	-
Scottish	57.2	62.8	80.1	81.8	84.6
Welsh	-	-	-	-	-
Other White Background	5.0	5.7	1.1	-	-
<i>Other</i>					
Other Group	7.1	11.4	4.0	-	-
Prefer not to Disclose / Unknown	8.4	-	-	-	-

Equalities monitoring (Continued)

Equalities Monitoring (Continued)					
	Waiting List %	Allocations %	Tenants %	Staff %	Committee %
<u>Age</u>					
16 to 24	9.6	20.0	3.1	36.4	-
25 to 34	27.8	31.5	17.7	36.4	-
35 to 44	26.1	17.1	22.3	9.1	23.1
45 to 54	14.7	17.1	16.5	9.1	7.7
55 to 64	13.0	11.4	19.9	9.1	38.5
Over 65	8.5	2.9	20.5	-	30.7
Prefer not to Disclose / Unknown	0.3	-	-	-	-
<u>Religion or Belief</u>					
Buddhism	0.2	-	-	-	-
Christianity – Catholic	13.2	40.0	12.8	27.3	30.8
Christianity – Protestant	6.7	14.3	7.6	18.2	23.1
Christianity – Other	9.4	-	1.1	-	-
Hinduism	0.1	-	-	-	-
Islam	7.5	8.6	2.0	9.1	-
Judaism	-	-	0.2	-	-
Sikhism	0.2	-	-	-	-
Other Religion	1.1	-	0.3	-	-
No Specific Belief in Religion	35.5	37.1	22.2	45.4	46.1
Other Belief (e.g. Humanism)	-	-	-	-	-
Prefer not to Disclose / Unknown	26.1	-	53.8	-	*
<u>Gender Reassignment</u>					
Yes	0.7	-	0.2	-	-
No	77.4	100.0	43.8	100.0	100.0
Prefer not to Disclose / Unknown	21.9	-	56.0	-	-

Equalities monitoring (Continued)

Equalities Monitoring (Continued)					
	Waiting List %	Allocations %	Tenants %	Staff %	Committee %
<u>Sexual Orientation</u>					
Bi/Bisexual	2.1	2.9	0.6	-	-
Gay Man	0.6	-	0.2	-	-
Heterosexual / Straight	68.6	94.2	40.7	100.0	92.3
Lesbian	1.2	2.9	1.2	-	-
Other	0.5	-	-	-	-
Prefer not to Disclose / Unknown	27.0	-	57.3	-	7.7
<u>Marriage / Civil Partnership</u>					
<i>Civil Partnership</i>					
Yes	0.4	-	1.5	-	7.7
No	84.2	100.0	42.4	100.0	92.3
Prefer not to Disclose / Unknown	15.4	-	56.1	-	-
<i>Married</i>					
Yes	16.7	22.9	9.7	36.4	30.8
No	67.9	71.4	34.2	63.6	69.2
Prefer not to Disclose / Unknown	15.4	5.7	56.1	-	-
<u>Pregnancy & Maternity</u>					
<i>Pregnant</i>					
Yes	4.0	5.7	2.0	-	-
No	73.1	94.3	39.8	100.0	100.0
Prefer not to Disclose / Unknown	22.9	-	58.2	-	-
<i>Maternity / Paternity</i>					
Yes	3.8	2.9	0.6	18.2	-
No	72.7	97.1	41.1	81.8	100.0
Prefer not to Disclose / Unknown	23.5	-	58.3	-	-

Equalities Monitoring (Continued)

	Waiting List %	Allocations %	Tenants %	Staff %	Committee %
Disability					
<i>Disability Declared</i>					
Yes	19.6	14.3	15.1	9.1	23.1
No	73.5	85.7	45.8	90.9	76.9
Prefer not to Disclose / Unknown	6.9	-	39.1	-	-
<i>Category of Disability</i>					
Autoimmune	1.2	-	-	-	-
Learning Difficulties	4.1	-	8.1	-	-
Mental Health Issues	22.9	40.0	38.8	-	33.3
Neuro-divergent Condition	2.0	-	-	100.0	-
Physical Impairments	35.1	-	32.7	-	66.7
Sensory Impairments – Hearing	0.4	-	2.0	-	-
Sensory Impairments – Visual	0.8	-	2.0	-	-
Multiple Disabilities	19.6	60.0	14.4	-	-
Other	3.7	-	2.0	-	-
Prefer not to Disclose / Unknown	10.2	-	-	-	-

Performance comment: we will continue to promote equality of opportunity through an open waiting list and open access to all of our services. We will continue to monitor our performance in this area and take action where necessary to achieve balanced representation.

The income we received and how we spent it

We publish information about our income and expenditure each year in our Financial Statements. These are available to view or download on-line from the website of the Scottish Housing Regulator.

Our Financial Statements are produced in a prescribed format and in accordance with accounting, statutory and other regulatory requirements. We have provided a more simplified view of our income and expenditure below. All of these figures are reconciled to our Financial Statements for the year to 31 March 2024.

Income	£	Expenditure	£
Rent due from tenants	2,585,208	Depreciation of housing properties	1,150,205
Capital grants written off	876,609	Planned maintenance	520,784
Interest due from the bank	102,117	Staff costs	469,924
Factoring income	83,918	Reactive maintenance	407,491
Revenue grants receivable	29,804	Housing property insurance	89,589
Service charges due from tenants	28,771	Depreciation of offices & other assets	58,001
		Audit, legal & professional fees	53,505
		Stair lighting & common electricity	44,854
		Office gas & electricity costs	28,094
		Rates & insurance	21,185
		Committee & staff training	20,046
		Cleaning, repairs & maintenance	18,519
		Affiliation fees	14,608
		Cost of providing services	13,503
		Telephone & postage	13,235
		Bank charges	11,035
		Travel and motor expenses	6,148
		Printing, stationery & other expenses	2,988
Total income	3,706,427	Total expenditure	2,943,714

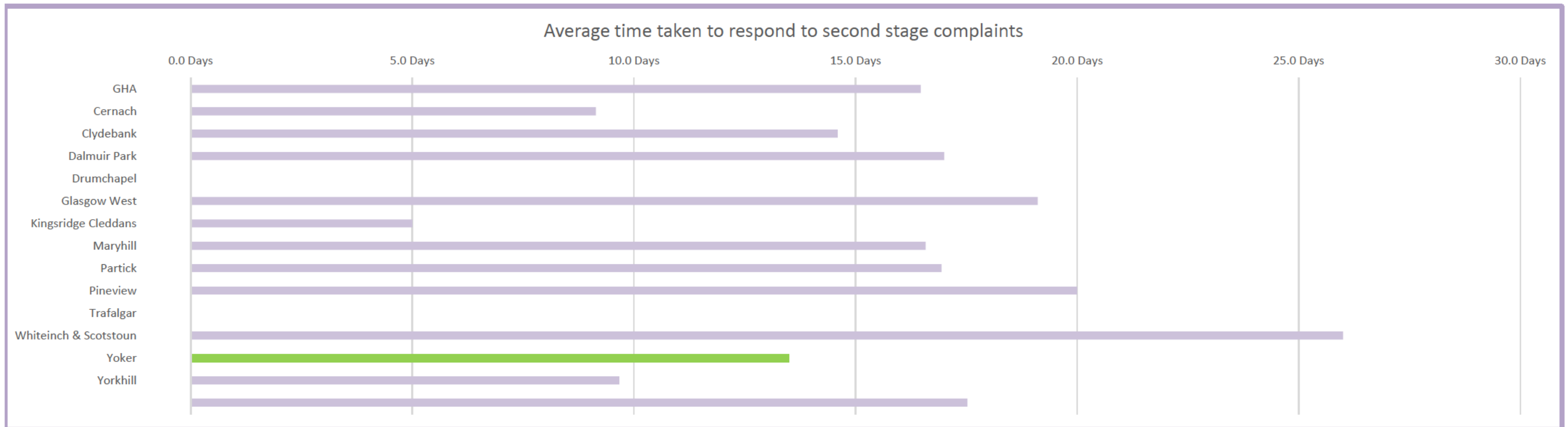
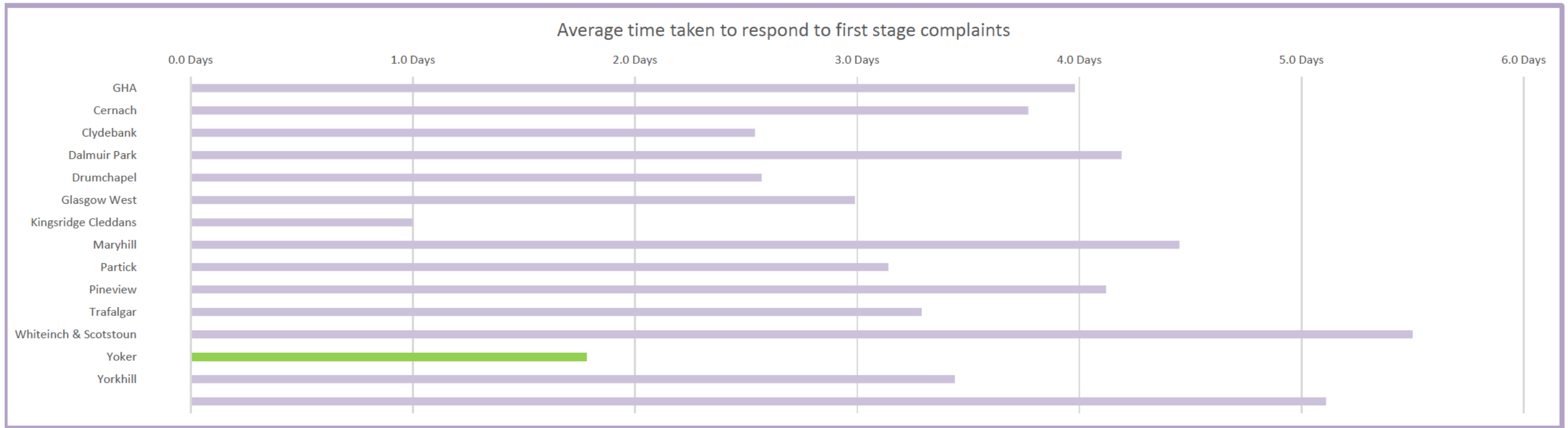
Performance comment: the difference between the total income of £3,706,427 and the total expenditure of £2,943,714 was the **surplus** we **generated** for the year of **£762,713**. The Association is a non-profit making organisation and all surpluses generated are re-invested in the maintenance and provision of affordable housing.

Key performance indicators (Annual Return on the Charter Statistics) (ARC)	GHA	Cernach	Clydebank	Dalmuir Park	Drumchapel	Glasgow West	Kingsridge Cleddans	Maryhill	Partick	Pineview	Trafalgar	Whiteinch & Scotstoun	Yoker	Yorkhill	Peer Group Average	Scottish Average
01. Percentage of staff turnover during the year	8.58%	15.00%	5.59%	4.58%	22.22%	30.19%	21.70%	21.00%	20.55%	5.13%	31.00%	2.63%	10.32%	23.53%	15.86%	17.56%
02. Staff absence days lost as a percentage of days available	4.13%	3.68%	4.62%	5.31%	8.56%	4.53%	5.00%	7.00%	2.88%	6.34%	13.11%	5.27%	0.88%	1.41%	5.19%	4.87%
03. Gas safety checks not undertaken and completed by the due date as a proportion of total lettable self-contained stock	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.41%	0.06%	0.12%	0.00%	0.00%	0.00%	0.00%	0.04%	0.43%
04. Percentage of 1st Stage Complaints responded to in full	96.58%	100.00%	100.00%	94.12%	100.00%	100.00%	100.00%	99.72%	96.67%	98.46%	100.00%	100.00%	100.00%	100.00%	98.97%	96.70%
05. Percentage of 2nd Stage Complaints responded to in full	94.18%	100.00%	100.00%	100.00%	NULL	90.32%	100.00%	93.75%	88.89%	50.00%	NULL	100.00%	100.00%	100.00%	93.10%	90.69%
06. Average time to respond to 1st Stage Complaints	4.0 Days	3.8 Days	2.5 Days	4.2 Days	2.6 Days	3.0 Days	1.0 Days	4.5 Days	3.1 Days	4.1 Days	3.3 Days	5.5 Days	1.8 Days	3.4 Days	3.34 Days	5.11 Days
07. Average time to respond to 2nd Stage Complaints	16.5 Days	9.1 Days	14.6 Days	17.0 Days	NULL	19.1 Days	5.0 Days	16.6 Days	16.9 Days	20.0 Days	NULL	26.0 Days	13.5 Days	9.7 Days	15.33 Days	17.52 Days
08. Re-let times - all stock	15.8 Days	15.5 Days	12.6 Days	25.6 Days	10.6 Days	33.4 Days	9.4 Days	36.0 Days	12.7 Days	12.6 Days	9.4 Days	32.8 Days	5.2 Days	8.4 Days	17.15 Days	56.73 Days
09. Void rent loss	0.51%	0.20%	0.20%	0.65%	0.12%	0.56%	0.15%	1.05%	0.21%	0.13%	0.10%	0.62%	0.07%	0.16%	0.34%	1.39%
10. Rent arrears	5.86%	2.24%	3.24%	7.40%	1.95%	1.90%	2.46%	5.86%	0.98%	6.87%	3.90%	5.11%	2.90%	5.27%	4.00%	6.74%
11. Proportion of rent collected received by direct payment of housing costs	64.04%	56.19%	51.81%	47.28%	51.49%	43.50%	50.35%	53.69%	47.03%	55.41%	42.27%	59.82%	39.32%	56.33%	51.32%	50.30%

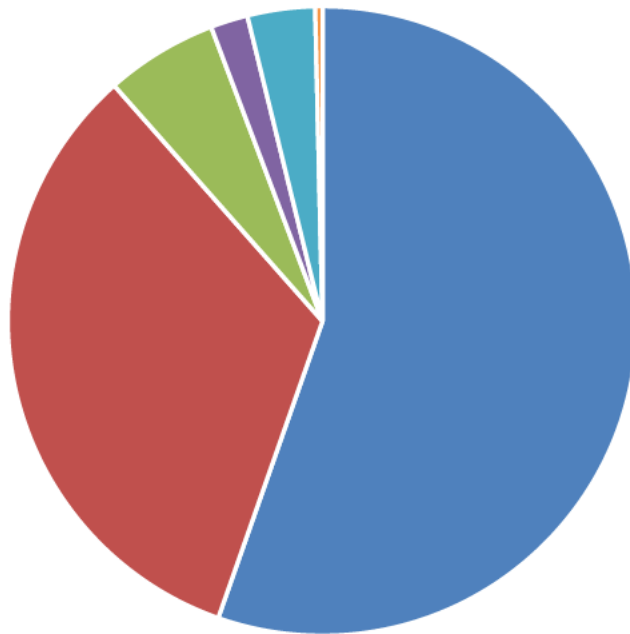


Key performance indicators (Annual Return on the Charter Statistics) (ARC)	GHA	Cernach	Clydebank	Dalmuir Park	Drumchapel	Glasgow West	Kingsridge Cleddans	Maryhill	Partick	Pineview	Trafalgar	Whiteinch & Scotstoun	Yoker	Yorkhill	Peer Group Average	Scottish Average
12. Rent collected as a percentage of total rent due	99.22%	100.28%	102.47%	98.60%	99.58%	99.67%	101.44%	102.33%	101.71%	99.81%	99.13%	100.26%	100.78%	100.05%	100.38%	99.43%
13. Percentage of anti-social complaint cases resolved	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	98.31%	99.16%	100.00%	100.00%	88.64%	100.00%	86.11%	98.02%	94.29%
14. Percentage of tenancy offers refused	16.58%	0.00%	31.78%	27.17%	20.00%	22.00%	0.00%	41.35%	18.10%	15.56%	7.69%	16.51%	5.00%	16.28%	17.00%	30.48%
15. Percentage of tenancies sustained for more than one year	92.00%	85.96%	95.97%	88.24%	97.44%	94.85%	100.00%	88.85%	96.88%	86.96%	100.00%	96.43%	93.94%	89.29%	93.34%	91.24%
16. Average length of time to complete emergency repairs	2.88 Hrs	1.35 Hrs	2.58 Hrs	2.76 Hrs	2.68 Hrs	5.26 Hrs	3.50 Hrs	1.84 Hrs	2.37 Hrs	2.12 Hrs	2.11 Hrs	2.48 Hrs	1.80 Hrs	1.78 Hrs	2.54 Hrs	3.96 Hrs
17. Average length of time to complete non-emergency repairs	8.04 Days	3.32 Days	4.72 Days	4.59 Days	2.38 Days	4.65 Days	2.43 Days	8.61 Days	4.73 Days	2.51 Days	3.79 Days	6.26 Days	0.87 Days	2.23 Days	4.22 Days	8.95 Days
18. Reactive repairs completed right first time	91.62%	93.60%	82.92%	87.30%	98.74%	84.88%	99.41%	51.41%	94.86%	96.27%	92.12%	96.48%	99.95%	98.14%	90.55%	88.41%
19. Proportion of housing stock meeting SHQS by year end	99.55%	99.31%	89.18%	95.97%	99.16%	71.99%	100.00%	84.07%	95.73%	99.88%	99.67%	86.01%	99.54%	76.02%	92.58%	84.36%
20. Proportion of housing stock meeting EESSH by year end	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL
21. Average number of reactive repairs completed per property available for let during the year	3.46	2.28	2.31	1.56	2.49	2.43	3.04	2.55	2.03	2.89	2.58	2.03	3.05	2.19	2.49	3.46
22. Average time in days taken to complete medical adaptations	17.73	73.60	43.58	28.33	16.27	79.54	31.00	54.59	35.58	33.38	25.89	67.71	21.92	50.56	41.41	44.77
23. Percentage of approved medical adaptations completed	94.88%	95.65%	66.67%	100.00%	94.44%	68.42%	100.00%	72.92%	81.58%	89.29%	100.00%	88.89%	100.00%	75.00%	87.70%	82.96%



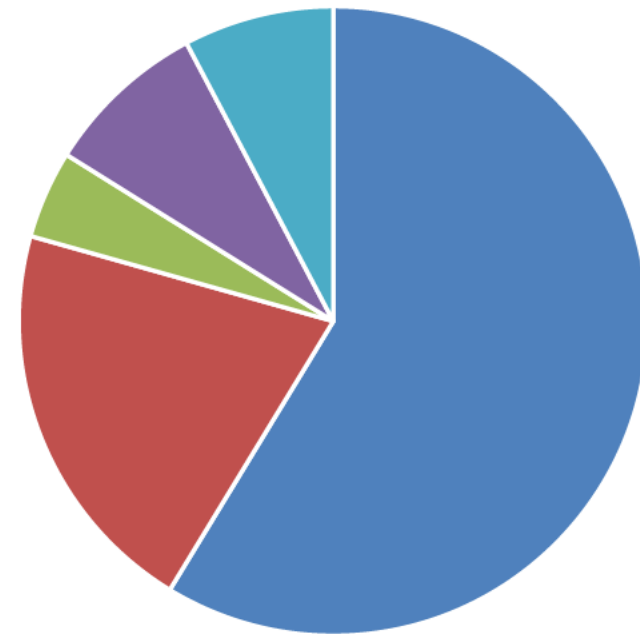


How satisfied are tenants with the overall service provided by the Association?



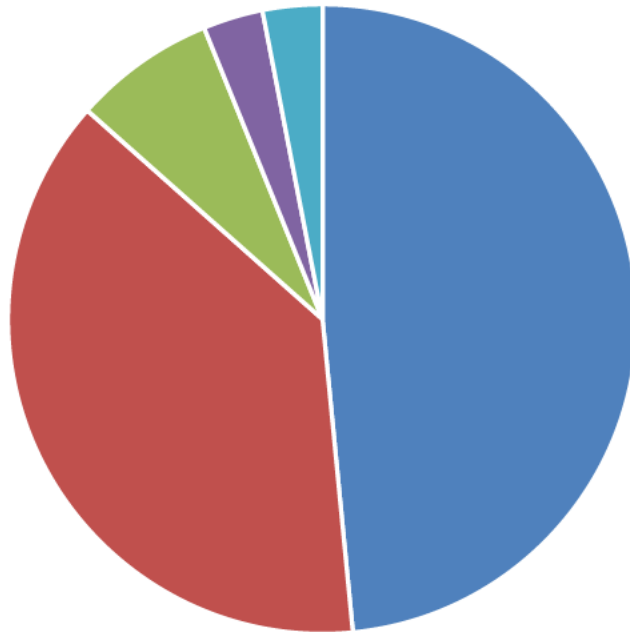
- Very satisfied
- Fairly satisfied
- Neither satisfied nor dissatisfied
- Fairly dissatisfied
- Very dissatisfied
- No opinion

How satisfied are tenants with the repairs service provided by the Association?



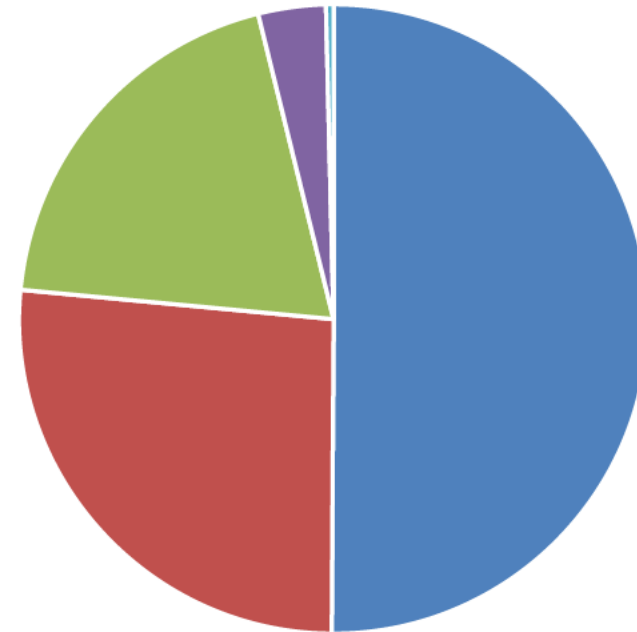
- Very satisfied
- Fairly satisfied
- Neither satisfied nor dissatisfied
- Fairly dissatisfied
- Very dissatisfied

How satisfied are tenants with the quality of their home?



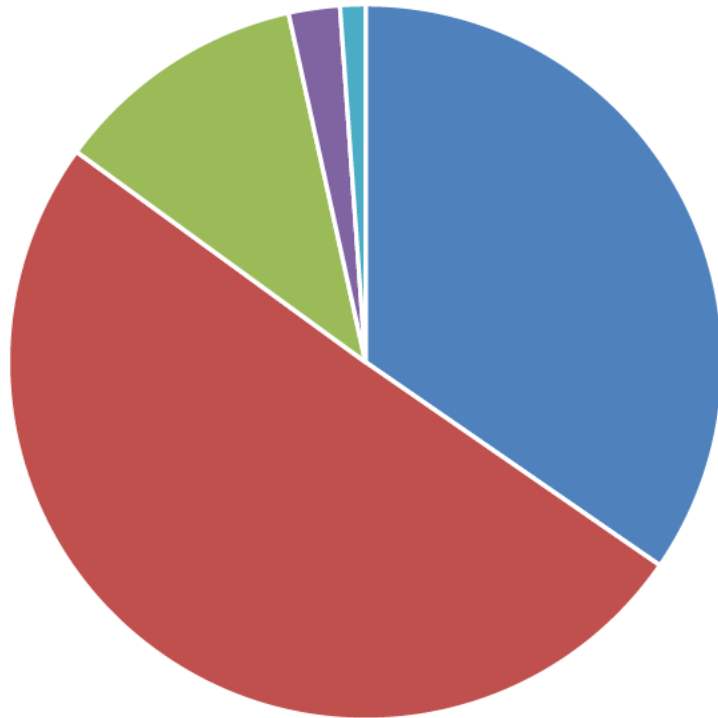
- Very satisfied
- Fairly satisfied
- Neither satisfied nor dissatisfied
- Fairly dissatisfied
- Very dissatisfied

How satisfied are tenants with opportunities to participate in landlord decisions?



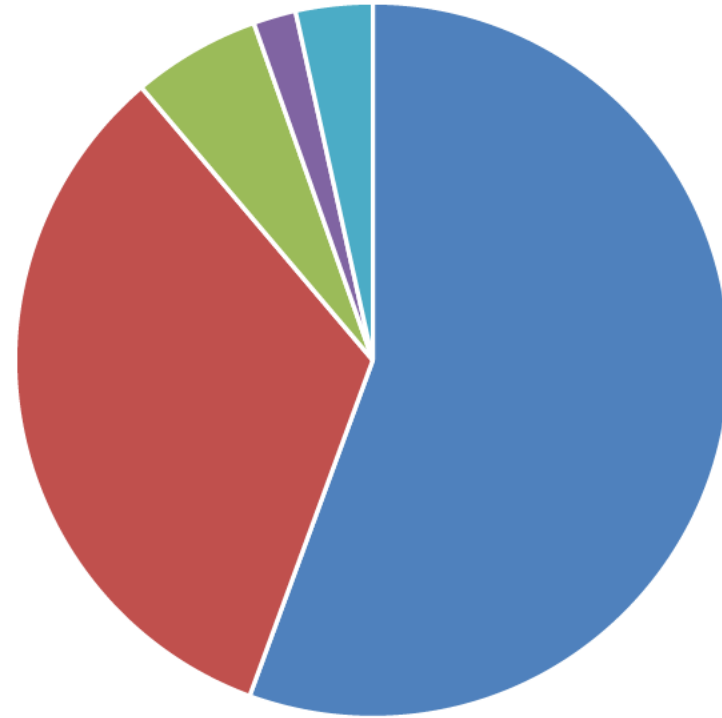
- Very satisfied
- Fairly satisfied
- Neither satisfied nor dissatisfied
- Fairly dissatisfied
- Very dissatisfied

Tenants views on whether accommodation and services provide good value for money



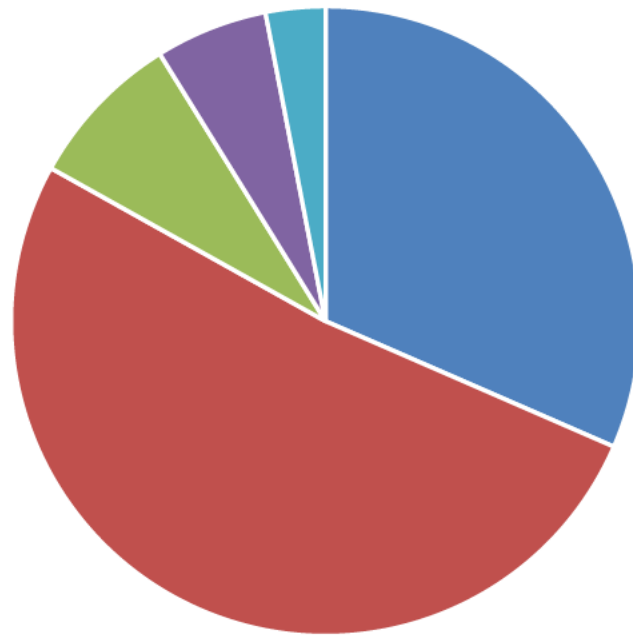
■ Very good ■ Fairly good ■ Neither good nor poor ■ Fairly poor ■ Very poor

Tenants views on how good the Association is at keeping them informed



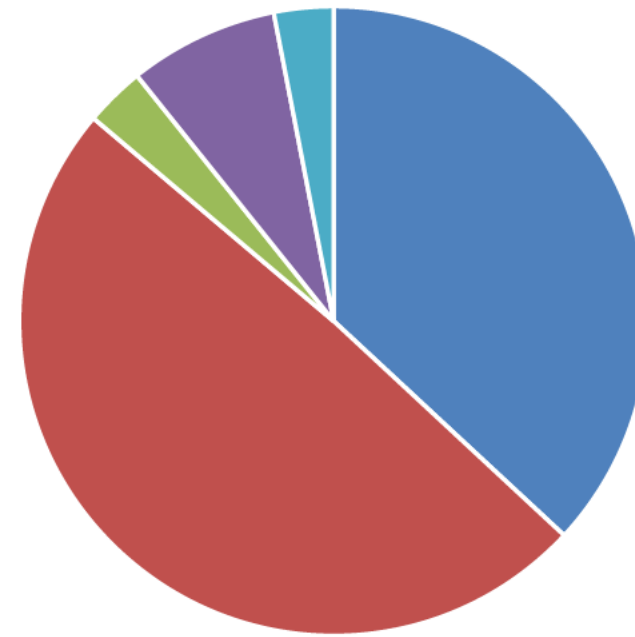
■ Very good ■ Fairly good ■ Neither good nor poor ■ Fairly poor ■ Very poor

Tenant satisfaction with the Association's management of their neighbourhood



- Very satisfied
- Fairly satisfied
- Neither satisfied nor dissatisfied
- Fairly dissatisfied
- Very dissatisfied



















Owner satisfaction with the Association's property management service



- Very satisfied
- Fairly satisfied
- Neither satisfied nor dissatisfied
- Fairly dissatisfied
- Very dissatisfied































Scottish Social Housing Charter

2024 Performance Report - Supplementary Comparison Information

Year End		31/03/20	31/03/21	31/03/22	31/03/23	31/03/24
Number of properties owned by the association		641	642	647	648	651
Waiting list applicants		663	837	883	1187	1250
Housing allocations		66	54	56	37	39
Tenancy sustainment	Yoker HA Ltd	 91.1%	 96.7%	 96.0%	 96.2%	 93.9%
	Scottish average	90.6%	90.9%	90.8%	91.2%	91.2%
Approved medical adaptations completed	Yoker HA Ltd	 90.9%	 100.0%	 100.0%	 100.0%	 100.0%
	Scottish average	86.4%	73.2%	81.0%	81.8%	82.1%
Average days taken to complete medical adaptations	Yoker HA Ltd	 29.1	 57.3	 20.8	 13.2	 21.9
	Scottish average	47.3	58	54.3	46.8	44.7































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2024 Performance Report - Supplementary Comparison Information

Year End			31/03/20		31/03/21		31/03/22		31/03/23		31/03/24
Percentage of rent due actually collected	Yoker HA Ltd		99.3%		99.8%		100.2%		99.9%		100.8%
	Scottish average		99.2%		99.1%		99.2%		99.0%		99.4%
Rent arrears as a percentage of rent due	Yoker HA Ltd		3.8%		3.5%		3.2%		3.2%		2.9%
	Scottish average		4.7%		6.1%		6.3%		6.3%		6.7%
Percentage of tenants who thought their rent was good value for money	Yoker HA Ltd		89.2%		93.8%		93.8%		93.8%		85.0%
	Scottish average		83.6%		82.8%		87.0%		81.8%		81.6%
Percentage of tenants satisfied with the overall service	Yoker HA Ltd		95.5%		94.2%		94.2%		94.2%		88.5%
	Scottish average		89.2%		89.0%		87.7%		86.7%		86.5%
Percentage of tenants who felt the Association is good at keeping them informed about its services and decisions	Yoker HA Ltd		94.2%		96.5%		96.5%		96.5%		91.9%
	Scottish average		92.0%		91.7%		91.2%		89.7%		90.5%
Percentage of tenants satisfied with the opportunities given to them to participate in the Association's decision making processes	Yoker HA Ltd		85.0%		98.8%		98.8%		98.8%		89.6%
	Scottish average		87.2%		86.6%		86.8%		85.9%		87.7%































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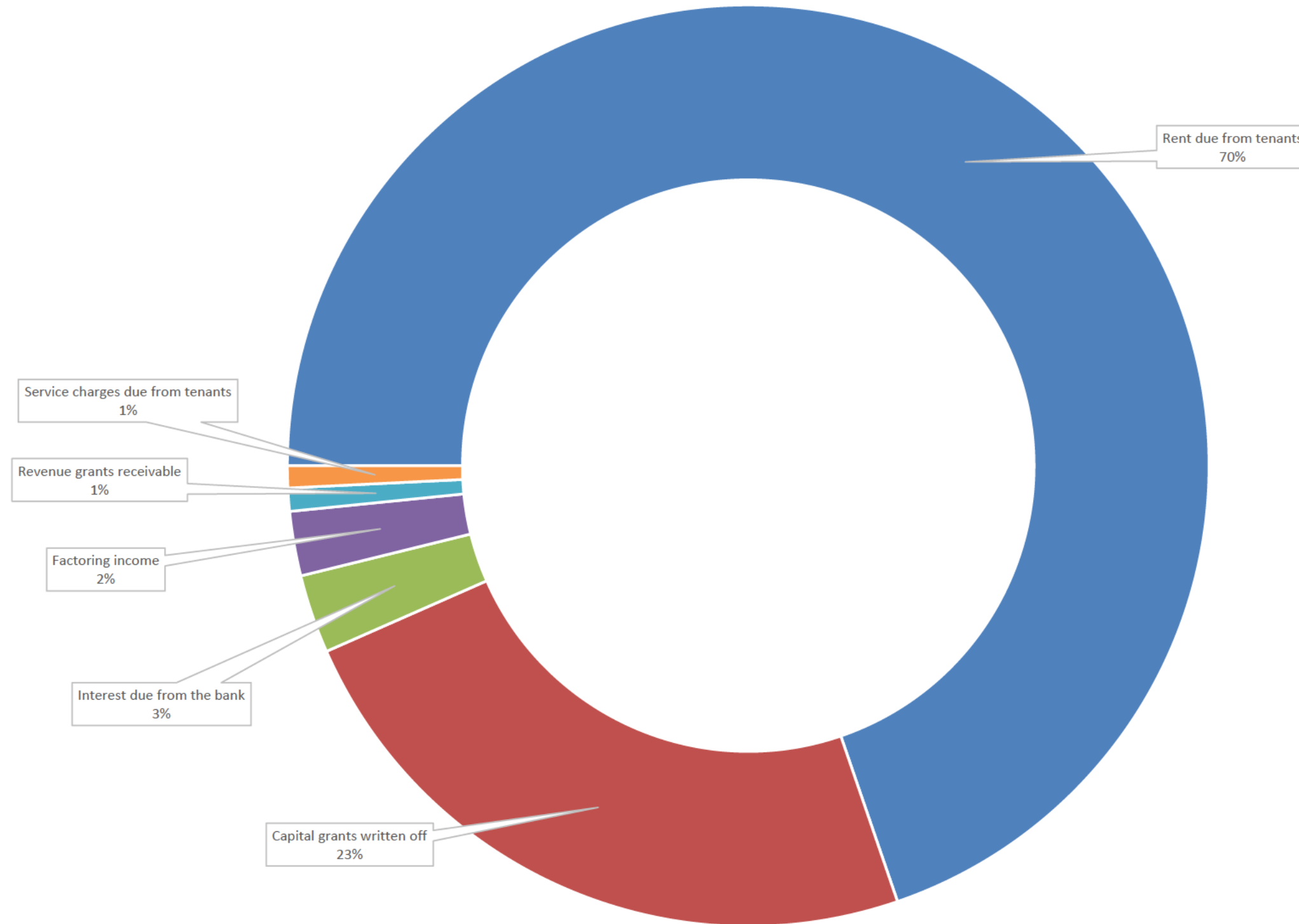
2024 Performance Report - Supplementary Comparison Information

Year End			31/03/20	31/03/21	31/03/22	31/03/23	31/03/24				
Percentage of tenants satisfied with the Association's management of their neighbourhood	Yoker HA Ltd		83.1%		89.9%		89.9%		89.9%		83.1%
	Scottish average		87.5%		86.1%		85.1%		84.3%		84.7%
Percentage of rent lost through properties lying empty	Yoker HA Ltd		0.21%		0.39%		0.16%		0.10%		0.07%
	Scottish average		0.83%		1.37%		1.17%		1.40%		1.39%
Time taken in days to re-let properties	Yoker HA Ltd		8.3		20.2		7.6		6.8		5.2
	Scottish average		26.7		56.3		51.6		55.6		56.7
Percentage of properties meeting the Scottish Housing Quality Standard	Yoker HA Ltd		99.2%		99.7%		99.5%		99.5%		99.5%
	Scottish average		93.9%		91.0%		74.6%		79.0%		84.4%
Percentage of repairs completed "right first time"	Yoker HA Ltd		99.2%		99.2%		99.5%		99.7%		100.0%
	Scottish average		93.1%		91.5%		83.3%		87.8%		88.4%
Average time taken in hours to carry out emergency repairs	Yoker HA Ltd		1.54		1.60		1.70		1.70		1.80
	Scottish average		2.76		4.20		4.20		4.20		4.00

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2024 Performance Report - Supplementary Comparison Information

Year End			31/03/20	31/03/21	31/03/22	31/03/23	31/03/24				
Average time taken in days to carry out non-emergency repairs	Yoker HA Ltd		0.65		0.70		0.80		0.70		0.90
	Scottish average		5.27	6.70	8.90	8.70	9.00				
Percentage of tenants satisfied with repairs service	Yoker HA Ltd		88.1%		90.5%		90.5%		90.5%		79.4%
	Scottish average		91.3%	90.1%	88.0%	88.0%	87.3%				
Percentage of tenants satisfied with the quality of their home	Yoker HA Ltd		90.0%		82.2%		82.2%		82.2%		86.5%
	Scottish average		87.2%	87.1%	85.4%	84.2%	84.0%				
Percentage of owners satisfied with the property management service	Yoker HA Ltd		90.9%		90.9%		90.9%		90.9%		86.2%
	Scottish average		66.8%	65.0%	65.4%	61.8%	59.5%				
Average time in days to deal with 1st Stage Complaints	Yoker HA Ltd		1.20		1.75		1.57		1.35		1.78
	Scottish average		3.60	5.04	3.95	5.75	5.11				
Average time in days to deal with 2nd Stage Complaints	Yoker HA Ltd		NULL		19.00		17.00		5.50		13.50
	Scottish average		17.10	19.01	16.44	19.34	17.52				



Scottish Social Housing Charter
2024 Performance Report - Supplementary Information - Analysis of Financial Expenditure

