

Introduction

Thank you for agreeing to take part in our annual Tenant Perception (TP) survey - formerly STAR (Survey of Tenants and Residents)

The Regulator for Social Housing has introduced a Tenant Satisfaction Measures Standard (TSMs), which came into effect on 1 April 2023. TSMs are one part of the package of changes to consumer regulation included in the Social Housing (Regulatory) Bill.

The TSMs will provide data about landlords' performance and the quality of their services. This will help tenants hold their landlord to account as well as helping the Regulator in its future consumer regulation role.

There are eight sections for you to complete in this survey and we would appreciate it if you would complete all of these.

Once you have submitted your results, you will automatically be entered into our prize draw, where you could be in with a chance of winning £50 of Love2Shop vouchers.

Your Experience

* 1. Taking everything into account, how satisfied or dissatisfied are you with the service provided by Your Housing Group?

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

Your Repairs

* 2. Has Your Housing Group carried out a repair to your home in the last twelve months?

- Yes
- No

Your Repairs

* 3. How satisfied or dissatisfied are you with the overall repairs service from Your Housing Group over the last 12 months?

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

* 4. How satisfied or dissatisfied are you with the time taken to complete your most recent repair after you reported it?

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

Your Home

* 5. How satisfied or dissatisfied are you that Your Housing Group provides a home that is well maintained?

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

* 6. Thinking about the condition of the property or building you live in, how satisfied or dissatisfied are you that Your Housing Group provides a home that is safe?

- Very satisfied
- Fairly satisfied
- Neither satisfied nor dissatisfied
- Fairly dissatisfied
- Very dissatisfied
- Not applicable/don't know

Your Home

Keeping customers safe is Your Housing Group's number one business priority. As one of YHG's high rise customers, we feel it is especially important to understand how you feel about how we manage our buildings and keep you safe.

The following questions have been added to help us improve in this area.

* 7. To what extent do you agree or disagree with the following statements about Your Housing Group:

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
YHG has given me information on the fire emergency plan for my building and I am aware of the action to take in the event of a fire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
YHG has put fire exit signage that is appropriate for my circumstances, in communal areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
YHG takes residents' health and safety concerns seriously	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I feel the risk of fire in my building is low	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

8. Please tell us why you have selected these answer choices:

Your Home

* 9. In terms of the building you live in, to what extent do you agree or disagree Your Housing Group keeps you safe in terms of the following:

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Not applicable (I have not had any dealings with YHG about this topic)
Gas safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electrical safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water leaks and issues	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water hygiene - for example: Legionella management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Management of asbestos	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The structure of the building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The performance and safety of the lift(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. Please tell us why you have selected these answer choices:

Your Communal Areas

* 11. Do you live in a building with communal areas, either inside or outside, that Your Housing Group is responsible for maintaining?

- Yes
- No
- Don't know

Your Communal Areas

* 12. How satisfied or dissatisfied are you that Your Housing Group keeps the communal areas clean and well-maintained?

	Very satisfied	Fairly satisfied	Neither satisfied nor dissatisfied	Fairly dissatisfied	Very dissatisfied
Clean	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well-maintained	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

13. Is there anything else you would like to tell us about your communal areas?

Your Neighbourhood

* 14. How satisfied or dissatisfied are you that Your Housing Group makes a positive contribution to your neighbourhood?

- Very satisfied
- Fairly satisfied
- Neither satisfied nor dissatisfied
- Fairly dissatisfied
- Very dissatisfied
- Not applicable/don't know

* 15. How satisfied or dissatisfied are you with your neighbourhood as a place to live?

- Very satisfied
- Fairly satisfied
- Neither satisfied nor dissatisfied
- Fairly dissatisfied
- Very dissatisfied
- Not applicable/don't know

Your Neighbourhood

* 16. How satisfied or dissatisfied are you with Your Housing Group's approach to handling anti-social behaviour?

- Very satisfied
- Fairly satisfied
- Neither satisfied nor dissatisfied
- Fairly dissatisfied
- Very dissatisfied
- Not applicable/don't know

* 17. How would you rate the level of anti-social behaviour in your local area?

- A great deal
- A lot
- A moderate amount
- A little
- Not at all

* 18. How worried are you about being a victim of crime?

- Very worried
- Fairly worried
- Not very worried
- Not worried at all

Your Value for Money

For this section, we need to know which one of the options below apply to you - To try and avoid any confusion please note: although we appreciate your Rent and Service Charge may be covered by Housing Benefit (HB), we still consider this as being paid by you.

* 19. Please select which one of these options applies to you:

- I only pay rent** - *(this means you live in a property where YHG do not provide any communal cleaning or grounds maintenance services)*
- I only pay a service charge** - *(this means you own the property, but YHG still provide a communal cleaning and/or grounds maintenance service)*
- I pay both rent and service charge** - *(this means you live in a property where YHG also provide a communal cleaning and/or grounds maintenance service)*

Your Value for Money

* 20. How satisfied or dissatisfied are you that your rent provides value for money?

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

21. Is there anything else you would like to tell us about whether your rent provides value for money?

Your Value for Money

* 22. How satisfied or dissatisfied are you that your service charge provides value for money?

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

23. Is there anything else you would like to tell us about whether your service charge provides value for money?

Your Value for Money

* 24. How satisfied or dissatisfied are you that your rent provides value for money?

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

* 25. How satisfied or dissatisfied are you that your service charge provides value for money?

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

26. Is there anything else you would like to tell us about whether your rent or service charge provides value for money?

Your Contact with Your Housing Group

* 27. How satisfied or dissatisfied are you that Your Housing Group listens to your views and acts upon them?

- Very satisfied
- Fairly satisfied
- Neither satisfied nor dissatisfied
- Fairly dissatisfied
- Very dissatisfied
- Not applicable/don't know

* 28. How satisfied or dissatisfied are you that Your Housing Group keeps you informed about things that matter to you?

- Very satisfied
- Fairly satisfied
- Neither satisfied nor dissatisfied
- Fairly dissatisfied
- Very dissatisfied
- Not applicable/don't know

* 29. To what extent do you agree or disagree with the following? 'Your Housing Group treats me fairly and with respect'

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- Not applicable/don't know

Your Contact with Your Housing Group

* 30. Please tell us whether you are aware of the Housing Ombudsman service?

Yes

No

* 31. Have you made a complaint to Your Housing Group in the last 12 months?

Yes

No

Your Contact with Your Housing Group

* 32. How satisfied or dissatisfied are you with Your Housing Group's approach to complaints handling?

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

And Finally.....

* 33. How satisfied or dissatisfied are you that Your Housing Group is easy to deal with?

- Very satisfied
- Fairly satisfied
- Neither satisfied nor dissatisfied
- Fairly dissatisfied
- Very dissatisfied
- I have not contacted Your Housing Group for over 12 months

34. Is there anything else you would like to tell us?

* 35. After today, the information you have provided will be made anonymous. We would like your permission to contact you again, in case we would like to find out a little more. If you are happy to be contacted again, please tick 'yes'.

- Yes
- No