



**Landlord name:** BT Loch Aillse agus an Eilein Sgitheanaich Ltd - Lochalsh and Skye HA Ltd

**RSL Reg. No.:** 324

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### Approval

A1.1	Date approved	30/05/2024
A1.2	Approver	Alastair MacGregor
A1.3	Approver job title	Interim Chief Executive
A1.4	Comments (Approval)	N/A



Comments (Submission)

Reviewed and approved by Governing Body on 20 May 2024.  
Submitted by Graeme Coull (Director of Finance & Corporate Services) on behalf of Alastair MacGregor (Interim Chief Executive).



## Social landlord contextual information

### Staff

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

C1.1	the name of Chief Executive	Mr. Alastair MacGregor
C1.2.1	C1.2 Staff employed by the RSL: the number of senior staff	2.40
C1.2.2	the number of office based staff	29.37
C1.2.3	the number of care / support staff	0.00
C1.2.4	the number of concierge staff	0.00
C1.2.5	the number of direct labour staff	14.00
C1.2.6	the total number of staff	45.77
C1.3.1	Staff turnover and sickness absence: the percentage of senior staff turnover in the year to the end of the reporting year	33.33%
C1.3.2	the percentage of total staff turnover in the year to the end of the reporting year	10.92%
C1.3.3	the percentage of days lost through staff sickness absence in the reporting year	6.05%

**Social landlord contextual information****Lets**

Number of lets during the reporting year, split between 'general needs' and 'supported housing' (Indicator C3)		
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C3.1	The number of 'general needs' lets during the reporting year	102
C3.2	The number of 'supported housing' lets during the reporting year	5
Indicator C3		107



The number of lets during the reporting year by source of let (Indicator C2)
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C2.1	The number of lets to existing tenants	21
C2.2	The number of lets to housing list applicants	22
C2.3	The number of mutual exchanges	4
C2.4	The number of lets from other sources	14
C2.5.1	C2.5 The number of applicants who have been assessed as statutorily homeless by the local authority as:  section 5 referrals	1
C2.5.2	nominations from the local authority	0
C2.5.3	other	49
C2.6	the number of other nominations from local authorities	0
C2.7	Total number of lets excluding exchanges	107

## Annual Return on the Charter (ARC) 2023-2024

Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Social landlord contextual information" section.

The total no of lets increased by 25 from last year - 49 new lets and 58 re-lets.

**Overall satisfaction****All outcomes**

Percentage of tenants satisfied with the overall service provided by their landlord (Indicator 1)
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1.1.1	1.1 In relation to the overall tenant satisfaction survey carried out, please state: the number of tenants who were surveyed	320
1.1.2	the fieldwork dates of the survey	03/2022
1.1.3	The method(s) of administering the survey: Post	<input type="checkbox"/>
1.1.4	Telephone	<input checked="" type="checkbox"/>
1.1.5	Face-to-face	<input type="checkbox"/>
1.1.6	Online	<input type="checkbox"/>
1.2.1	1.2 In relation to the tenant satisfaction question on overall services, please state the number of tenants who responded: very satisfied	162
1.2.2	fairly satisfied	137
1.2.3	neither satisfied nor dissatisfied	5
1.2.4	fairly dissatisfied	9
1.2.5	very dissatisfied	7
1.2.6	no opinion	0
1.2.7	Total	320

Indicator 1	93.44%
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## Annual Return on the Charter (ARC) 2023-2024

Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Overall satisfaction" section.

Our satisfaction figures are reflective of a large tenant satisfaction survey completed in 2022, and therefore the data has not changed in the last reporting year. We intend to commence a new survey in 2024-2025.



## The customer / landlord relationship

### Communication

Percentage of tenants who feel their landlord is good at keeping them informed about their services and decisions (Indicator 2)

2.1	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?"	320
2.2.1	2.2 Of the tenants who answered, how many said that their landlord was: very good at keeping them informed	152
2.2.2	fairly good at keeping them informed	163
2.2.3	neither good nor poor at keeping them informed	2
2.2.4	fairly poor at keeping them informed	3
2.2.5	very poor at keeping them informed	0
2.2.6	Total	320

	Indicator 2	98.44%
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## Participation

Percentage of tenants satisfied with the opportunities given to them to participate in their landlord's decision making processes (Indicator 5)

5.1	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?"	320
5.2.1	5.2 Of the tenants who answered, how many said that they were: very satisfied	133
5.2.2	fairly satisfied	182
5.2.3	neither satisfied nor dissatisfied	1
5.2.4	fairly dissatisfied	3
5.2.5	very dissatisfied	1
5.2.6	Total	320

	Indicator 5	98.44%
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## Annual Return on the Charter (ARC) 2023-2024

Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "The customer / landlord relationship" section.

Our satisfaction figures are reflective of a large tenant satisfaction survey completed in 2022, and therefore the data has not changed in the last reporting year. We intend to commence a new survey in 2024-2025.



## Housing quality and maintenance

### Quality of housing

#### Scottish Housing Quality Standard (SHQS) – Stock condition survey information (Indicator C8)

C8.1	The date your organisation's stock was last surveyed or assessed for compliance with the SHQS	03/2024
C8.2	What percentage of stock did your organisation fully assess for compliance in the last five years?	40.53
C8.3	The date of your next scheduled stock condition survey or assessment	03/2025
C8.4	What percentage of your organisation's stock will be fully assessed in the next survey for SHQS compliance	59.22
C8.5	Comments on method of assessing SHQS compliance.	

This year's percentage of properties surveyed is lower than the previous year's return. These surveys are based on a five-year rolling inspection programme, which paused during the outbreak of the Covid pandemic which greatly impacted through a lack of access to undertake these inspections.

We have re-commenced these stock condition inspections by utilising both our qualified internal property services officers as well as tendering with three suitably experienced external surveying practices. We have appointed a surveying practice who are due to imminently commence surveys on a broad spread of our housing stock which will further assist and provide third party verification on the information we possess. This approach has have been discussed and agreed with SHR and we will continue to engage and provide further updates on progress throughout the next few months to the SHR.

We anticipate undertaking and have completed a further approximate 20% of our housing stock over the next year.



Scottish Housing Quality Standard (SHQS) – Stock summary (Indicator C9)
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		End of the reporting year	End of the next reporting year
C9.1	Total self-contained stock	854	856
C9.2	Self-contained stock exempt from SHQS	18	18
C9.3	Self-contained stock in abeyance from SHQS	7	7
C9.4.1	Self-contained stock failing SHQS for one criterion	185	0
C9.4.2	Self-contained stock failing SHQS for two or more criteria	0	0
C9.4.3	Total self-contained stock failing SHQS	185	0
C9.5	Stock meeting the SHQS	644	831

C9.6	Total self-contained stock meeting the SHQS by local authority
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	End of the reporting year	End of the next reporting year
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	644	831
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	0	0
Shetland Islands	0	0
South Ayrshire	0	0
South Lanarkshire	0	0
Stirling	0	0
West Dunbartonshire	0	0
West Lothian	0	0
Totals	644	831

Percentage of stock meeting the Scottish Housing Quality Standard (SHQS) (Indicator 6)
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6.1.1	The total number of properties within scope of the SHQS: at the end of the reporting year	854
6.1.2	projected to the end of the next reporting year	856
6.2.1	The number of properties meeting the SHQS: at the end of the reporting year	644
6.2.2	projected to the end of the next reporting year	831

Indicator 6 - Percentage of stock meeting the SHQS at the end of the reporting year	75.41%
Indicator 6 - Percentage of stock meeting the SHQS projected to the end of the next reporting year	97.08%



## Percentage of tenants satisfied with the quality of their home (Indicator 7)

7.1	How many tenants answered the question "Overall, how satisfied or dissatisfied are you with the quality of your home?"	320
7.2.1	7.2 Of the tenants who answered, how many said that they were: very satisfied	130
7.2.2	fairly satisfied	137
7.2.3	neither satisfied nor dissatisfied	30
7.2.4	fairly dissatisfied	16
7.2.5	very dissatisfied	7
7.3	Total	320

	Indicator 7	83.44%
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**Repairs, maintenance & improvements**

Average length of time taken to complete emergency repairs (Indicator 8)		
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8.1	The number of emergency repairs completed in the reporting year	139
8.2	The total number of hours taken to complete emergency repairs	456

Indicator 8		3.28
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Average length of time taken to complete non-emergency repairs (Indicator 9)		
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9.1	The total number of non-emergency repairs completed in the reporting year	1,214
9.2	The total number of working days taken to complete non-emergency repairs	7,308

Indicator 9		6.02
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Percentage of reactive repairs carried out in the last year completed right first time (Indicator 10)		
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10.1	The number of reactive repairs completed right first time during the reporting year	1,109
10.2	The total number of reactive repairs completed during the reporting year	1,213

Indicator 10		91.43%
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How many times in the reporting year did not meet your statutory duty to complete a gas safety check (Indicator 11).

11.1	The number of times you did not meet your statutory duty to complete a gas safety check.	0
11.2	if you did not meet your statutory duty to complete a gas safety check add a note in the comments field	N/A

Indicator 11	0
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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 12)

12.1	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?"	91
	12.2 Of the tenants who answered, how many said that they were:	71
12.2.1	very satisfied	
12.2.2	fairly satisfied	11
12.2.3	neither satisfied nor dissatisfied	3
12.2.4	fairly dissatisfied	3
12.2.5	very dissatisfied	3
12.2.6	Total	91

	Indicator 12	90.11%
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## Annual Return on the Charter (ARC) 2023-2024

Comments for any notable improvements or deterioration in performance, or compliance with tenant and resident safety requirements regarding the figures supplied in the "Housing quality and maintenance" section, including non-compliance with electrical, gas and fire safety requirements and plans to address these issues.

C9.4.3: Extensive programme engaging external contractors underway to improve EICR compliance. This is reflected in the improved performance.



## Neighbourhood & community

### Estate management, anti-social behaviour, neighbour nuisance and tenancy disputes

Percentage of all complaints responded to in full at Stage 1 and percentage of all complaints responded to in full at Stage 2. (Indicators 3 & 4)

	1st stage	2nd stage
Complaints received in the reporting year	8	1
Complaints carried forward from previous reporting year	0	1
All complaints received and carried forward	8	2
Number of complaints responded to in full by the landlord in the reporting year	7	0
Time taken in working days to provide a full response	64	0

Indicators 3 & 4 - The percentage of all complaints responded to in full at Stage 1	87.50%
Indicators 3 & 4 - The percentage of all complaints responded to in full at Stage 2	0.00%
Indicators 3 & 4 - The average time in working days for a full response at Stage 1	9.14
Indicators 3 & 4 - The average time in working days for a full response at Stage 2	N/A



Percentage of tenants satisfied with the landlord's contribution to the management of the neighbourhood they live in (Indicator 13)

13.1	How many tenants answered the question "Overall, how satisfied or dissatisfied are you with your landlord's contribution to the management of the neighbourhood you live in?"	320
13.2.1	13.2 Of the tenants who answered, how many said that they were: very satisfied	153
13.2.2	fairly satisfied	143
13.2.3	neither satisfied nor dissatisfied	12
13.2.4	fairly dissatisfied	7
13.2.5	very dissatisfied	5
13.2.6	Total	320

Indicator 13	92.50%
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Percentage of tenancy offers refused during the year (Indicator 14)	
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14.1	The number of tenancy offers made during the reporting year	135
14.2	The number of tenancy offers that were refused	28

Indicator 14		20.74%
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Percentage of anti-social behaviour cases reported in the last year which were resolved (Indicator 15)		
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15.1	The number of cases of anti-social behaviour reported in the last year	13
15.2	Of those at 15.1, the number of cases resolved in the last year	10

Indicator 15		76.92%
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Abandoned homes (Indicator C4)
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C4.1	The number of properties abandoned during the reporting year	2
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## Percentage of the court actions initiated which resulted in eviction and the reasons for eviction (Indicator 22)

22.1	The total number of court actions initiated during the reporting year	4
22.2.1	22.2 The number of properties recovered: because rent had not been paid	2
22.2.2	because of anti-social behaviour	0
22.2.3	for other reasons	0

Indicator 22 - Percentage of the court actions initiated which resulted in eviction because rent had not been paid	50.00%
Indicator 22 - Percentage of the court actions initiated which resulted in eviction because of anti-social behaviour	0.00%
Indicator 22 - Percentage of the court actions initiated which resulted in eviction for other reasons	0.00%
Indicator 22 - Percentage of the court actions initiated which resulted in eviction	50.00%

## Annual Return on the Charter (ARC) 2023-2024

Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Neighbourhood & community" section.

Our satisfaction figures are reflective of a large tenant satisfaction survey completed in 2022, and therefore the data has not changed in the last reporting year. We intend to commence a new survey in 2024-2025.



## Access to housing and support

### Housing options and access to social housing

Percentage of lettable houses that became vacant in the last year (Indicator 17)	
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17.1	The total number of lettable self-contained stock	836
17.2	The number of empty dwellings that arose during the reporting year in self-contained lettable stock	58

Indicator 17		6.94%
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Number of households currently waiting for adaptations to their home (Indicator 19)		
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19.1	The total number of approved applications on the list for adaptations as at the start of the reporting year, plus any new approved applications during the reporting year.	8
19.2	The number of approved applications completed between the start and end of the reporting year	8
19.3	The total number of households waiting for applications to be completed at the end of the reporting year.	0
19.4	if 19(iii) does not equal 19(i) minus 19(ii) add a note in the comments field.	
		N/A

		Indicator 19	0
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## Total cost of adaptations completed in the year by source of funding (£) (Indicator 20)

20.1	The cost (£) that was landlord funded;	£0
20.2	The cost (£) that was grant funded	£51,732
20.3	The cost (£) that was funded by other sources.	£0

Indicator 20		£51,732
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The average time to complete adaptations (Indicator 21)		
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21.1	The total number of working days taken to complete all adaptations.	594
21.2	The total number of adaptations completed during the reporting year.	8

		Indicator 21	74.25
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Homelessness – the percentage of referrals under Section 5, and other referrals for homeless households made by the local authority, that result in an offer, and the percentage of those offers that result in a let (Indicator 23)

23.1	The total number of individual homeless households referrals received under section 5.	1
23.2	The total number of individual homeless households referrals received under other referral routes.	517
23.3	The total number of individual homeless households referrals received under section 5 and other referral routes.	518
23.4	The total number of individual homeless households referrals received under section 5 that result in an offer of a permanent home.	1
23.5	The total number of individual homeless households referrals received under other referral routes that result in an offer of a permanent home.	56
23.6	The total number of individual homeless households referrals received under section 5 and other referral routes that result in an offer of a permanent home.	57
23.7	The total number of accepted offers.	48

Indicator 23 - The percentage of referrals under section 5, and other referrals for homeless households made by a local authority, that result in an offer	11.00%
Indicator 23 - The percentage of those offers that result in a let	84.21%



Average length of time to re-let properties in the last year (Indicator 30)		
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30.1	The total number of properties re-let in the reporting year	58
30.2	The total number of calendar days properties were empty	1,460

Indicator 30		25.17
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**Tenancy sustainment**

Percentage of new tenancies sustained for more than a year, by source of let (Indicator 16)
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16.1.1	The number of tenancies which began in the previous reporting year by: existing tenants	10
16.1.2	applicants who were assessed as statutory homeless by the local authority	44
16.1.3	applicants from your organisation's housing list	13
16.1.4	nominations from local authority	0
16.1.5	other	5
16.2.1	The number of tenants at 16.1 who remained in their tenancy for more than a year by: existing tenants	9
16.2.2	applicants who were assessed as statutory homeless by the local authority	39
16.2.3	applicants from your organisation's housing list	13
16.2.4	nominations from local authority	0
16.2.5	other	4

Indicator 16 - Percentage of new tenancies to existing tenants sustained for more than a year	90.00%
Indicator 16 - Percentage of new tenancies to applicants who were assessed as statutory homeless by the local authority sustained for more than a year	88.64%
Indicator 16 - Percentage of new tenancies to applicants from the landlord's housing list sustained for more than a year	100.00%
Indicator 16 - Percentage of new tenancies through nominations from local authority sustained for more than a year	N/A
Indicator 16 - Percentage of new tenancies to others sustained for more than a year	80.00%

## Annual Return on the Charter (ARC) 2023-2024

Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Access to housing and support" section.

The average length of time to re-let properties has increased. This was driven in part by the total volume of new & changed tenancies which at 107 was unprecedented for the Association. Some resource challenges over the past year were a contributing factor as well as varied other reasons eg refusals, withdrawn acceptances at the last minute, delays in getting EICRs done, electricity meters left in debt taking time to clear.



## Getting good value from rents and service charges

### Rents and service charges

Rent collected as percentage of total rent due in the reporting year (Indicator 26)

26.1	The total amount of rent collected in the reporting year	£3,934,523
26.2	The total amount of rent due to be collected in the reporting year (annual rent debit)	£3,971,980

	Indicator 26	99.06%
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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 27)

27.1	The total value (£) of gross rent arrears as at the end of the reporting year	£203,112
27.2	The total rent due for the reporting year	£3,999,357

	Indicator 27	5.08%
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## Average annual management fee per factored property (Indicator 28)

28.1	The number of residential properties factored	93
28.2	The total value of management fees invoiced to factored owners in the reporting year	£5,706

Indicator 28		£61.35
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Percentage of rent due lost through properties being empty during the last year (Indicator 18)		
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18.1	The total amount of rent due for the reporting year	£3,999,357
18.2	The total amount of rent lost through properties being empty during the reporting year	£27,377

Indicator 18		0.68%
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Rent increase (Indicator C5)
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C5.1	The percentage average weekly rent increase to be applied in the next reporting year	7.70%
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The number of households for which landlords are paid housing costs directly and the total value of payments received in the reporting year (Indicator C6)

C6.1	The number of households the landlord received housing costs directly for during the reporting year	308
C6.2	The value of direct housing cost payments received during the reporting year	£1,117,803



## Amount and percentage of former tenant rent arrears written off at the year end (Indicator C7)

C7.1	The total value of former tenant arrears at year end	£49,440
C7.2	The total value of former tenant arrears written off at year end	£17,231

	Indicator C7	34.85%
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**Value for money**

Percentage of tenants who feel that the rent for their property represents good value for money (Indicator 25)
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25.1	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?"	320
25.2.1	25.2 Of the tenants who answered, how many said that their rent represented: very good value for money	66
25.2.2	fairly good value for money	202
25.2.3	neither good nor poor value for money	27
25.2.4	fairly poor value for money	20
25.2.5	very poor value for money	5
25.3	Total	320

Indicator 25	83.75%
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## Percentage of factored owners satisfied with the factoring service they receive (Indicator 29)

29.1	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?"	13
29.2.1	29.2 Of the factored owners who answered, how many said that they were: very satisfied	0
29.2.2	fairly satisfied	3
29.2.3	neither satisfied nor dissatisfied	4
29.2.4	fairly dissatisfied	2
29.2.5	very dissatisfied	4
29.3	Total	13

Indicator 29	23.08%
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## Annual Return on the Charter (ARC) 2023-2024

Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Getting good value from rents and service charges" section.

Our satisfaction figures are reflective of a large tenant satisfaction survey completed in 2022, and therefore the data has not changed in the last reporting year. We intend to commence a new survey in 2024-2025.

Gross rent arrears are higher than 2022-23. Rent collection remains a challenge in many cases as tenants are adversely affected by the cost of living crisis. Rural areas are particularly hard hit as the cost of food, other goods and transport are higher than other areas, and employment is often seasonal and/or insecure. High energy prices hit Skye and Lochalsh hard as energy usage is higher than other areas which also puts a lot of pressure on household budgets. Our Interim Chief Executive has convened a working group to review issues around rent collection.



**Other customers**

**Gypsies / Travellers**

For those who provide Gypsies/Travellers sites - Average weekly rent per pitch (Indicator 31)
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31.1	The total number of pitches	0
31.2	The total amount of rent set for all pitches during the reporting year	N/A

	Indicator 31	N/A
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For those who provide sites – percentage of Gypsy/Travellers satisfied with the landlord’s management of the site (Indicator 32)

32.1	How many Gypsies/Travellers answered the question "How satisfied or dissatisfied are you with your landlord's management of your site?"	
32.2.1	32.2 Of the Gypsies/Travellers who answered, how many said that they were: very satisfied	
32.2.2	fairly satisfied	
32.2.3	neither satisfied nor dissatisfied	
32.2.4	fairly dissatisfied	
32.2.5	very dissatisfied	
32.2.6	Total	

Indicator 32	
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## Annual Return on the Charter (ARC) 2023-2024

Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Other customers" section.