



NORTH YORKSHIRE COUNCIL

Tenant Satisfaction Measures – Summary of Approach 2025/26



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Introduction



The Tenant Satisfaction Measures (TSM) Standard mandates that all registered providers develop and report TSMs in accordance with the guidelines set by the regulator. As part of this requirement, it is necessary for North Yorkshire Council (NYC) to inform its customers about its approach to conducting the TSM Perception survey and collecting data.

This document details NYC methodology and outlines the criteria specified in the Regulator of Social Housing's publication, Tenant Satisfaction Measures Return.

The Tenant Satisfaction Measures (TSM) Standard requires all registered providers to conduct tenant perception surveys and report performance annually as specified by the RSH. TSMs are intended to make landlords' performance more visible to tenants so that tenants can hold their landlord to account. TSMs consist of 22 measures: 10 providing management information from data held by the landlord and 12 satisfaction measures gathered from tenant surveys. In addition to overall satisfaction with landlord services, the measures cover five key themes:

- Keeping properties in good repair
- Maintaining building safety
- Respectful and helpful engagement
- Responsible neighbourhood management
- Effective handling of complaints

Providers must publish a summary of the survey approach used to generate published tenant perception measures. This must be made clearly available alongside each set of tenant perception measures published by the provider.

Summary of Achieved Sample & Sample Method



NYC works with Acuity Research & Practice Ltd, an accredited organisation that is dedicated to providing research services in the social housing sector. We use survey information to understand how our tenants feel about their homes and services and how we can improve. Acuity was commissioned for collecting, generating and validating reported perception measures.

In 2025/26, NYC completed TSM surveys with a sample of residents. The sample size was chosen to ensure that the level of statistical accuracy set out by the Regulator of Social Housing was met. NYC must ensure that they survey enough residents to meet a statistical accuracy (margin of error at 95% confidence interval) of +/- 4%.

During 2025/26, NYC completed 635 TSM surveys. NYC have 8158 properties which means that a statistical accuracy level of +/- $\pm 3.7\%$ was achieved, which is a greater level of accuracy than required.

No tenant was removed from the sample frame.

There are no incentives used for this survey.



Timing of Survey

NYC carried out a total of 635 surveys between 26/06/2025 and 16/03/2026

Collection Method(s)



The TSM Surveys were completed via telephone methodology. The rationale for using this approach is:

- **Accessibility and Inclusivity:** Ensuring accessibility for all tenants, which aligns with our goal of reaching a broad and representative sample
- **Engagement and Data Quality:** Direct interaction over the phone tends to enhance engagement, allowing participants to ask clarifying questions and leading to more accurate and detailed responses. This is particularly valuable for nuanced satisfaction metrics.
- **Response Rates:** Historically, telephone surveys have yielded higher response rates than other methods within this tenant demographic, maximising the robustness of our data and ensuring the results truly reflect the tenant base. Using a telephone interaction allows NYC to be reactive to flags and alerts, which improves customer recovery.
- **Reliability and Consistency:** Maintaining consistency with previous years' methodologies allows for more reliable trend analysis. It also enables richer information to be gathered.
- **Independence:** Using Acuity, an independent market research agency, means that participants are free from influence from the rest of the organisation.

Sample Method



A sample approach was used for NYC's fieldwork. Acuity contacted a random selection of current tenants in a telephone survey based on quotas. All respondents had the opportunity complete the survey online by requesting to do so when speaking to an interviewer. The survey is carefully scripted to ensure a professional and consistent process.

Survey responses are immediately shared with NYC, who then manage a follow up and review process which includes both responding to feedback as necessary, and analysing the feedback, to understand how we can improve.



Representativeness



Representative checks were carried out to ensure that the survey was representative of the tenant population as a whole. The characteristics by which representativeness was determined were:

Age Group	Population	Sample
0 - 24	1%	1%
25 - 34	8%	8%
35 - 44	14%	15%
45 - 54	15%	15%
55 - 60	1%	1%
60 - 64	1%	1%
65 - 74	19%	20%
75 - 84	16%	16%
85+	6%	6%

Ward	Population	Sample
Appleton Roebuck & Church Fenton	2%	1%
Barlby & Riccall	2%	2%
Bilton & Nidd Gorge	8%	7%
Bilton Grange & New Park	2%	2%



Boroughbridge & Claro	1%	1%
Brayton & Barlow	1%	1%
Camblesforth & Carlton	2%	2%
Catterick Village & Brompton-On-Swale	2%	2%
Cawood & Escrick	1%	2%
Cliffe & North Duffield	0.97%	0.63%
Coppice Valley & Duchy	0.43%	0.47%
Fairfax & Starbeck	5%	5%
Harlow & St. Georges	0.04%	0%
High Harrogate & Kingsley	2%	2%
Hipswell & Colburn	5%	6%
Killinghall, Hampsthwaite & Saltergate	1%	1%
Knaresborough East	3%	3%
Knaresborough West	2%	3%
Leyburn & Middleham	2%	0.94%
Masham & Fountains	2%	2%
Monk Fryston & South Milford	4%	5%
North Richmondshire	2%	2%
Oatlands & Pannal	1%	0.94%
Osgoldcross	3%	3%
Ouseburn	1%	2%



Pateley Bridge & Nidderdale	2%	1%
Richmond	4%	5%
Ripon Minster & Moorside	5%	4%
Ripon Ure Bank & Spa	2%	3%
Scotton & Lower Wensleydale	0.53%	0.63%
Selby East	6%	6%
Selby West	8%	7%
Sherburn In Elmet	4%	4%
Spofforth With Lower Wharfedale & Tockwith	1%	1%
Stray, Woodlands & Hookstone	0.75%	0.63%
Tadcaster	6%	6%
Thorpe Willoughby & Hambleton	0.82%	0.79%
Upper Dales	0.77%	0.31%
Valley Gardens & Central Harrogate	0.27%	0%
Washburn & Birstwith	0.74%	0.79%
Wathvale & Bishop Monkton	2%	3%

Disability	Population	Sample
N	41%	41%
Y	1%	1%
Unknown	55%	55%



Length of Tenancy	Population	Sample
A. < 1 Year	4%	8%
B. 1 - 3 Years	19%	23%
C. 4 - 5 Years	11%	11%
D. 6 - 10 Years	23%	22%
E. 11 - 20 Years	23%	22%
F. Over 20 Years	20%	15%

Property Type	Population	Sample
Bedsit	1%	0.94%
Bungalow	27%	31%
Flat	31%	30%
House	41%	37%
Maisonette	0.12%	0.47%



Questionnaire & Introductory Text



Hello is that [Respondent Name],

My name is [Interviewer Name] and I'm calling on behalf of [Organisation Name] from an independent research agency called Acuity. We are carrying out short satisfaction surveys with [description] to find out how satisfied you are with your home and the services you receive from them. Would you be able to spare [Survey Length] minutes to go through the survey with me now?

IF NO ASK: can I call back at another time?

No appointments after [Project End Date]

IVR READ OUT: The survey will be used to calculate tenant satisfaction measures to be published by [Organisation Name] and reported back to the Regulator of Social Housing.

If the customer would like to verify the validity of this survey they need to contact [Organisation Name] by email [Email Address] or by phone [Telephone Number].

NB: Data sharing if challenged –

“Your landlord will, from time to time, share your personal data with third parties for *legitimate interests*. This could be transferring it to repairs contractors to carry out repairs or for research purposes such as this, to ensure they are giving the best service possible. When signing your application form or agreement, you are automatically included in this legitimate interest clause which can also be found in the data privacy statement on your landlord’s website.

You can however opt out of this by contacting your landlord. If you are not happy that your landlord has passed your details to us and would rather we did not contact you again, we can remove your details from our system and flag this back to your landlord. I however urge you to contact them to request your details are not shared with other parties.”

Before we start, I need to make you aware that we are bound by the Market Research Society Code of Conduct. All calls will be recorded for training and quality purposes. Any information that you give us will be treated in confidence and will be used to find ways of improving the service that [Organisation Name] provides. [Organisation Name] will be able to identify you from your survey responses, are you happy to continue?

NB: If asked – call recordings are stored for 90 days to allow our company to verify and validate the quality of interviews.

- Yes
- No



Question set

Label	Question text	Rating scale
Overall Satisfaction	Taking everything into account, how satisfied or dissatisfied are you with the service provided by North Yorkshire Council's Housing Services?	Very satisfied, Fairly satisfied, Neither satisfied nor dissatisfied, Fairly dissatisfied, Very dissatisfied
Overall Satisfaction Very Satisfied Comments	Please can you explain why you are very satisfied?	Open Ended
Overall Satisfaction Neutral Comments	What could North Yorkshire Council's Housing Services do to improve your satisfaction with the service?	Open Ended
Overall Satisfaction Very Dissatisfied Comments	Please can you explain why you are very dissatisfied? And what North Yorkshire Council's Housing Services needs to improve?	Open Ended
Well Maintained Home	How satisfied or dissatisfied are you that North Yorkshire Council's Housing Services provides a home that is well maintained?	Very satisfied, Fairly satisfied, Neither satisfied nor dissatisfied, Fairly dissatisfied, Very dissatisfied
Safe Home	Thinking about the condition of the property or building you live in, how satisfied or dissatisfied are you that North Yorkshire Council's Housing Services provides a home that is safe?	Very satisfied, Fairly satisfied, Neither satisfied nor dissatisfied, Fairly dissatisfied, Very dissatisfied, Not applicable / Don't know
Unsafe Home Comments	If not satisfied, please can you explain why you feel that your home is not safe?	Open Ended
Communal Areas?	Do you live in a building with communal areas, either inside or outside, that North Yorkshire Council's Housing Services is responsible for maintaining?	Yes, No, Don't know



Communal Area Satisfaction	How satisfied or dissatisfied are you that North Yorkshire Council's Housing Services keeps these communal areas clean and well-maintained?	Very satisfied, Fairly satisfied, Neither satisfied nor dissatisfied, Fairly dissatisfied, Very dissatisfied
Communal Area Comments	If not satisfied, please can you explain why you feel that the communal areas are not clean and well maintained?	Open Ended
Repairs in last 12 months?	Has North Yorkshire Council's Housing Services carried out a repair to your home in the last 12 months?	Yes/No
Repairs last 12 months satisfaction	How satisfied or dissatisfied are you with the overall repairs service from North Yorkshire Council's Housing Services over the last 12 months?	Very satisfied, Fairly satisfied, Neither satisfied nor dissatisfied, Fairly dissatisfied, Very dissatisfied
Time taken repairs	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
Repairs Comments	If you are not satisfied with how North Yorkshire Council's Housing Services deals with repairs and maintenance, please could you explain the reason why?	Open Ended
Listens to views & acts upon them	How satisfied or dissatisfied are you that North Yorkshire Council's Housing Services 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
Keeps you informed	How satisfied or dissatisfied are you that North Yorkshire Council's Housing Services 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
Fairly and with respect	To what extent do you agree or disagree with the following 'North Yorkshire Council's Housing Services treats me fairly and with respect'?	Strongly Agree, Agree, Neither Agree nor Disagree, Disagree, Strongly Disagree, Not Applicable/Don't Know
Easy to Deal With	How satisfied or dissatisfied are you that North Yorkshire Council's Housing Services is easy to deal with?	Very satisfied, Fairly satisfied, Neither satisfied nor dissatisfied, Fairly dissatisfied, Very dissatisfied



Customer Service and Communication Comments	If you are not satisfied with customer service and communications please provide more information, and what could North Yorkshire Council's Housing Services improve?	Open Ended
Contribution to neighbourhood	How satisfied or dissatisfied are you that North Yorkshire Council's Housing Services makes a positive contribution to your neighbourhood?	Very satisfied, Fairly satisfied, Neither satisfied nor dissatisfied, Fairly dissatisfied, Very dissatisfied, Not applicable / Don't know
Approach to ASB	How satisfied or dissatisfied are you with North Yorkshire Council's Housing Services's approach to handling anti-social behaviour?	Very satisfied, Fairly satisfied, Neither satisfied nor dissatisfied, Fairly dissatisfied, Very dissatisfied, Not applicable / Don't know
ASB Comments	If dissatisfied, please can you explain why you are not happy with North Yorkshire Council's Housing Services's approach to handling anti-social behaviour?	Open Ended
Complaints in last 12 months?	Have you made a complaint to North Yorkshire Council's Housing Services in the last 12 months?	Yes/No
Complaints Handling	How satisfied or dissatisfied are you with North Yorkshire Council's Housing Services's approach to complaints handling?	Very satisfied, Fairly satisfied, Neither satisfied nor dissatisfied, Fairly dissatisfied, Very dissatisfied
Complaint Type	What was your complaint related to?	Repairs service, Property condition, Anti-social behaviour, Communal areas or repairs, Damp and mould, Staff or contractor attitude, Communication, Tenancy matters, Rent or service charge matters, Other (please specify), Unknown
Cost of Living	How concerned are you about the cost of living crisis for you personally?	Not at all concerned, Slightly concerned, Very concerned, Prefer not to say
Damp	Does your home currently suffer from any damp or mould issues?	Yes/No



Reported Damp	And if yes, have you reported it to North Yorkshire Council's Housing Services?	Yes/No
Permission 1 - Happy to be identified	The results of this survey are confidential. However, would you be happy for us to give your responses to North Yorkshire Council's Housing Services with your name attached so that they have better information to help them improve services?	Yes/No
Permission 2 - Follow up	Would you be happy for North Yorkshire Council's Housing Services to contact you to follow up any of the comments or issues you have raised?	Yes/No

If you are dissatisfied with the service provided by North Yorkshire Council's Housing Services they do have a complaints process you can access by calling 0300 131 2 131, or by completing a form on their website where you will find more information (<https://www.northyorks.gov.uk/your-council/get-touch/complaints-comments-or-compliments>)

We have now come to the end of the survey. Just to confirm my name is [INTERVIEWER NAME] and I've been calling from Acuity on behalf of North Yorkshire Council's Housing Services, thank you very much for your time in completing the survey.

Report by Acuity Research & Practice



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