



## **TORUS - LCHO**

# **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 Torus to inform its customers about its approach to conducting the TSM Perception survey and collecting data.

This document details Torus 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



Torus 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, Torus 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. Torus must ensure that they survey enough residents to meet a statistical accuracy (margin of error at 95% confidence interval) of +/- 5%.

During 2025/26, Torus received 315 TSM surveys. Of these, 312 completed TP01, which is used to calculate the confidence level. Torus have 1,925 properties which means that a statistical accuracy level of  $\pm 5.1\%$  was achieved.

No tenant was removed from the sample frame.

There are no incentives for this survey.



## Timing of Survey

Torus carried out a total of 315 surveys between 30/06/2025 and 31/01/2026

## Collection Method(s)



The TSM Surveys were completed via Online and Telephone methodologies. The rationale for using a mixed methodology 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:** Indirect through online methods, and direct interaction over the phone tend to enhance engagement, allowing participants to answer clarifying questions and leading to more accurate and detailed responses. This is particularly valuable for nuanced satisfaction metrics.
- **Response Rates:** Using a mixed methodology approach maximises the robustness of our data and ensuring the results truly reflect the tenant base. Including a telephone aspect also allows Torus 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 Torus's fieldwork. Acuity contacted a random selection of current tenants in a telephone survey based on quotas or were given the opportunity complete the survey online by either requesting to do so when speaking to an interviewer or by receiving a unique link via email or sms. The survey is carefully scripted to ensure a professional and consistent process.

Survey responses are immediately shared with Torus, 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
25 - 34	24%	23%
35 - 44	23%	27%
45 - 54	14%	16%
65 - 74	7%	9%
75 - 84	3%	3%
Unknown	30%	22%

Gender	Population	Sample
Female	58%	60%
Male	42%	40%

Area	Population	Sample
Liverpool	28%	29%
St Helens	37%	36%
Warrington	35%	36%



Ethnicity	Population	Sample
Arab	0.05%	0%
Asian Or Asian British Indian	0.32%	0.63%
Asian Or Asian British Other	2%	3%
Asian Or Asian British Pakista	0.11%	0%
Black Or Black British African	0.95%	1%
Black Or Black British Caribbe	0.26%	0%
Black Or Black British Other	0.11%	0%
Chinese	1%	1%
Mixed Other	0.32%	0.63%
Mixed White And Asian	0.21%	0.32%
Mixed White And Black Caribbea	0.16%	0%
No Answer	10%	6%
Refused	0.37%	0.95%
White And Black African	0.32%	0.63%
White British	59%	62%
White Irish	0.21%	0.32%
White Other	2%	3%
Unknown	23%	20%



Tenancy Length	Population	Sample
Under 1 Year	18%	20%
1 Year	20%	22%
2-5 Years	38%	41%
6-10 Years	18%	15%
11-20 Years	5%	3%
20+ Years	1%	0.32%

Property Type	Population	Sample
Bungalow	2%	1%
Flat	10%	11%
House	88%	88%
Maisonette	0.16%	0.32%



## 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 for LCHO

Label	Question text	Rating scale
Overall Satisfaction	Taking everything into account, how satisfied or dissatisfied are you with the service provided by Torus?	Very satisfied, Fairly satisfied, Neither satisfied nor dissatisfied, Fairly dissatisfied, Very dissatisfied
Overall Satisfaction Comments	Please describe your specific experiences that have shaped your view of Torus's service.	Open ended
Safe Home	Thinking about the condition of the property or building you live in, how satisfied or dissatisfied are you that Torus provides a home that is safe?	Very satisfied, Fairly satisfied, Neither satisfied nor dissatisfied, Fairly dissatisfied, Very dissatisfied, Not applicable/ Don't know
Communal Areas?	Do you live in a building with communal areas, either inside or outside, that Torus is responsible for maintaining?	Yes / No / Don't Know
Communal Area satisfaction	How satisfied or dissatisfied are you that Torus keeps these communal areas clean and well-maintained?	Very satisfied, Fairly satisfied, Neither satisfied nor dissatisfied, Fairly dissatisfied, Very dissatisfied
Home or communal areas safe or well maintained Comments	Share your views on the safety and maintenance of your home and the cleanliness and maintenance of any communal areas.	Open ended
Listens to views & acts upon them	How satisfied or dissatisfied are you that Torus 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 Torus 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 `Torus treats me fairly and with respect`?	Strongly Agree, Agree, Neither Agree nor Disagree, Disagree, Strongly Disagree, Don't know / Not applicable
Easy to Deal With	How satisfied or dissatisfied are you that Torus is easy to deal with?	Very satisfied, Fairly satisfied, Neither satisfied nor dissatisfied, Fairly dissatisfied, Very dissatisfied
Internet and Online Services	How often do you use the internet or online services (such as online shopping, browsing, social media, streaming services and sending emails)?	Daily or almost every day, Weekly, Less than once a week, Monthly, Used over three months ago, Never Used
Preferred Contact Method	How do you prefer to be contacted by/make contact with Torus?	Telephone, Online (webchat), Face to Face, Email, Post, Via MyTorus account
Contribution to neighbourhood	How satisfied or dissatisfied are you that Torus makes a positive contribution to your neighbourhood?	Very satisfied, Fairly satisfied, Neither satisfied nor dissatisfied, Fairly dissatisfied, Very dissatisfied, Not applicable / Don't know
Neighbourhood Contribution Comments	Share your views on your landlord's contribution to your neighbourhood.	Open ended
Approach to ASB	How satisfied or dissatisfied are you with Torus'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	Give us your thoughts on Torus's approach to handling anti-social behaviour.	Open ended
Complaints in last 12 months?	Have you made a complaint to Torus in the last 12 months?	Yes / No
Complaints Handling	How satisfied or dissatisfied are you with Torus's approach to complaints handling?	Very satisfied, Fairly satisfied, Neither satisfied nor dissatisfied, Fairly dissatisfied, Very dissatisfied



Complaints Comments	Please describe your experience of how complaints are handled.	Open ended
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
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 Torus 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 Torus to contact you to follow up on any of the comments or issues you have raised?	Yes / No

“If you are dissatisfied with the service provided by Torus, they do have a complaints process you can access by calling 0800 678 1894, emailing [info@torus.co.uk](mailto:info@torus.co.uk) or by completing a form on their website where you will find more information. <https://torus.co.uk/my-torus/your-home/complaints-compliments-and-feedback/make-complaint>”

“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 Torus. Thank you very much for your time in completing the survey.”

## Report by Acuity Research & Practice



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