## Customer Data What do you need to know?

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## Equality, diversity and inclusion data





## What do you need to know?



We need to do a customer census

We need to record ED&I information against individual tenants

We need to be able to report our ED&I data



# ASK WHY, NOT WHAT



## It's not about

- Collecting data this is not an outcome goal
- Labelling attributes against individual customers on our systems
- Reporting 'what'

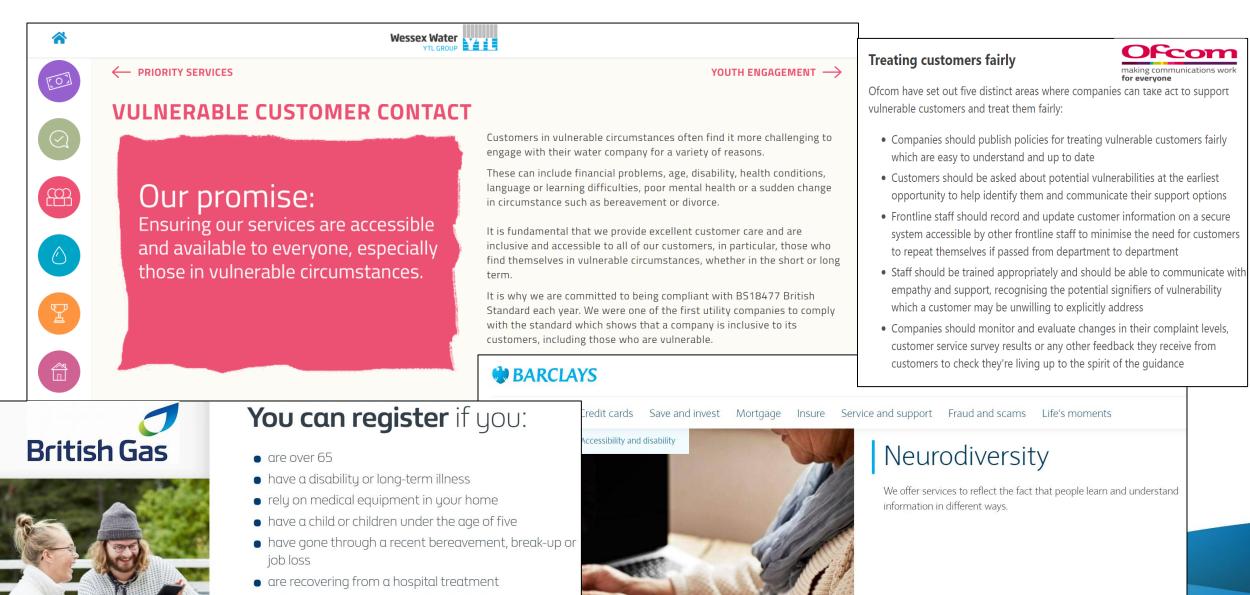
## It is about

- Knowing your customers and how this impacts and informs your service design
- Effectively hearing the voice of all customers
- Being able to measure outcomes



## Learning from other sectors





• are living independently for the first time

## Regulatory standards - involvement and empowerment

#### Theme

Wide range of opportunities to influence & be involved

Scrutiny & performance – incl. provision of timely & relevant

performance info & ability to make recommendations

Understanding & responding to diverse needs of tenants

Provide tenants with accessible, relevant & timely info about

arrangements for tenant involvement & scrutiny

Complaints – range of ways to express a complaint and reporting on performance

Publication of an annual report

Building tenant capacity to be more effectively involved

Consult with tenants on monitoring & performance & governance & scrutiny

Demonstrate to tenants how outcomes of consultations have been taken into account in decision making

Demonstrate how we respond to tenants' needs in service delivery and communications

The white paper is clear in its expectations around how landlords will be expected to develop their future activity, particularly:

- Tailor their engagement in the future
- Embed a culture of continuous improvement in landlords' approach to tenant engagement
- Ensure landlords do more to draw on and learn from best practice on engagement, including from other sectors
- The Regulator of Social Housing will require landlords to show how they have sought out and considered ways to improve tenant engagement



It will take time for us to reshape our consumer regulation so that it delivers what the Social Housing White Paper sets out, but good landlords won't be waiting around for us to complete our work.

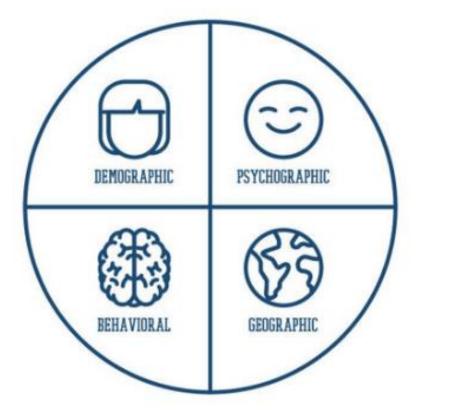
They can make a real head start by listening to tenants, increasing their transparency, and where they need to, improving their services so they are always high quality and robust.

KATE DODSWORTH
 Director of Consumer Regulation



## Different types of segmentation





## Demographic or life stage segmentation

This customer segmentation method is one of the most commonly used because it's easy to acquire through census data and internal data sets.

Value is limited to marketing strategies and has value when designing and delivering marketing activity and campaign activity across geographical areas or targeting mass populations.

Segmentation means a better experience for our customers and efficiency for the business

## The survey contained over 50 attitudinal statements and additional questions relating to conditions . Behavioural, demographic and asset information also included

Me and my life day to day Routines, hobbies, interests, worries, what's important to them What makes them who they are?



Me and my home What is home to them? How do they feel about their homes? Identifying challenges managing their tenancy Me and social housing Journey to social housing and experience in other settings

Me and my

health

Physical, mental,

cognitive

Me and my life in the

future

What is their

outlook on life?

Aspirations?

Me and my finances and employment Feelings around financial security, ability to manage finances, identifying support needs



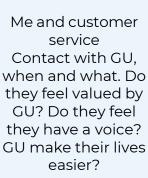
Me and things

affecting me Covid, weight

management,

smoking etc.







Me and my environment / community How do they feel about their environment?



## Difficulties and conditions affecting day to day life



## Three quarters of our customers have at least one condition that affects them on a daily basis

## Physical conditions

Conditions affecting physical health. This can include both illness, disease and chronic conditions. Examples include: Arthritis, Diabetes, Cancer, back problems and COPD.

## Mental health conditions

Conditions affecting mental health. This can include a range of conditions. Examples include: Depression, Anxiety, OCD, PTSD, Eating disorders, Bipolar and Schizophrenia.

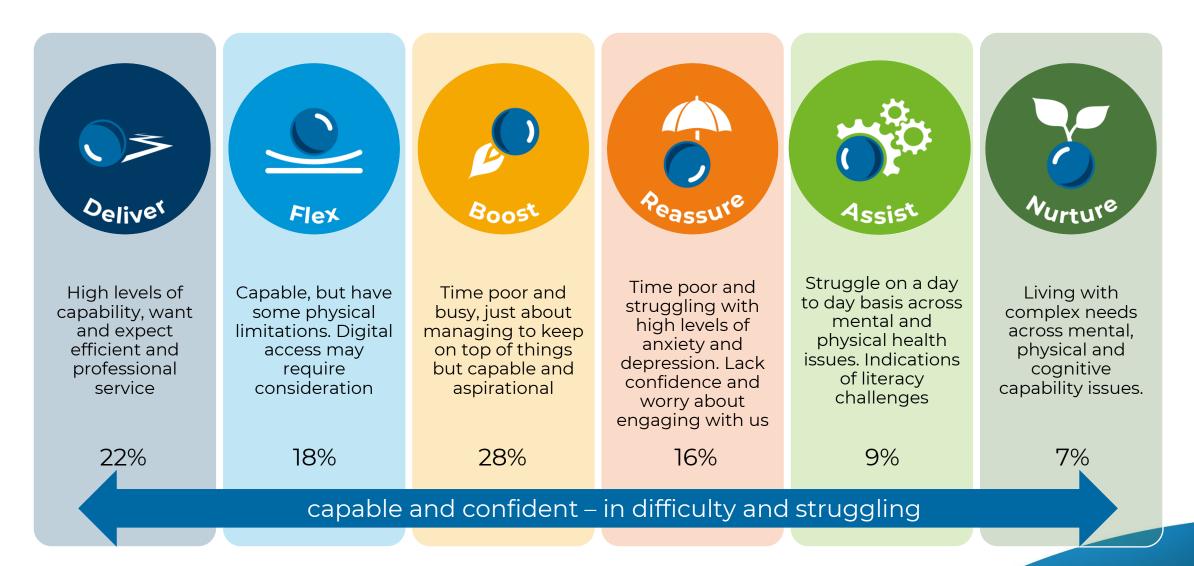
## Cognitive conditions

Conditions affecting capability. Can have mental and physical difficulties. This area is complex and principally covers three areas: Learning Disabilities – Dyslexia, Dyscalculia. Developmental Disorders – Autism, Asperger's, ADHD. Neurodegenerative Diseases – Alzheimer's and Dementia.



## Introducing our segments









They feel: Struggling with multiple issues Our approach: Consistency and understanding. Adapted communications

## 7% (1,000)

They feel: Struggling with multiple issues Our approach: Consistency & understanding. Adapted communications 7% (1,000)

"Most days I find it hard to deal with everything that's going on. I've got a lot on my plate now, let alone thinking about the future. I find it difficult to maintain my home, even cleaning is a challenge for me. I feel depressed and anxious most of the time.

Even though I'm struggling quite a lot, I find it hard to ask for help. I've got multiple challenges with my physical and mental health, and I'm not able to work because of them. I've not got much money – what with bills and rent and paying my debts there isn't anything left over, and I sometimes have to use a foodbank.

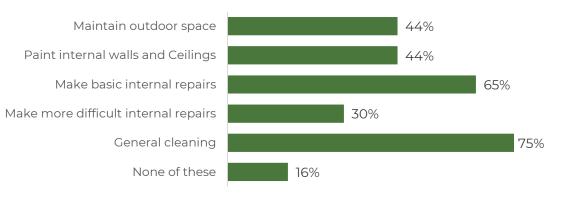
I'm lonely, and some weeks I won't talk to anyone. I have trouble understanding documents and what people are saying to me. I prefer to not have to talk to people that I don't know if I can help it. I'm not at all confident dealing with people in authority."



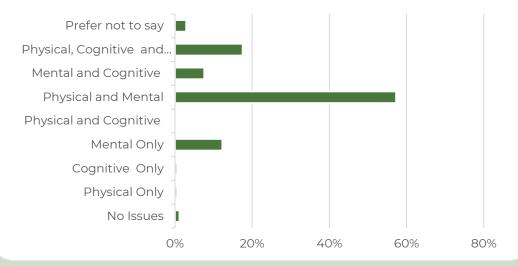
## Key statements



#### Home maintenance



## Conditions affecting day to day life



#### What does this mean for us?

- Struggling in multiple areas
- Consideration to multiple issues across physical, mental and cognitive health
- Need a proactive and supportive service
- Simplicity in service style
- Potential vulnerabilities
- Equality considerations in service and policy development

## A personalised, branded, mobile first panel site to host ongoing engagement





- Grand Union Voice a distinctive identity that will be available for customers & colleagues
- View activities, live as they happen
- Let customers start their own conversations: true blue-sky thinking
- Always-on, personalised activities to engage members & maximise impact



A comprehensive toolkit to deliver across qualitative and quantitative questions with options that consider capability and inclusivity



#### What customers tell us



Surveys & polls

Personal diaries



Online Focus Groups

Discussion forums

Participation data

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Customer intel held

Profiling

Segmentation

Research responses

Data accessData Integration

Data managementData Visualisation

Behaviour and emotion Visual Semiotics

Implicit Association Testing

Choice based ideation

Interactive highlighters

What you need to know
24/7 real time portal
Image: Reporting & analytics
Image: Infographics & videos

요 Insight workshops



- Assessment at tenancy start
- Informing and reframing our service approach
- Translated segmentation into key behaviours
- Building behaviour training for all colleagues
- Considering a vulnerable customer lens to build all customer service
- Measuring customer experience at segment level
- Developing a less binary approach to policy