

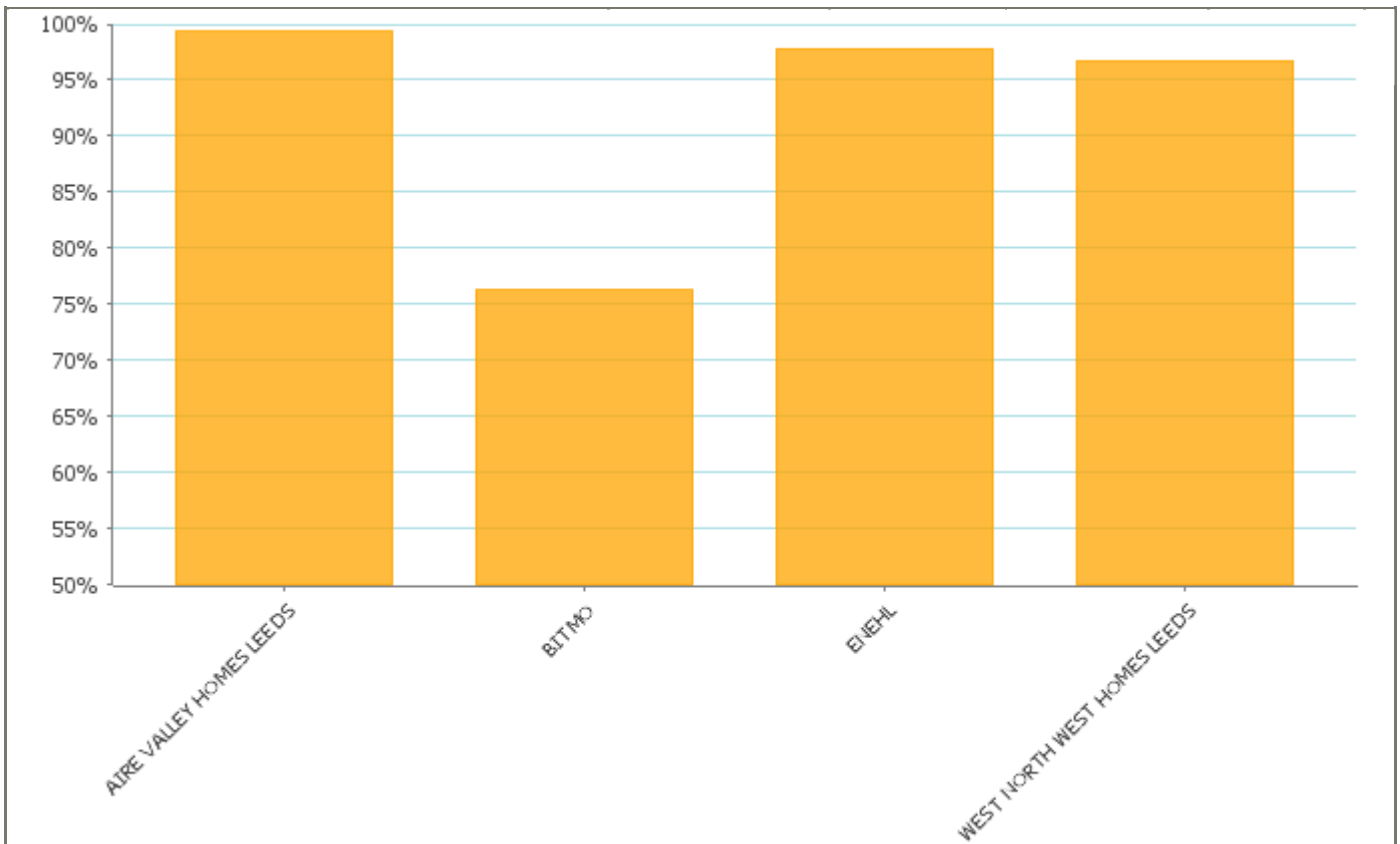


EAST NORTH EAST HOMES LEEDS

NOVEMBER MONTHLY PERFORMANCE REPORT

Performance Indicator

Appointments Made and Kept



Data above shows performance for all ALMOs, however Aire Valley Homes, BITMO and West North West Homes are currently not reporting on the repairs PI due to the change in repair contractors. The data being shown for Aire Valley Homes, BITMO and West North West is the last reported information and is now out of date.

Performance for East North East Homes Leeds is up to date and correct

Performance Indicator	Current Target	Performance		Status
Responsive Appointments Made and Kept AVHL	98.1%	Data not accurate	November 2011	
Responsive Appointments Made and Kept BITMO	98.25%	Data not accurate	November 2011	
Responsive Appointments Made and Kept ENEHL	99%	93.8%	November 2011	
Responsive Appointments Made and Kept WNWHL	98.5%	Data not accurate	November 2011	

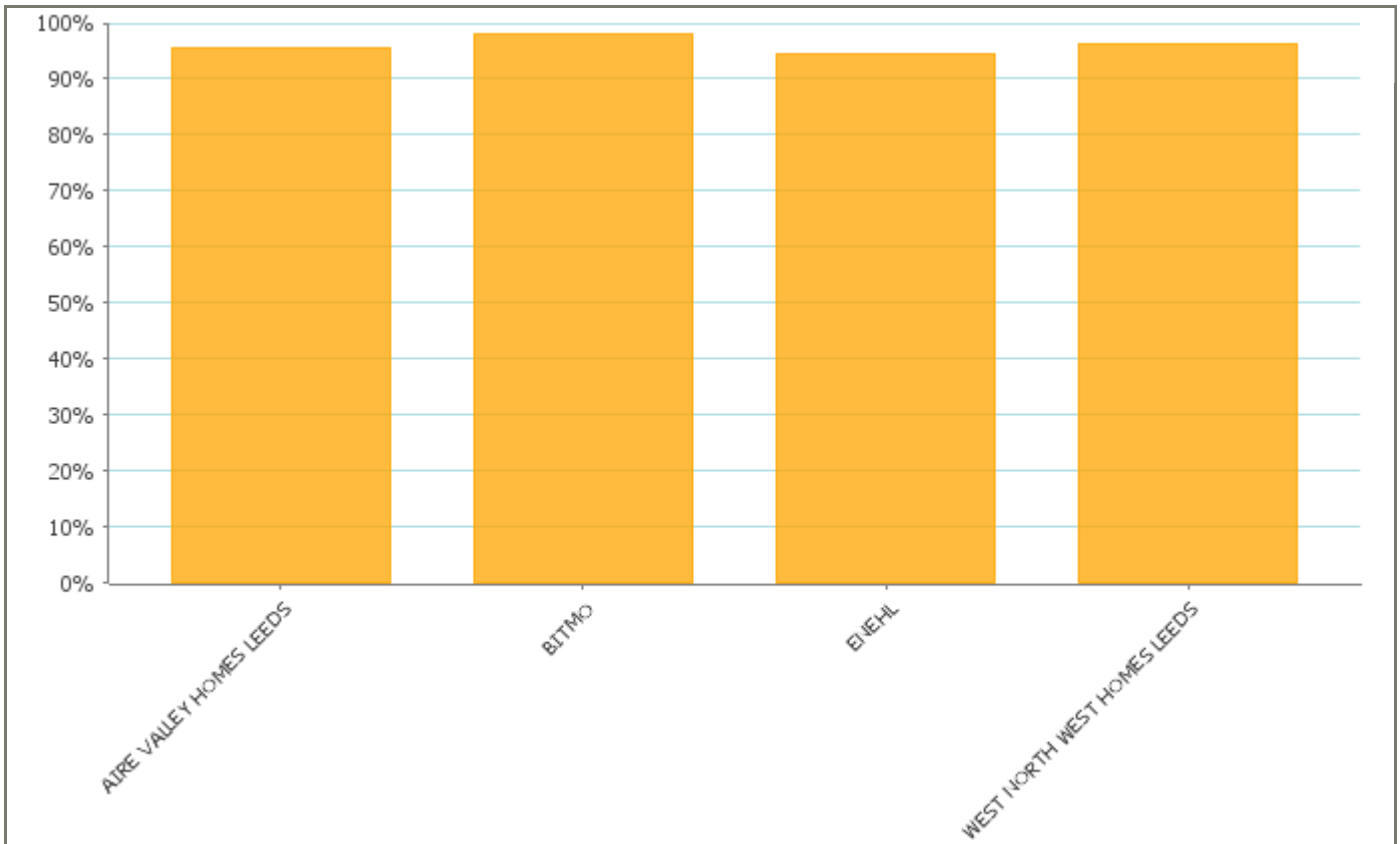
Definition

This indicator measures the percentage of repairs for which we have made and kept an appointment. Appointments which we attend but the customer does not are classed as kept.

This is a cumulative calculation over the financial year and we want performance to be as high as possible.


Performance Indicator

Urgent Repairs Met



Data above shows performance for all ALMOs, however Aire Valley Homes, BITMO and West North West Homes are currently not reporting on the repairs PI due to the change in repair contractors. The data being shown for Aire Valley Homes, BITMO and West North West is the last reported information and is now out of date.

Performance for East North East Homes Leeds is up to date and correct

Performance Indicator	Current Target	Performance		Status
Urgent Repairs Met % AVHL	98%	Data not accurate	November 2011	
Urgent Repairs Met % BITMO	98.8%	Data not accurate	November 2011	
Urgent Repairs Met % ENEHL	98%	98.18%	November 2011	
Urgent Repairs Met % WNWHL	99.2%	Data not accurate	November 2011	

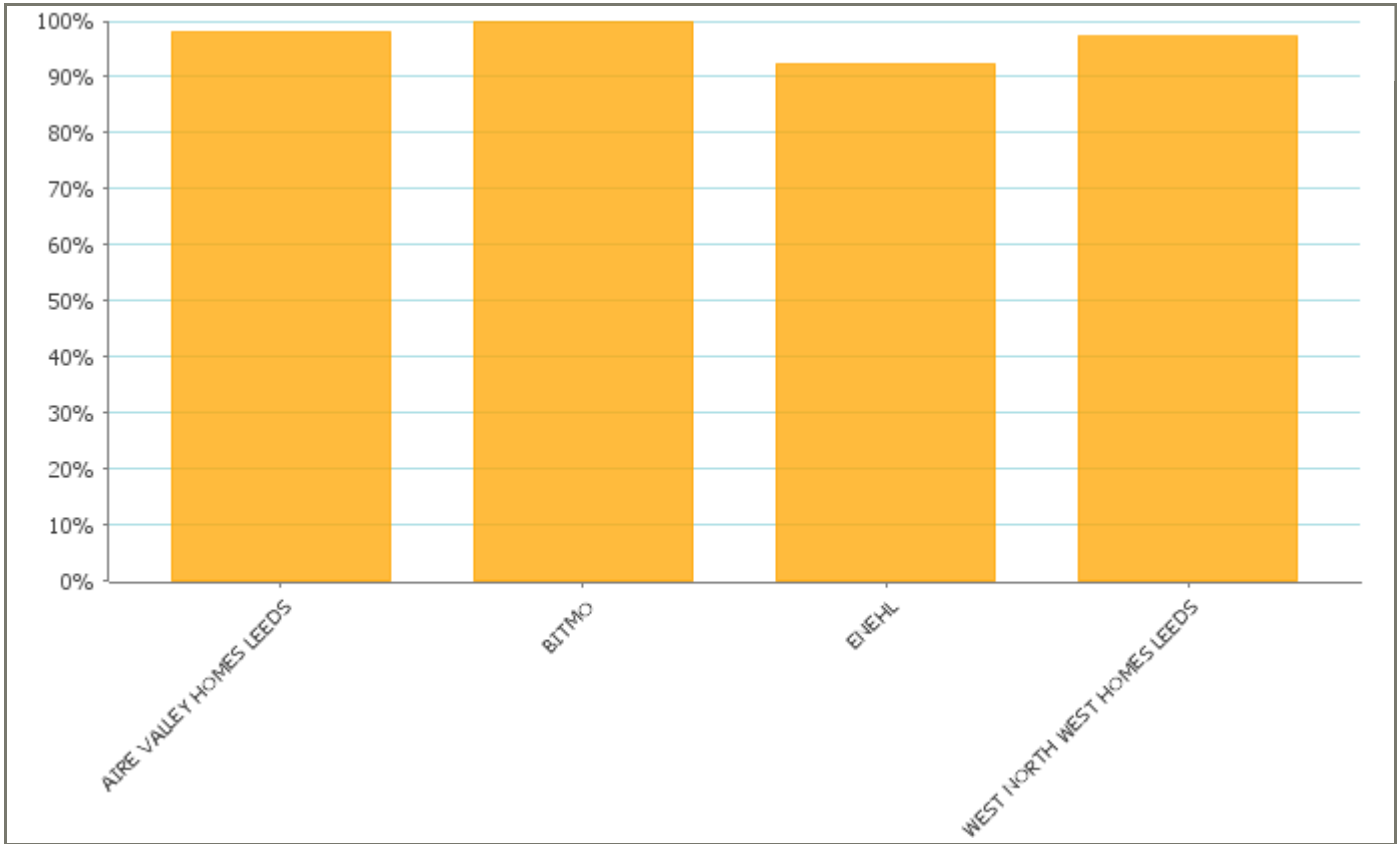
Definition

This indicator measures the time taken from the date an urgent order is raised to the date of the actual completion of the work.

We want performance on this indicator to be as high as possible.

Performance Indicator

Non Urgent Repairs Met



Data above shows performance for all ALMOs, however Aire Valley Homes, BITMO and West North West Homes are currently not reporting on the repairs PI due to the change in repair contractors. The data being shown for Aire Valley Homes, BITMO and West North West is the last reported information and is now out of date.

Performance for East North East Homes Leeds is up to date and correct

Performance Indicator	Current Target	Performance		Status
Non Urgent Repairs Met % Aire Valley Homes	97%	Data not accurate	November 2011	
Non Urgent Repairs Met % BITMO	99.8%	Data not accurate	November 2011	
Non Urgent Repairs Met % ENEHL	97%	96.22%	November 2011	
Non Urgent Repairs Met % West North West Homes	97.5%	Data not accurate	November 2011	

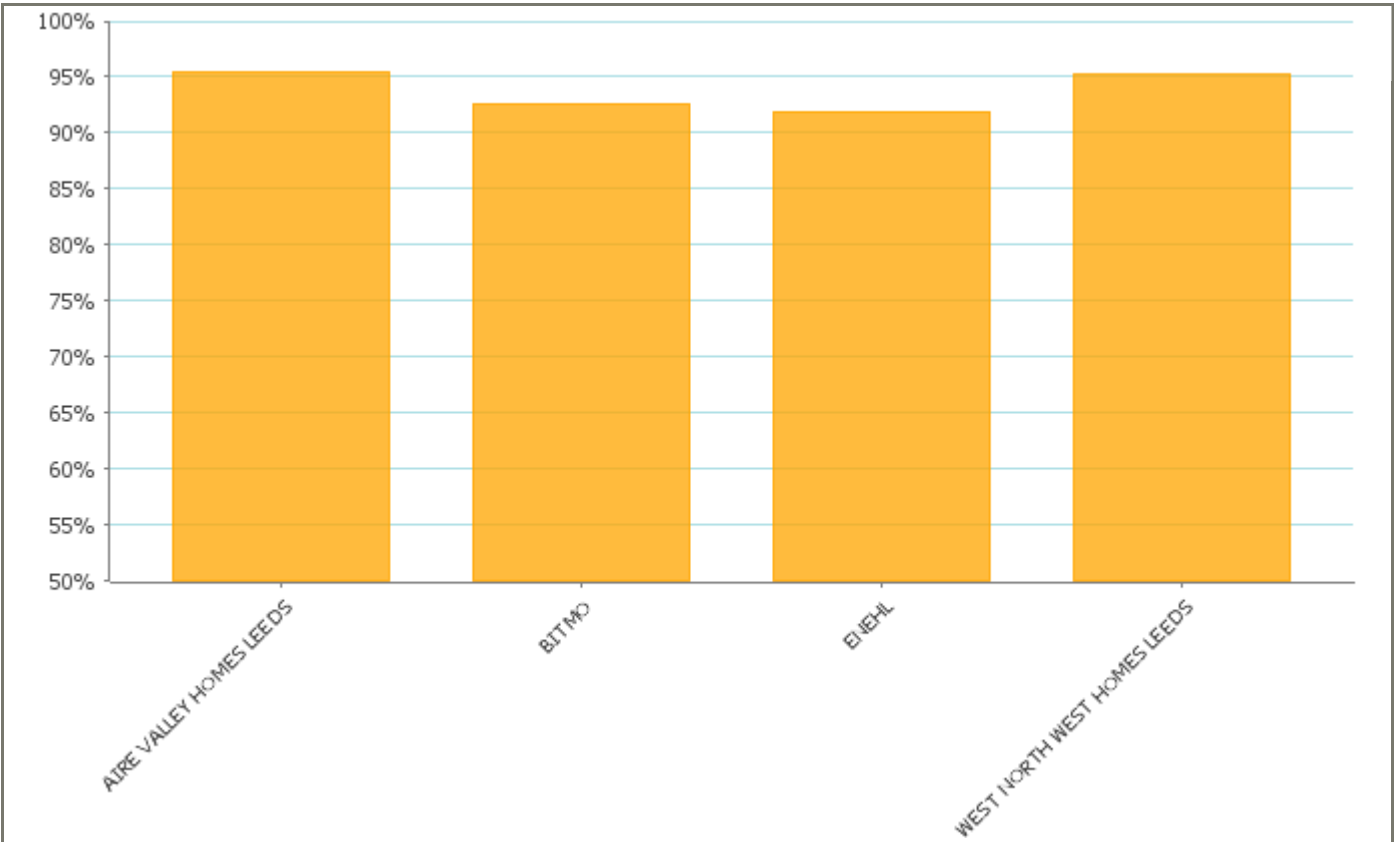
Definition

This indicator measures the time taken from the date an order (not urgent or emergency) is raised to the date of the actual completion of the work.

We want performance on this indicator to be as high as possible.

Performance Indicator

Customer Satisfaction



Data above shows performance for all ALMOs, however Aire Valley Homes, BITMO and West North West Homes are currently not reporting on the repairs PI due to the change in repair contractors. The data being shown for Aire Valley Homes, BITMO and West North West is the last reported information and is now out of date.

Performance for East North East Homes Leeds is up to date and correct

Performance Indicator	Current Target	Performance		Status
Repairs Customer Satisfaction % Aire Valley Homes	97%	Data not accurate	November 2011	
Repairs Customer Satisfaction % BITMO	95%	Data not accurate	November 2011	
Repairs Customer Satisfaction % ENEHL	95%	93.51%	November 2011	
Repairs Customer Satisfaction % West North West Homes	97%	Data not accurate	November 2011	

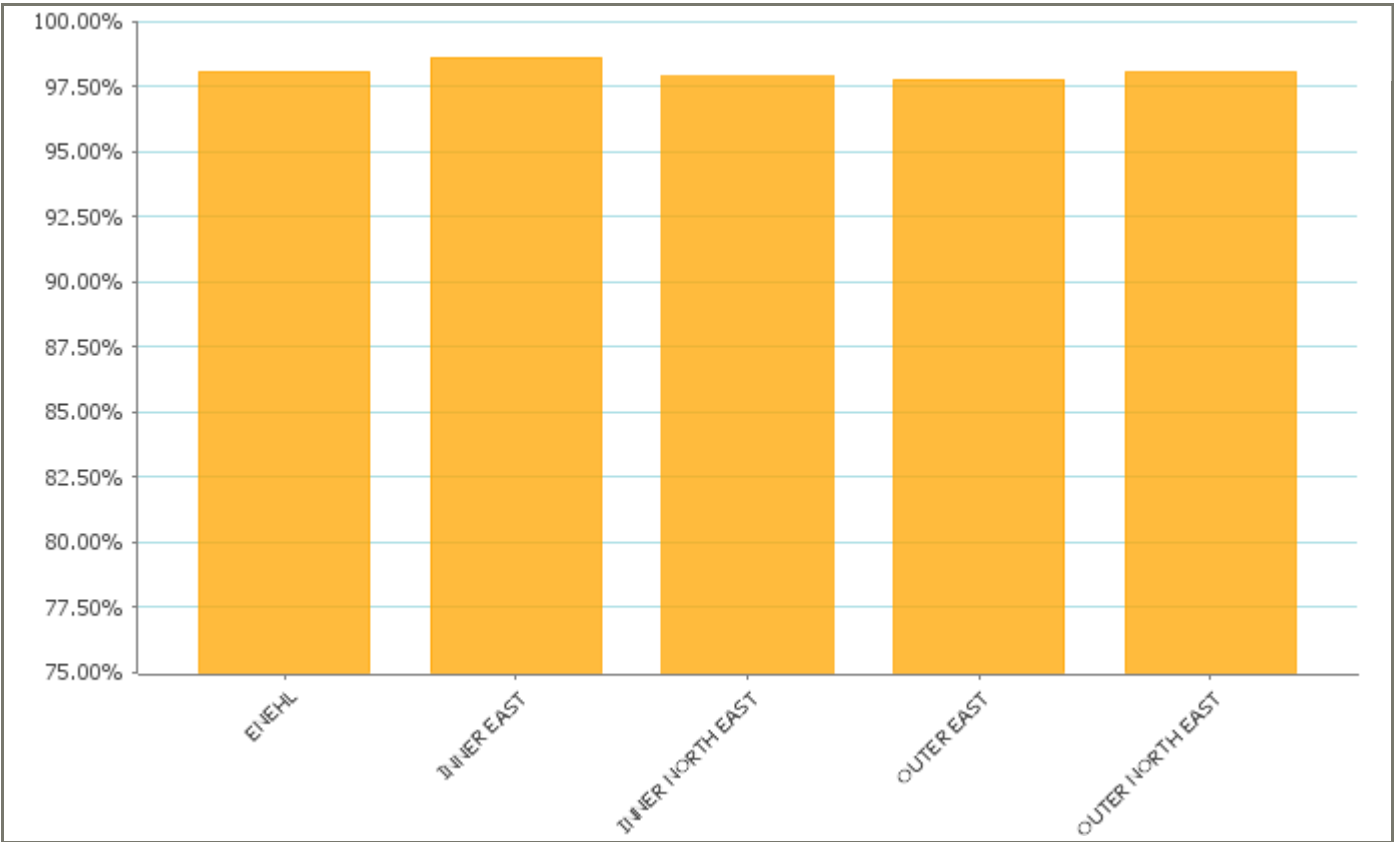
Definition

This indicator is based on a survey slip which is sent out with each repair and shows the percentage of tenants who rated the repair as good or excellent.

We want performance on this indicator to be as high as possible.

Performance Indicator

Rent Collection



Performance Indicator	Current Target	Performance		Status
% Rent Collected ENEHL	98.15%	97.57%	November 2011	
% Rent Collected INNER EAST	98.15%	98.30%	November 2011	
% Rent Collected INNER NORTH EAST	98.15%	97.36%	November 2011	
% Rent Collected OUTER EAST	98.15%	97.34%	November 2011	
% Rent Collected OUTER NORTH EAST	98.15%	97.31%	November 2011	

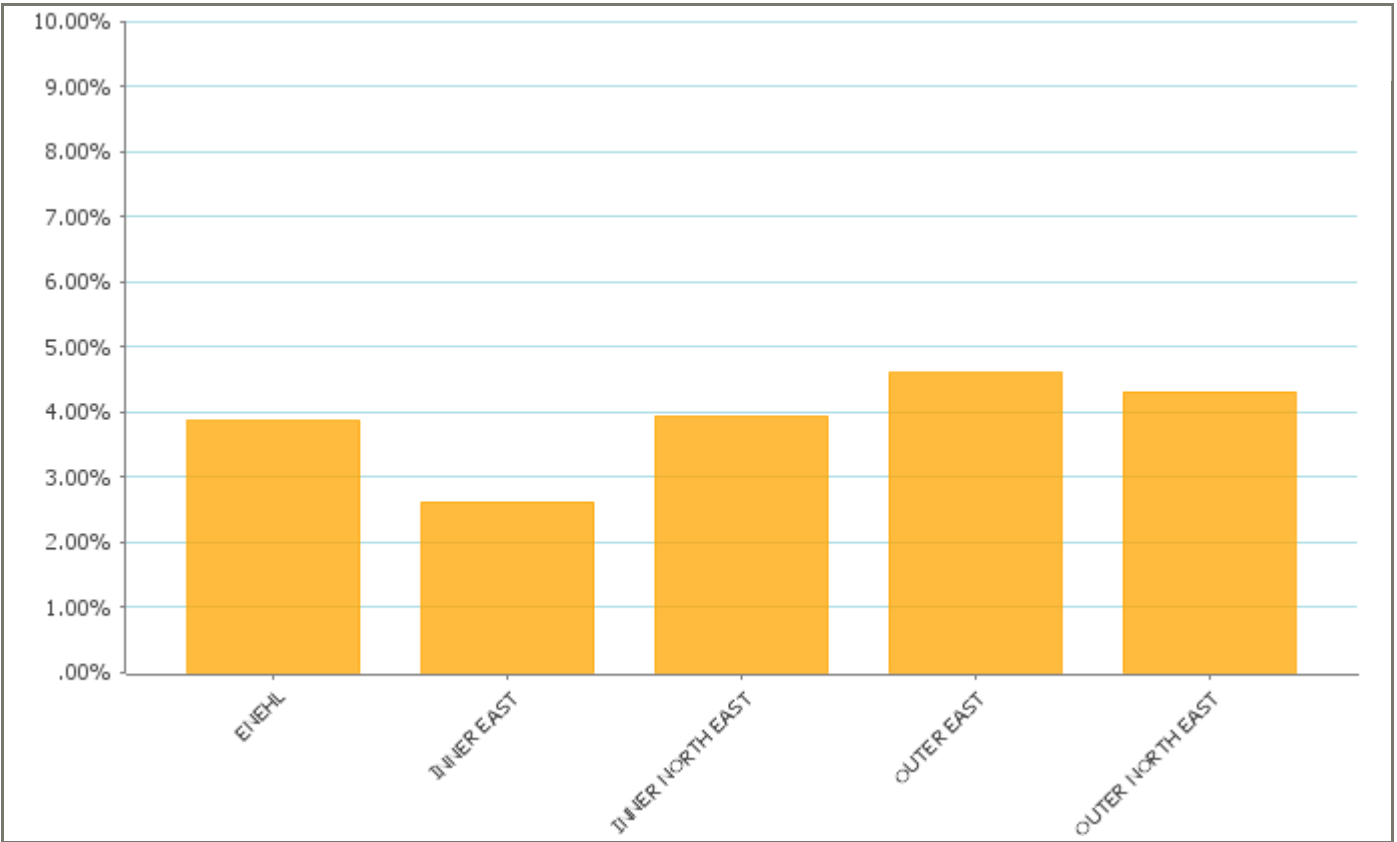
Definition

This indicator measures the total amount of rent we collect over the total amount due. The total amount of rent due is based on the current financial years rent charge plus debt we didn't collect in previous years, less any rent due on empty properties.

We want performance on this indicator to be as high as possible.

Performance Indicator

% of Tenants With 7+ Rent Arrears



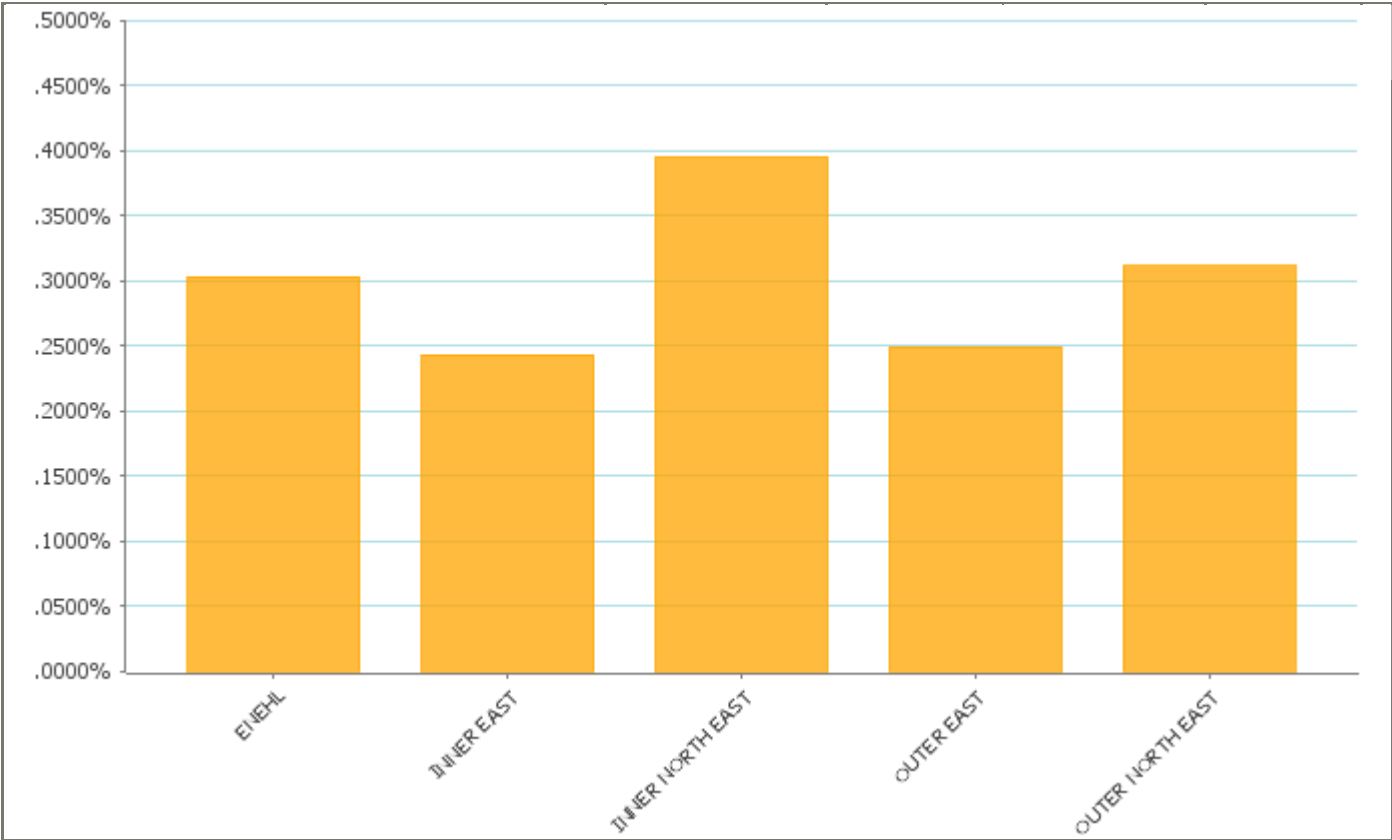
Performance Indicator	Current Target	Performance		Status
% With 7+ Rent Arrears ENEHL	No target set	3.46%	November 2011	
% With 7+ Rent Arrears INNER EAST	No target set	2.10%	November 2011	
% With 7+ Rent Arrears INNER NORTH EAST	No target set	3.71%	November 2011	
% With 7+ Rent Arrears OUTER EAST	No target set	3.65%	November 2011	
% With 7+ Rent Arrears OUTER NORTH EAST	No target set	4.34%	November 2011	

Definition

This indicator shows the number of tenants who owe 7 or more weeks rent as a percentage of the total number of tenants.

We want performance on this indicator to be as low as possible.

Performance Indicator	% Tenants Evicted as a Percentage of all ENEHL Tenants
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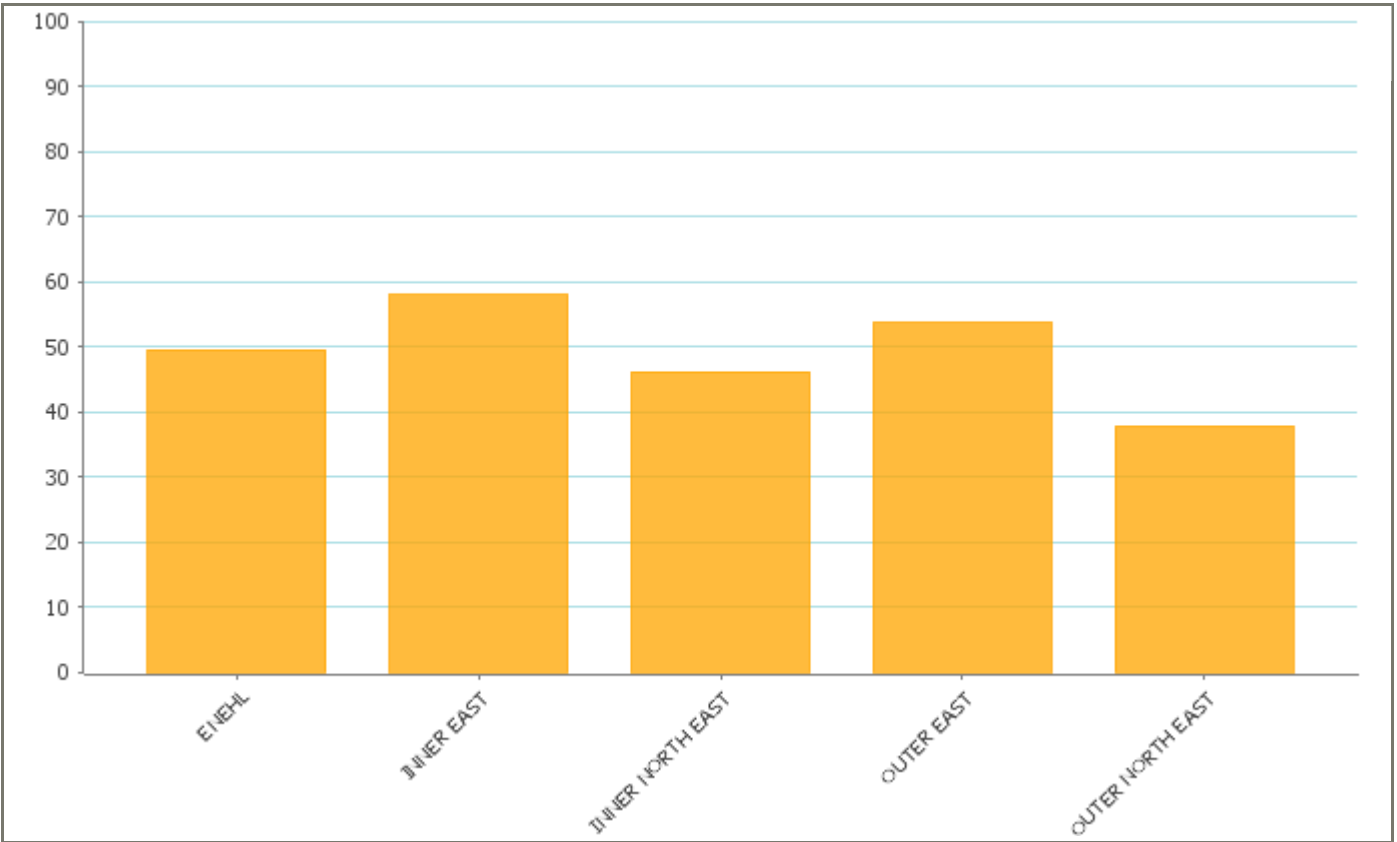


Performance Indicator	Current Target	Performance		Status
Evictions ENEHL	.2900%	.1800%	November 2011	✓
Evictions INNER EAST	.2900%	.1960%	November 2011	✓
Evictions INNER NORTH EAST	.2900%	.2170%	November 2011	✓
Evictions OUTER EAST	.2900%	.1810%	November 2011	✓
Evictions OUTER NORTH EAST	.2900%	.1240%	November 2011	✓

Definition

This indicator shows the total number of tenants evicted as a result of rent arrears as a percentage of the total number of tenants in that area. It is a cumulative calculation throughout the year.

We want performance on this indicator to be as low as possible.

Performance Indicator**Gross Relet Times**

Performance Indicator	Current Target	Performance		Status
GROSS RELET TIMES ENEHL	50	49.03	November 2011	
GROSS RELET TIMES INNER EAST	60	59.2	November 2011	
GROSS RELET TIMES INNER NORTH EAST	50	42.61	November 2011	
GROSS RELET TIMES OUTER EAST	55	54.98	November 2011	
GROSS RELET TIMES OUTER NORTH EAST	35	41.66	November 2011	

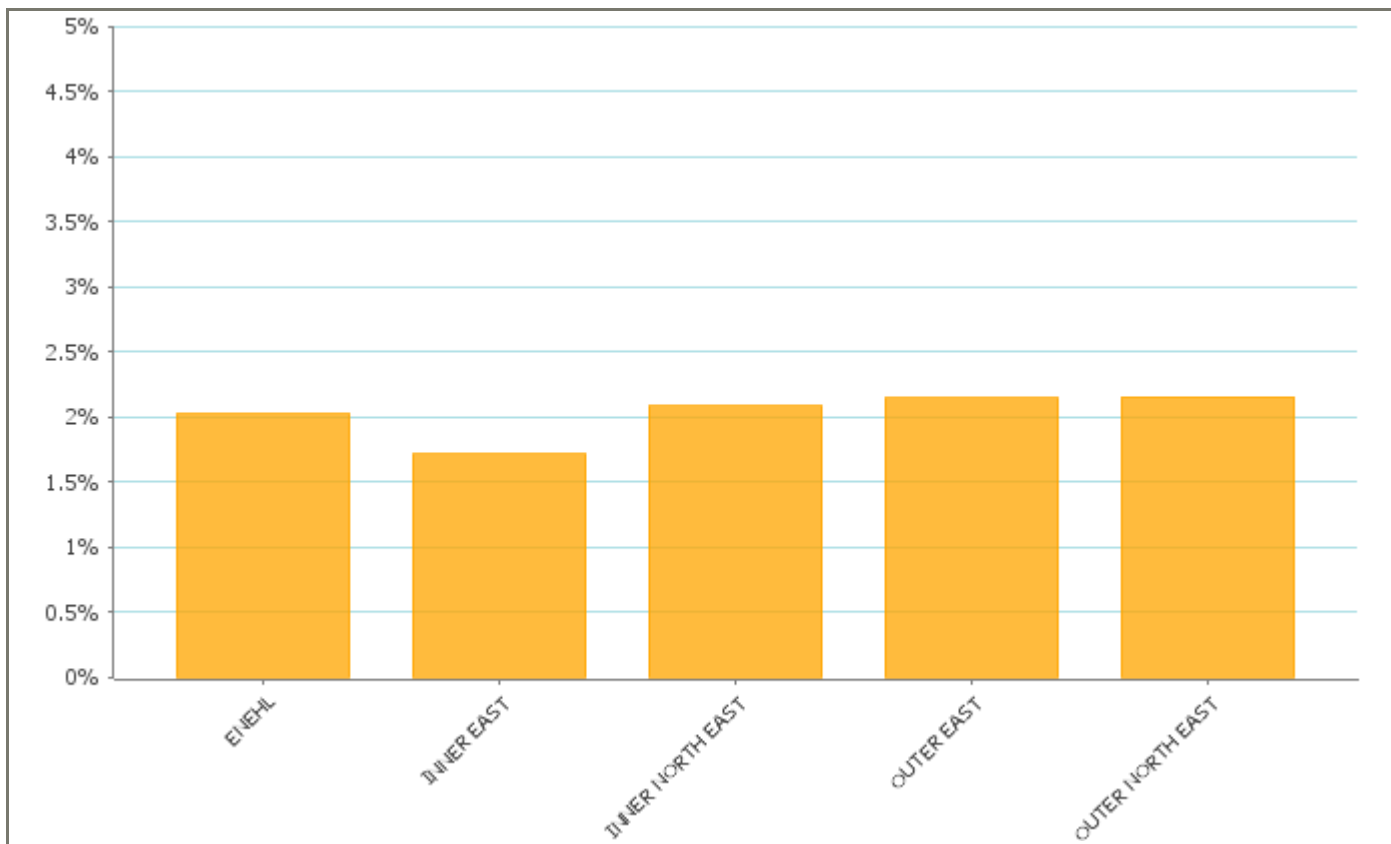
Definition

This indicator measures the average length of time in days from the last tenancy ending to the next tenancy starting.

We want performance on this indicator to be as low as possible.

Performance Indicator

Rent Arrears



Performance Indicator	Current Target	Performance		Status
Rent Arrears as a % of the rent due ENEHL	1.9%	2.06%	November 2011	
Rent Arrears as a percentage of the rent due INNER EAST	1.9%	1.52%	November 2011	
Rent Arrears as a percentage of the rent due INNER NORTH EAST	1.9%	2.14%	November 2011	
Rent Arrears as a percentage of the rent due OUTER EAST	1.9%	2.18%	November 2011	
Rent Arrears as a percentage of the rent due OUTER NORTH EAST	1.9%	2.36%	November 2011	

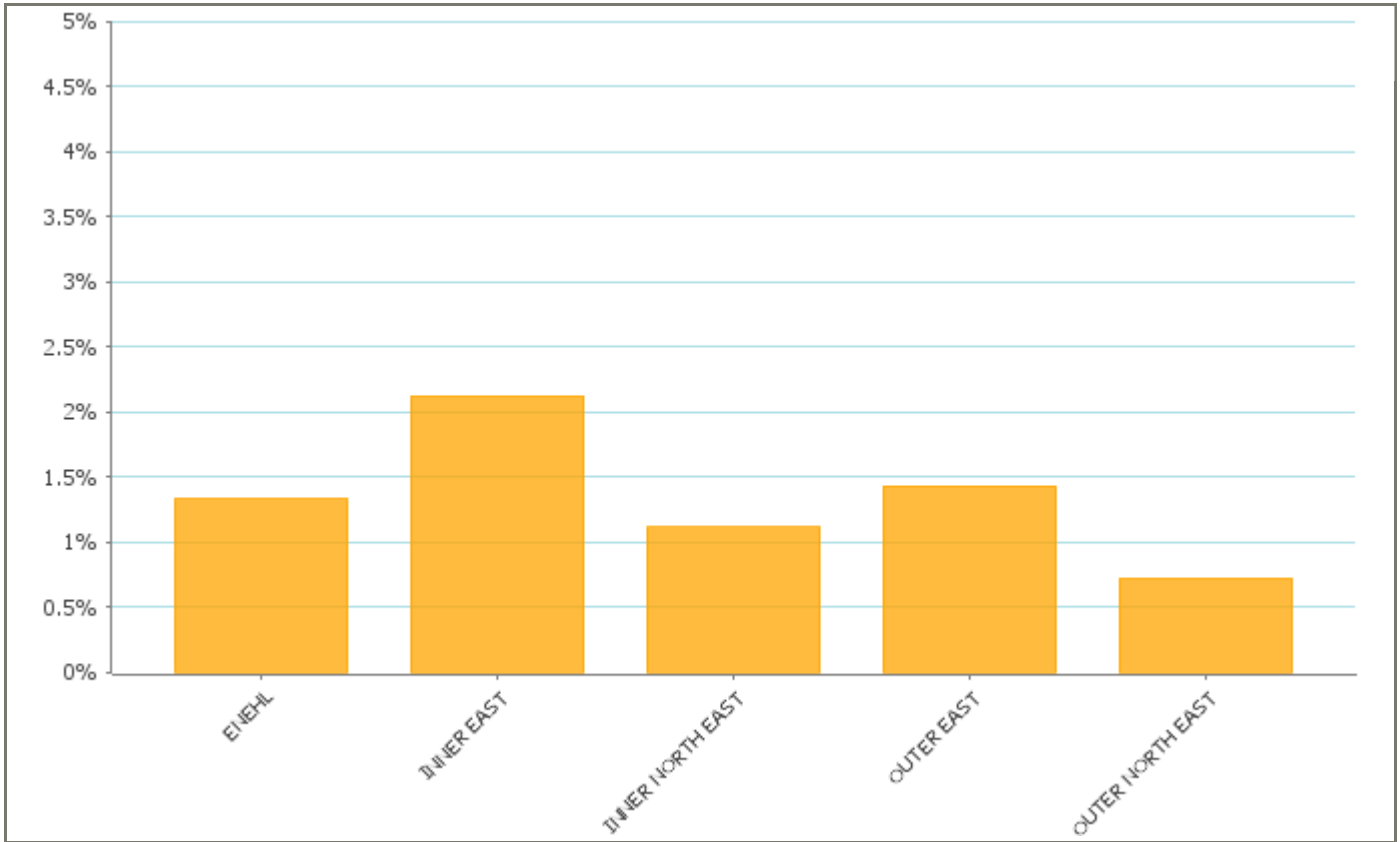
Definition

This shows the total debt as a percentage of the rent roll. The rent roll is the total amount of rent we could collect on all our properties. This includes empty properties.

We want performance on this indicator to be as low as possible.

Performance Indicator

Rent Loss



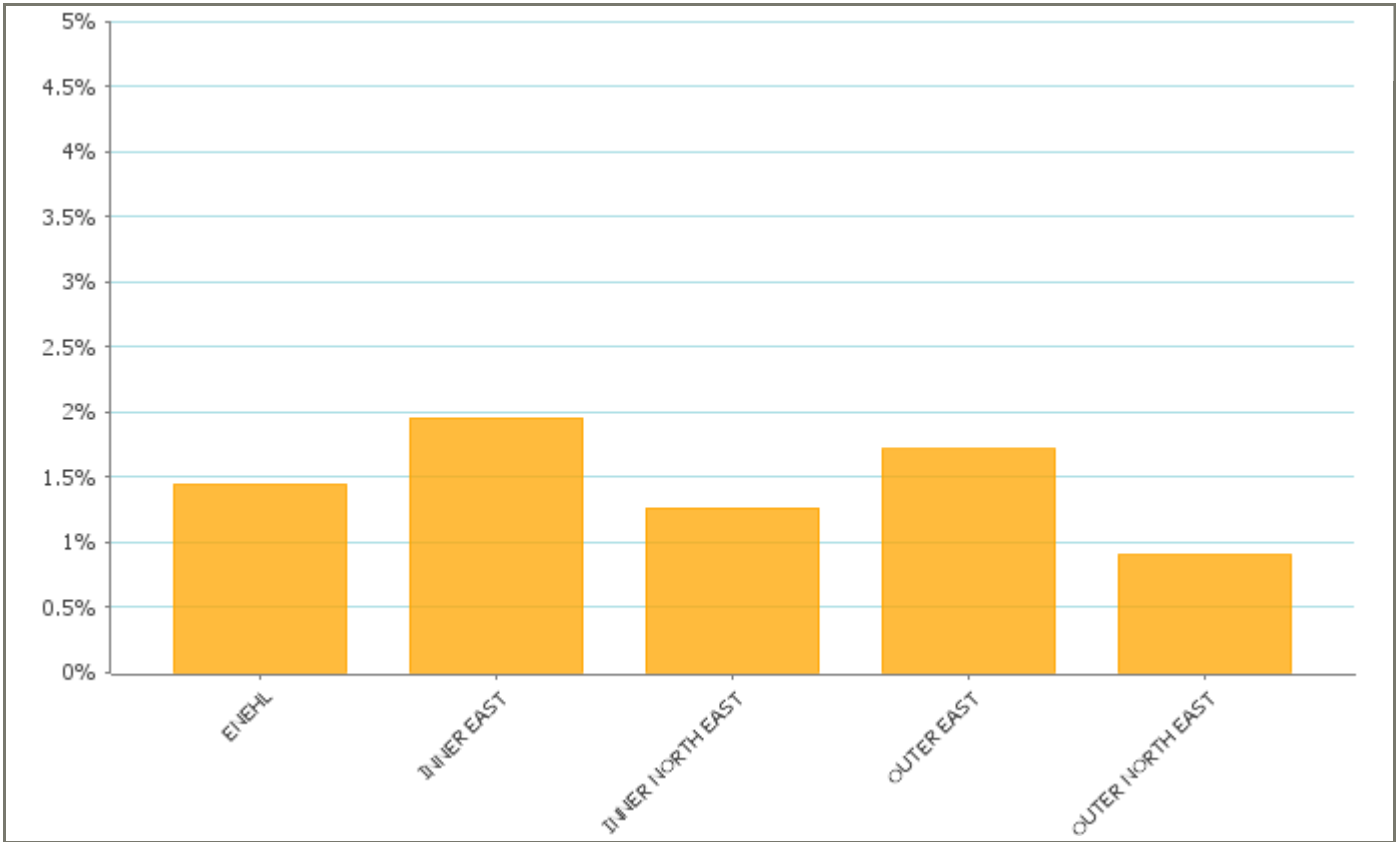
Performance Indicator	Current Target	Performance		Status
% RENT LOST FROM VOIDS ENEHL	1.2%	1.32%	November 2011	
% RENT LOST FROM VOIDS INNER EAST	1.75%	1.78%	November 2011	
% RENT LOST FROM VOIDS INNER NORTH EAST	1.1%	1.1%	November 2011	
% RENT LOST FROM VOIDS OUTER EAST	1.25%	1.66%	November 2011	
% RENT LOST FROM VOIDS OUTER NORTH EAST	0.7%	0.79%	November 2011	

Definition

This indicator measures the rent due from empty properties if they were tenanted as a percentage of the rent roll.

We want performance on this indicator to be as low as possible.

Performance Indicator	Voids
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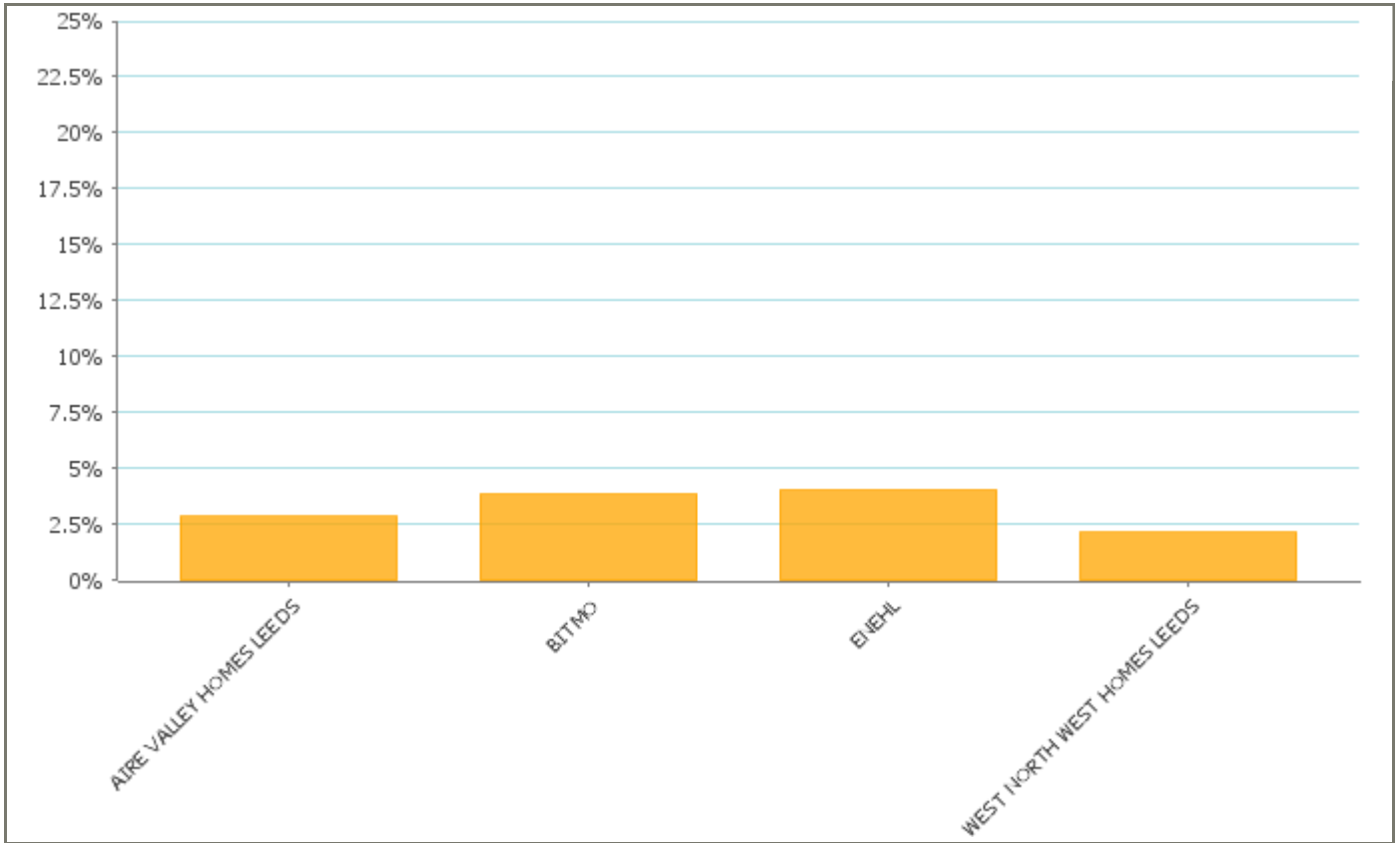


Performance Indicator	Current Target	Performance		Status
% Voids ENE	1.22%	0.96%	November 2011	
% Voids INNER EAST	1.46%	1%	November 2011	
% Voids INNER NORTH EAST	1.12%	1.01%	November 2011	
% Voids OUTER EAST	1.56%	0.91%	November 2011	
% Voids OUTER NORTH EAST	0.78%	0.9%	November 2011	

Definition
The percentage of empty properties as a proportion of the total stock.
We want performance on this indicator to be as low as possible.

Performance Indicator

Decency - Proportion of Homes Non Decent



Performance Indicator	Current Target	Performance		Status
Proportion of Homes Non-Decent Aire Valley Homes	3%	2.28%	November 2011	✓
Proportion of Homes Non-Decent BITMO	5%	2.4%	November 2011	✓
Proportion of Homes Non-Decent East North East Homes	4%	3.47%	November 2011	✓
Proportion of Homes Non-Decent West North West Homes	4%	2.89%	November 2011	✓

Definition

The percentage of our homes which do not meet the Decency Standard.

We want performance on this indicator to be as low as possible.