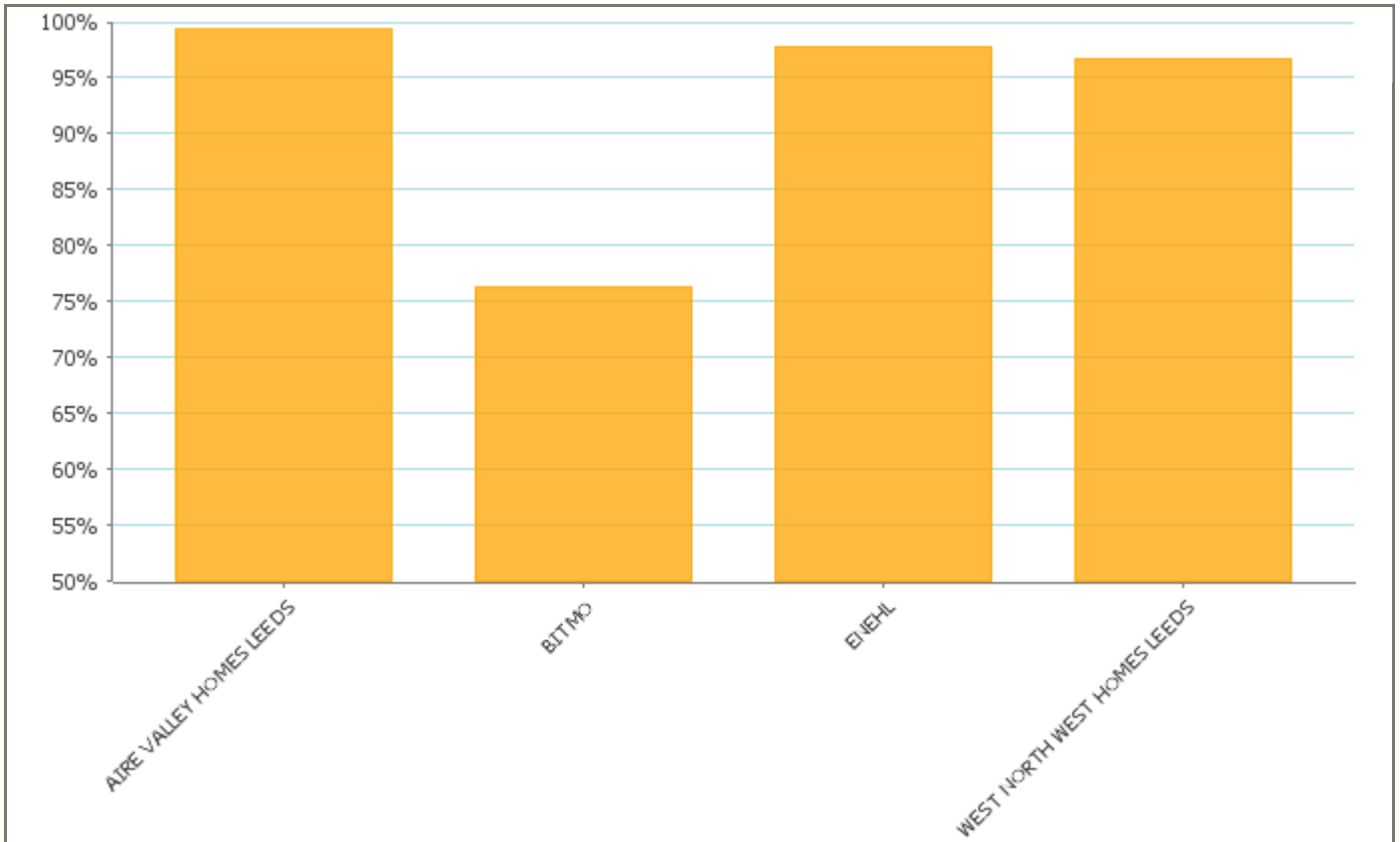




EAST NORTH EAST HOMES LEEDS DECEMBER MONTHLY PERFORMANCE REPORT

Performance Indicator

Appointments Made and Kept



Performance Indicator	Current Target	Performance		Status
Responsive Appointments Made and Kept Aire Valley Homes	98.1%	91.18%	April 2011	
Responsive Appointments Made and Kept BITMO	98.25%	85.14%	July 2011	
Responsive Appointments Made and Kept ENEHL	99%	93.8%	November 2011	
Responsive Appointments Made and Kept West North West Homes	98.5%	73.68%	April 2011	

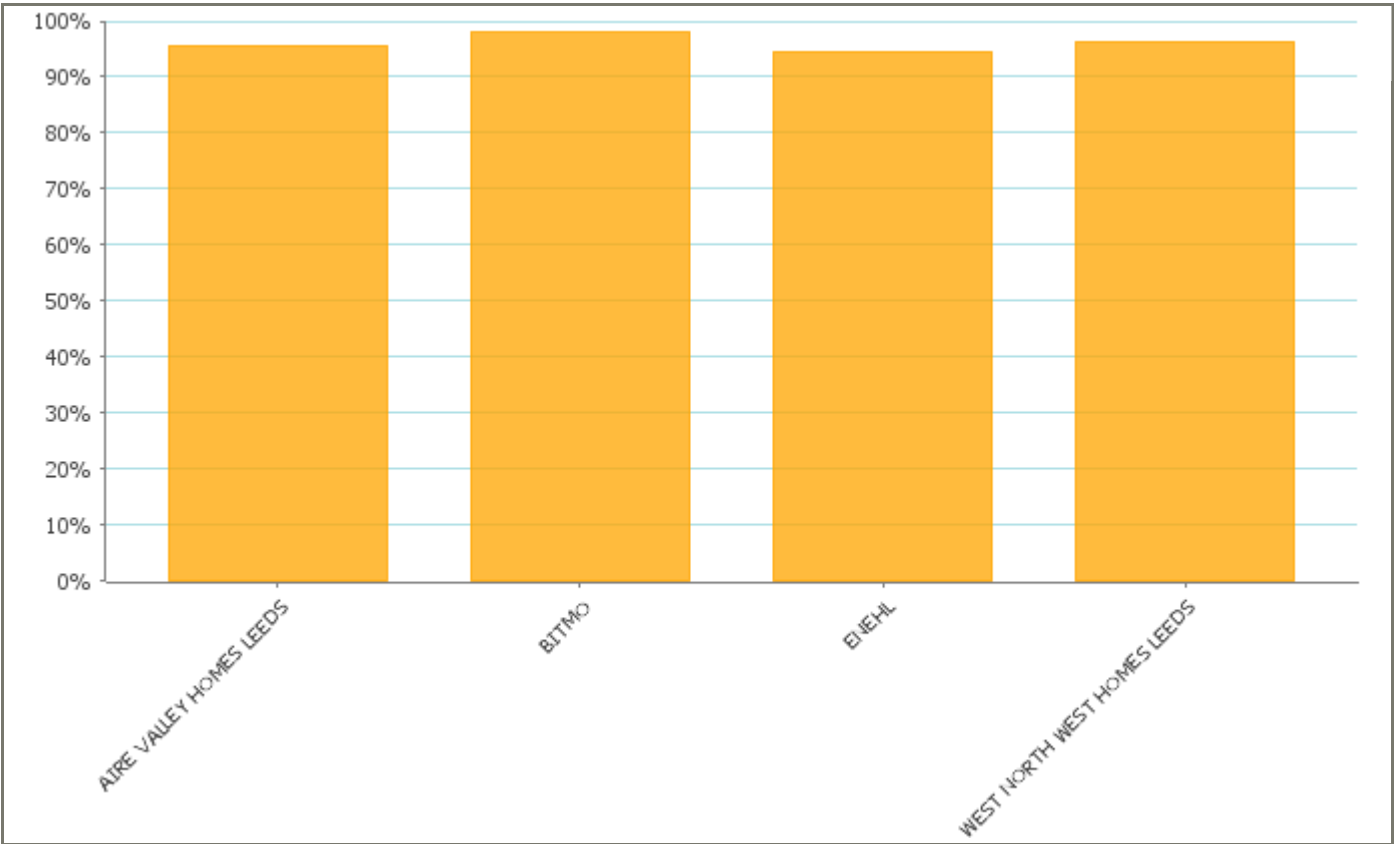
Definition

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



Performance Indicator	Current Target	Performance		Status
Urgent Repairs Met Aire Valley Homes	98%	99.6%	April 2011	
Urgent Repairs Met BITMO	98.8%	100%	August 2011	
Urgent Repairs Met % ENEHL	98%	98.18%	November 2011	
Urgent Repairs Met West North West Homes	99.2%	98.58%	April 2011	

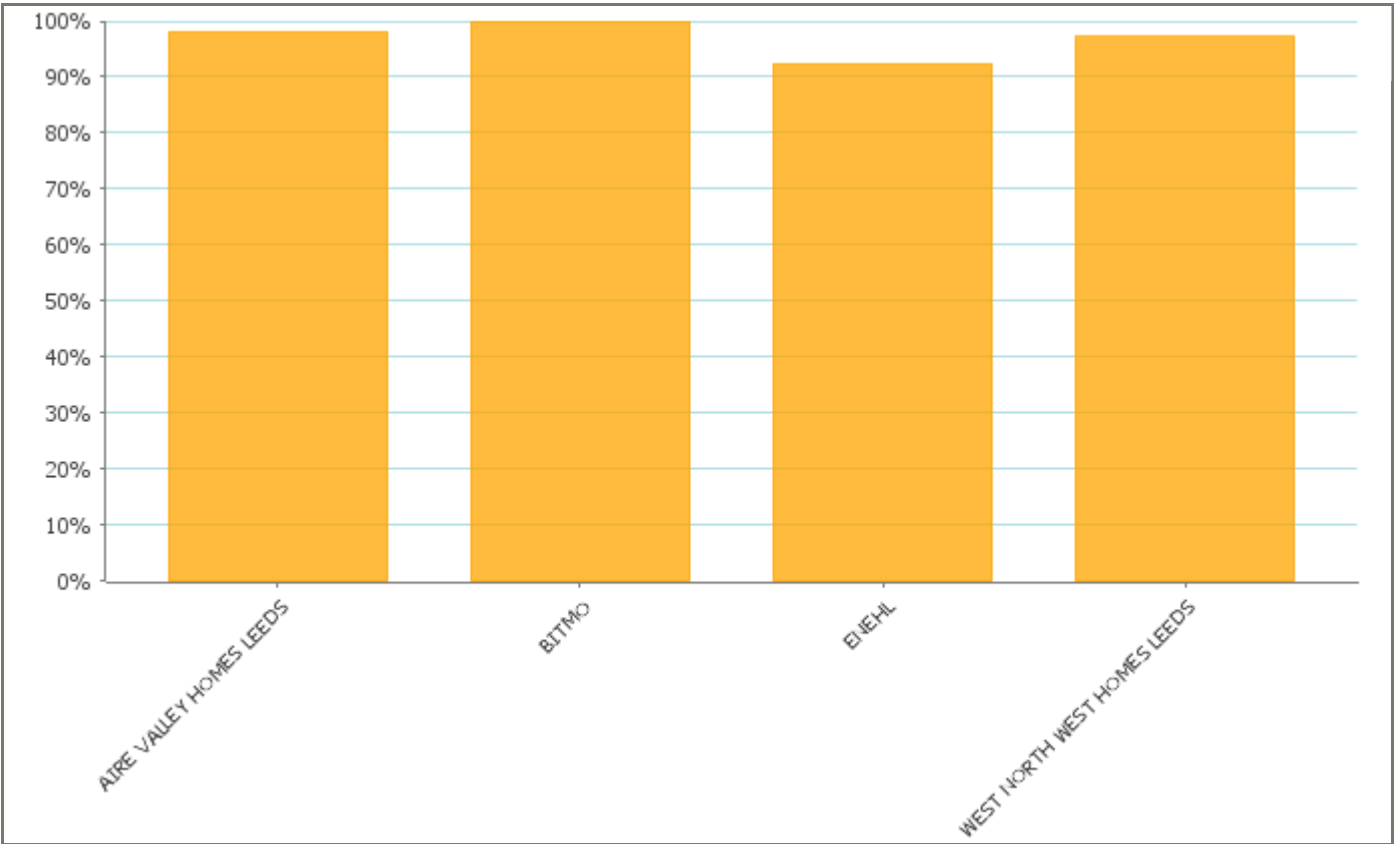
Definition

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



Performance Indicator	Current Target	Performance		Status
Non Urgent Repairs Met % Aire Valley Homes	97%	99.85%	April 2011	
Non Urgent Repairs Met % BITMO	99.8%	99.89%	August 2011	
Non Urgent Repairs Met % ENEHL	97%	96.22%	November 2011	
Non Urgent Repairs Met % West North West Homes	97.5%	99.04%	April 2011	

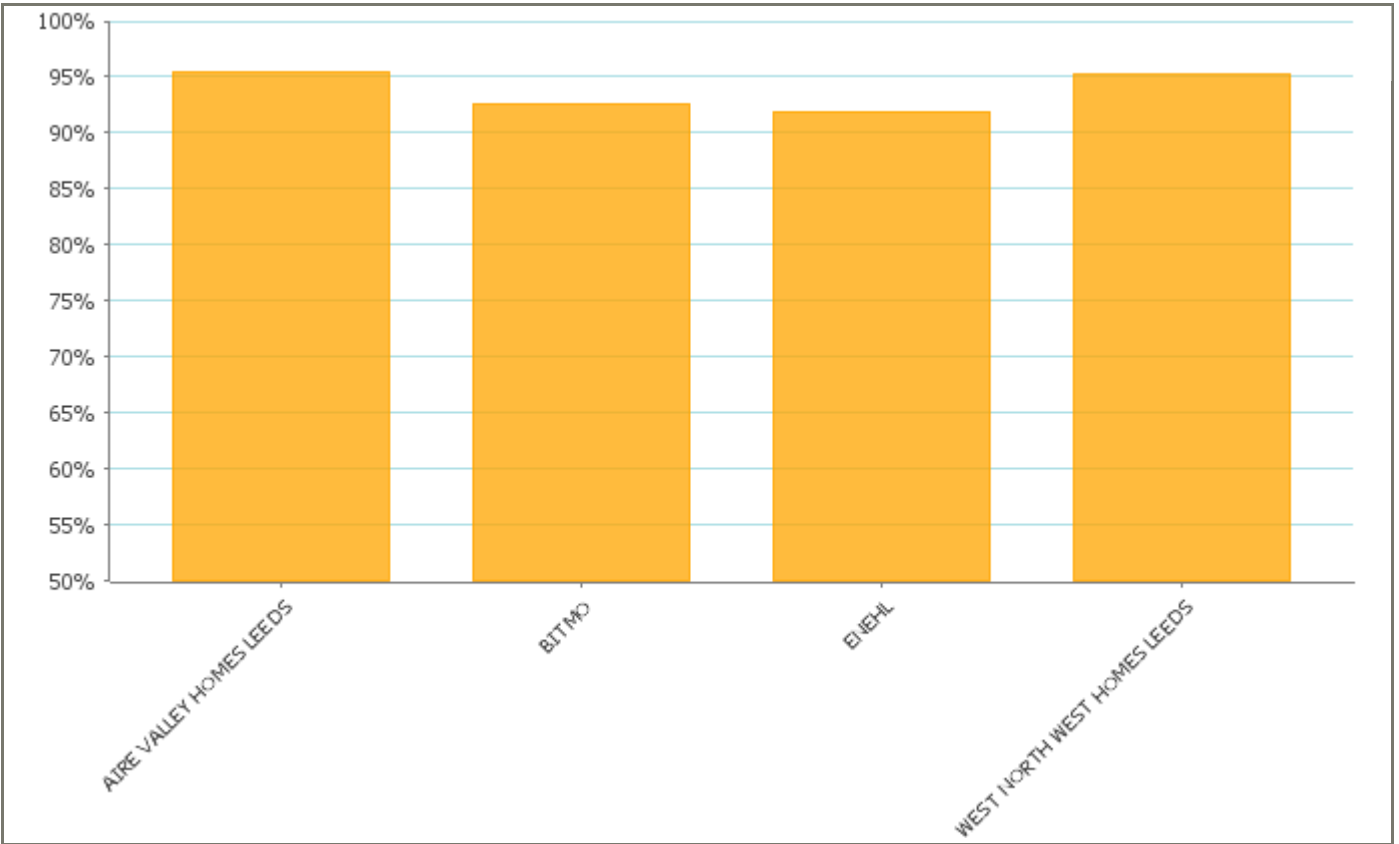
Definition

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



Performance Indicator	Current Target	Performance		Status
Repairs Customer Satisfaction % Aire Valley Homes	97%	87.19%	December 2011	
Repairs Customer Satisfaction % BITMO	95%	93.03%	December 2011	
Repairs Customer Satisfaction % ENEHL	95%	93.45%	December 2011	
Repairs Customer Satisfaction % West North West Homes	97%	95.45%	May 2011	

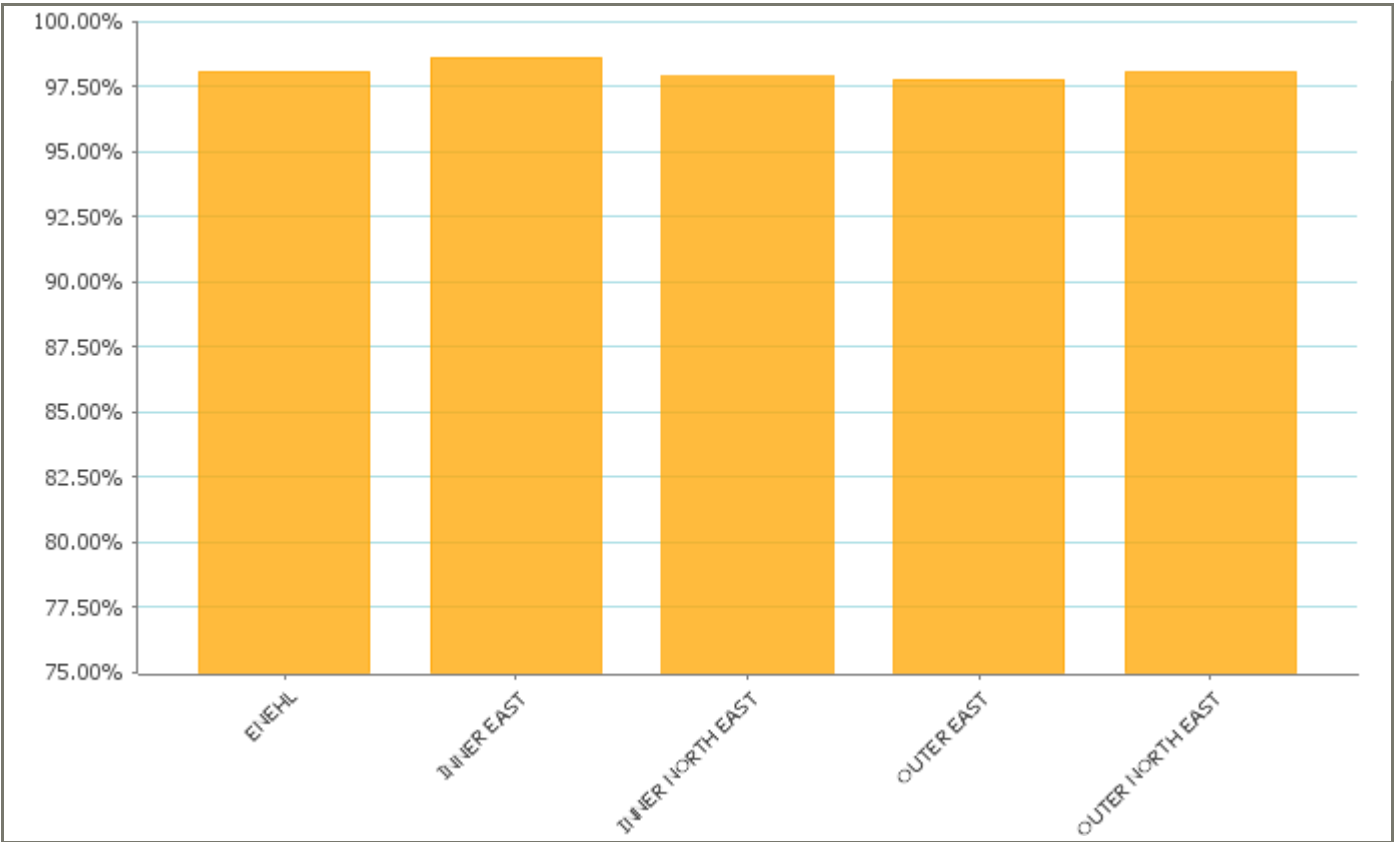
Definition

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%	98.07%	December 2011	
% Rent Collected INNER EAST	98.15%	98.75%	December 2011	
% Rent Collected INNER NORTH EAST	98.15%	97.82%	December 2011	
% Rent Collected OUTER EAST	98.15%	97.81%	December 2011	
% Rent Collected OUTER NORTH EAST	98.15%	97.91%	December 2011	

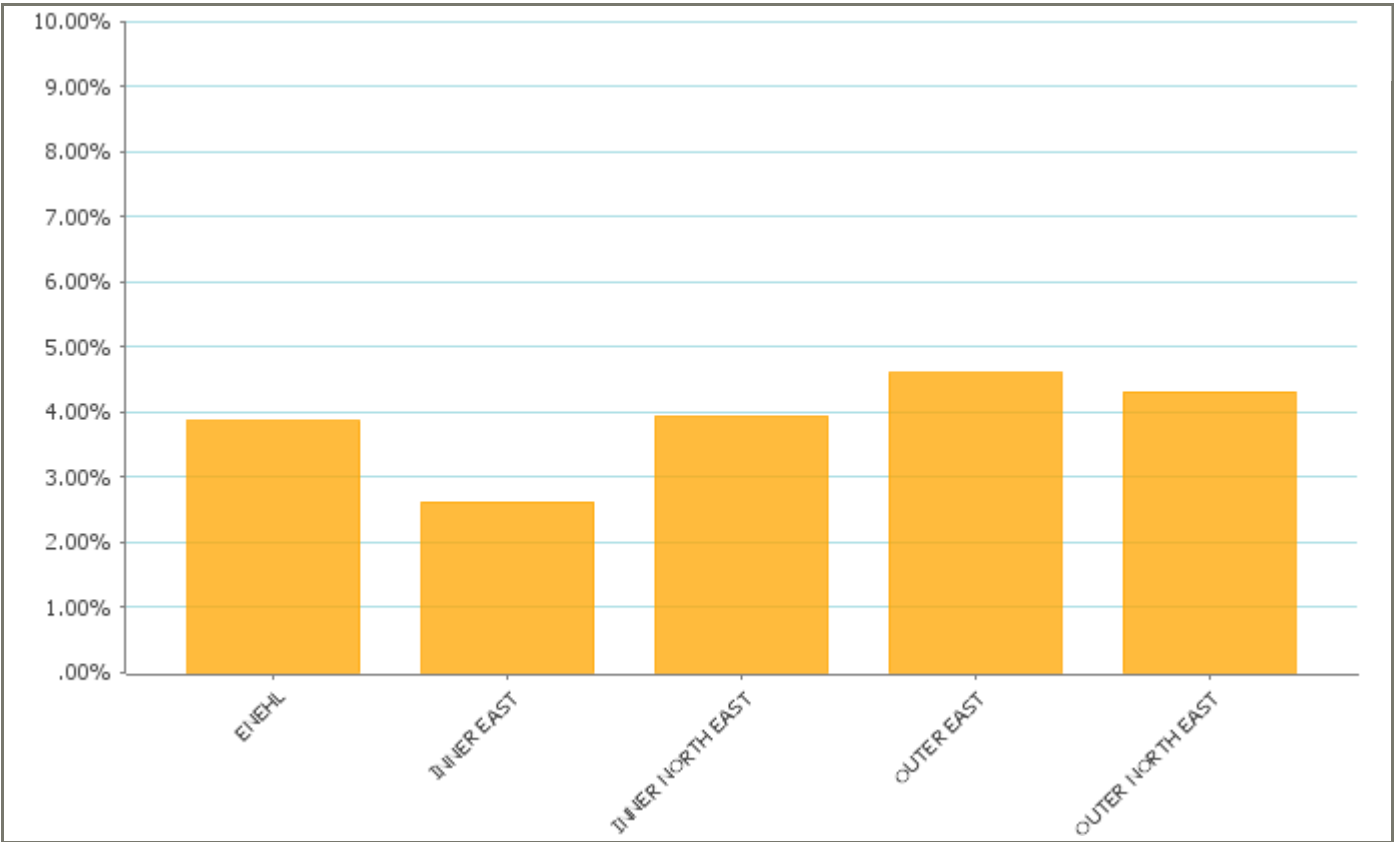
Definition

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 didnt 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



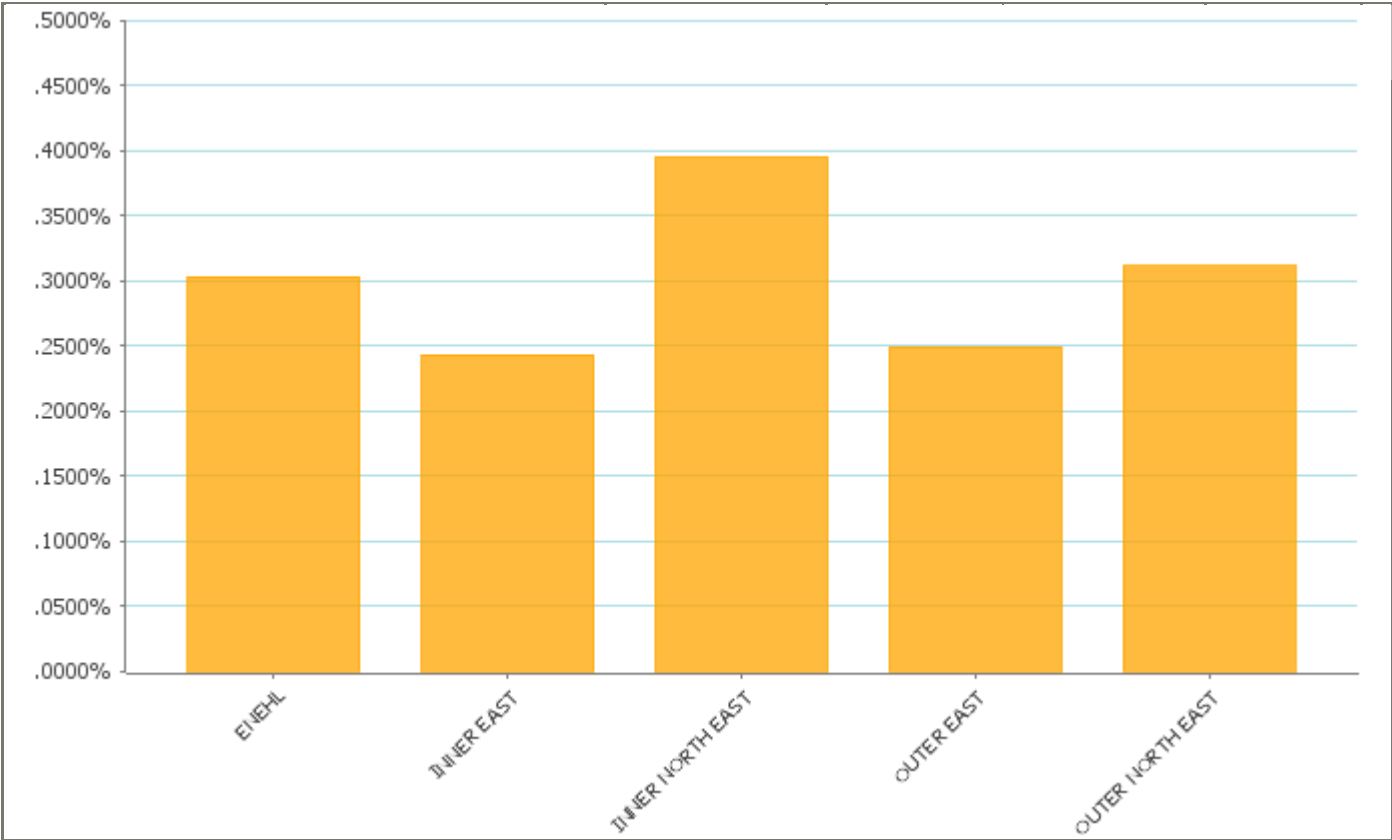
Performance Indicator	Current Target	Performance		Status
% With 7+ Rent Arrears ENEHL		3.16%	December 2011	
% With 7+ Rent Arrears INNER EAST		1.86%	December 2011	
% With 7+ Rent Arrears INNER NORTH EAST		3.34%	December 2011	
% With 7+ Rent Arrears OUTER EAST		3.77%	December 2011	
% With 7+ Rent Arrears OUTER NORTH EAST		3.67%	December 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
------------------------------	--------------------------------------------------------

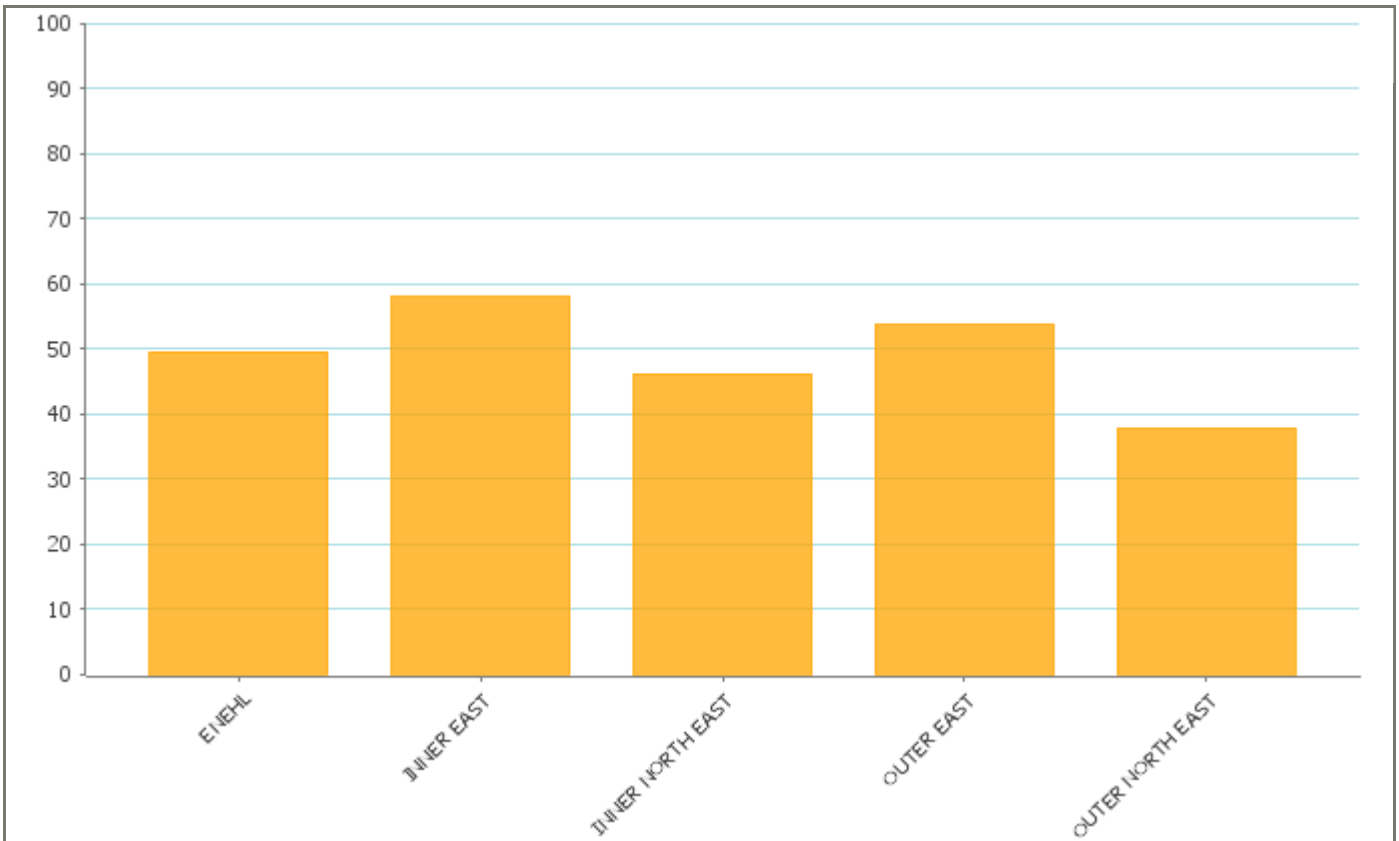


Performance Indicator	Current Target	Performance		Status
Evictions ENEHL	.2900%	.2070%	December 2011	
Evictions INNER EAST	.2900%	.1960%	December 2011	
Evictions INNER NORTH EAST	.2900%	.2370%	December 2011	
Evictions OUTER EAST	.2900%	.1810%	December 2011	
Evictions OUTER NORTH EAST	.2900%	.2070%	December 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	49.18	December 2011	
GROSS RELET TIMES INNER EAST	60	58.93	December 2011	
GROSS RELET TIMES INNER NORTH EAST	50	42.06	December 2011	
GROSS RELET TIMES OUTER EAST	55	52.51	December 2011	
GROSS RELET TIMES OUTER NORTH EAST	35	41.04	December 2011	

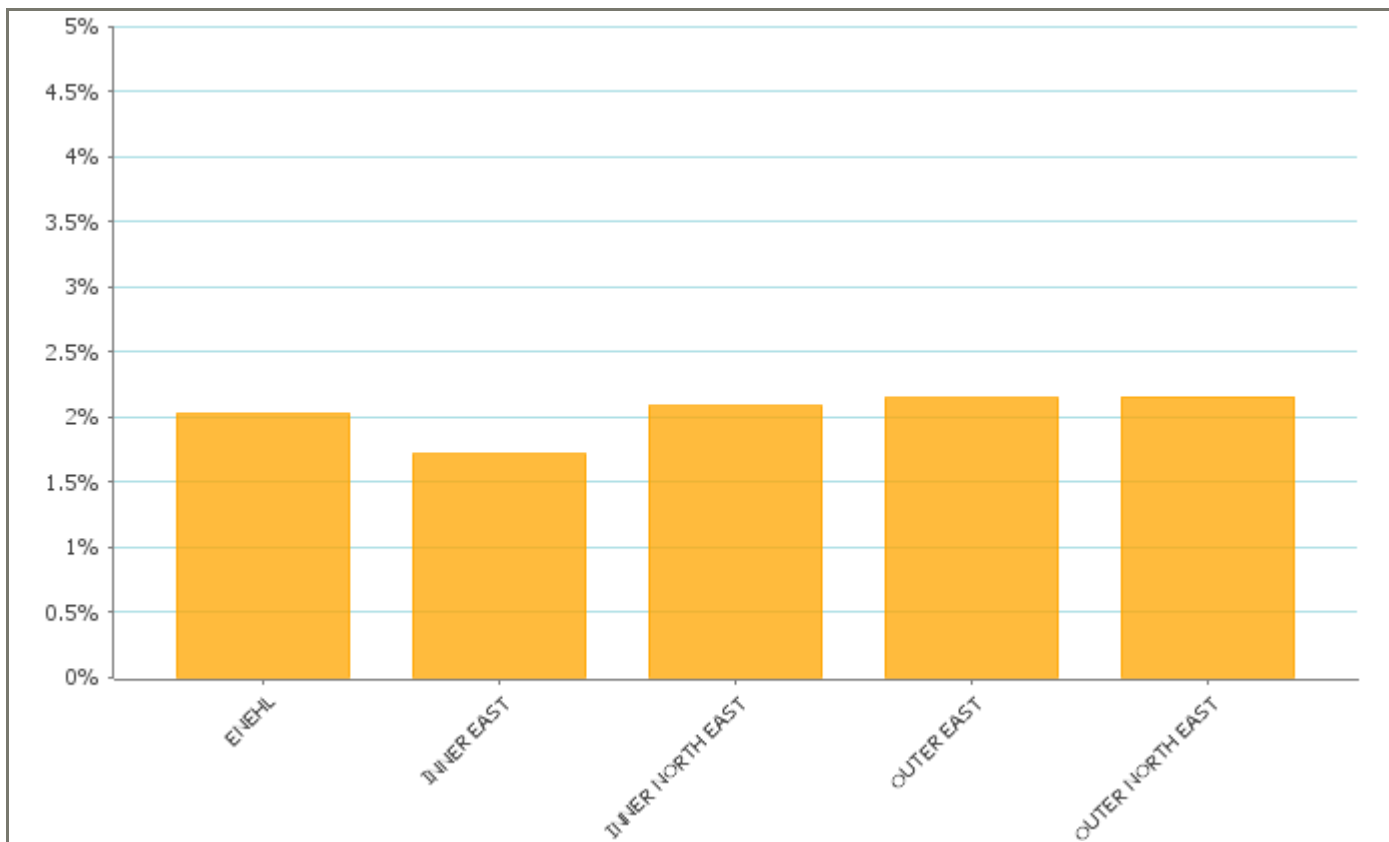
Definition

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%	1.71%	December 2011	
Rent Arrears as a percentage of the rent due INNER EAST	1.9%	1.23%	December 2011	
Rent Arrears as a percentage of the rent due INNER NORTH EAST	1.9%	1.83%	December 2011	
Rent Arrears as a percentage of the rent due OUTER EAST	1.9%	1.85%	December 2011	
Rent Arrears as a percentage of the rent due OUTER NORTH EAST	1.9%	1.91%	December 2011	

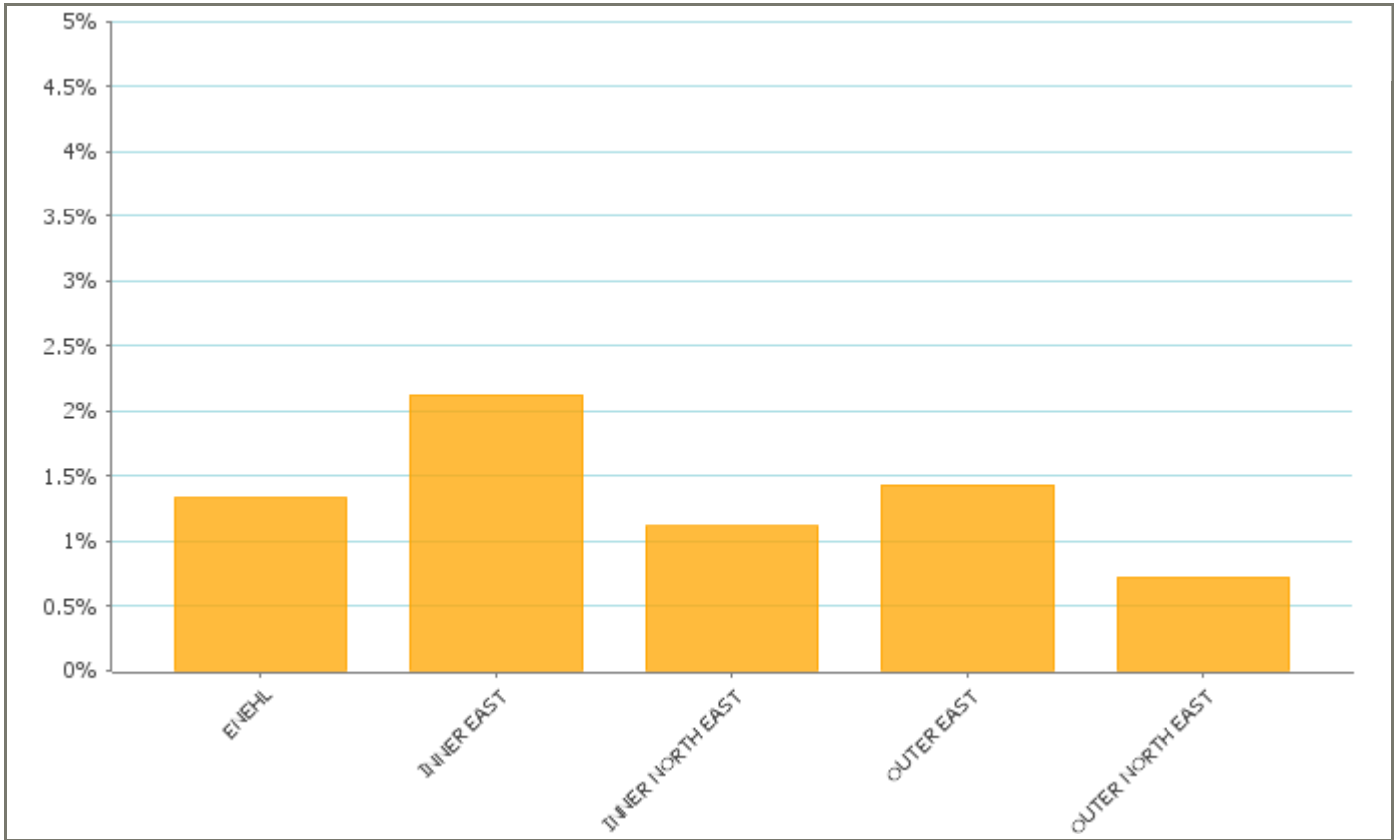
Definition

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



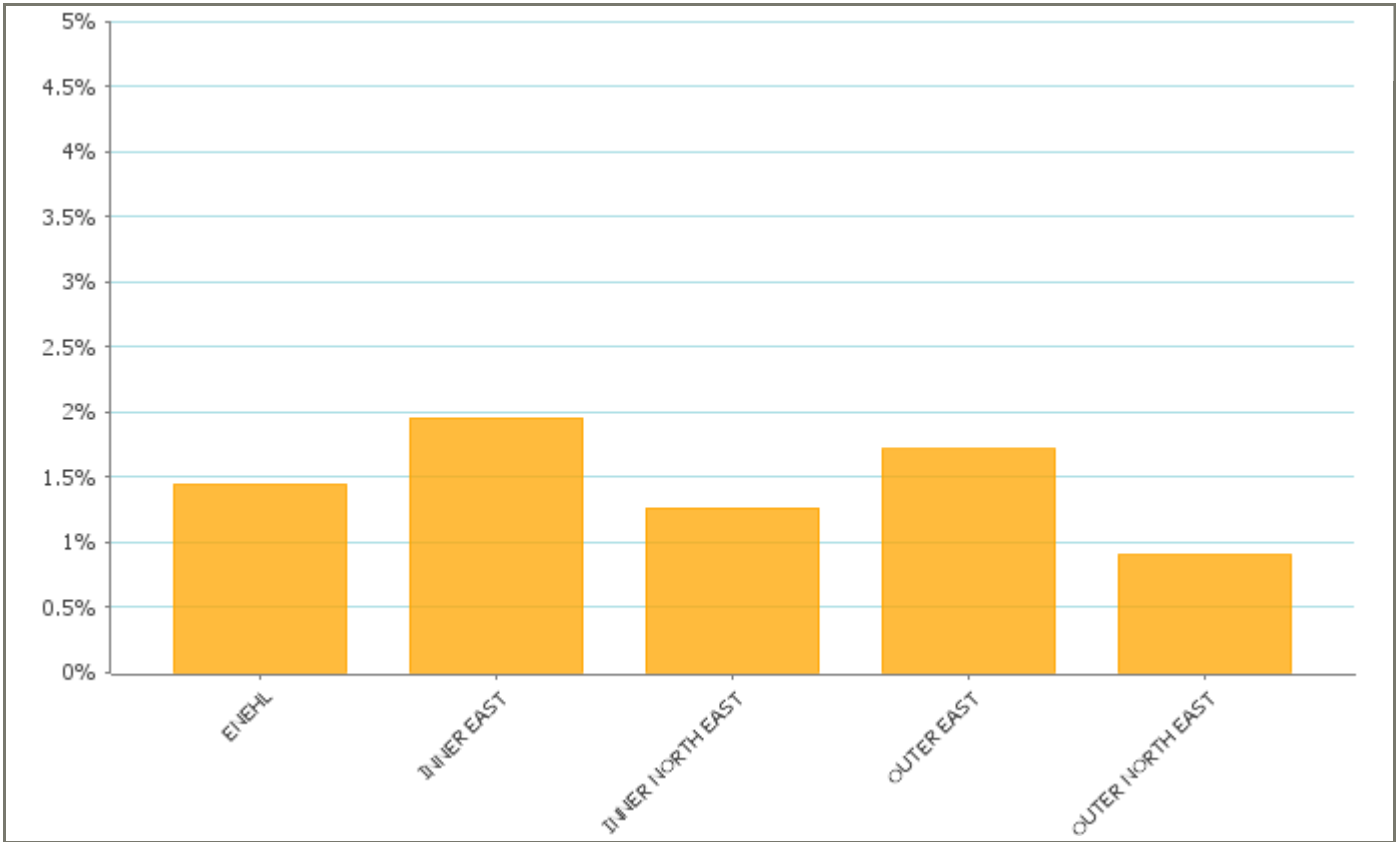
Performance Indicator	Current Target	Performance		Status
% RENT LOST FROM VOIDS ENE	1.2%	1.28%	December 2011	
% RENT LOST FROM VOIDS INNER EAST	1.75%	1.69%	December 2011	
% RENT LOST FROM VOIDS INNER NORTH EAST	1.1%	1.09%	December 2011	
% RENT LOST FROM VOIDS OUTER EAST	1.25%	1.61%	December 2011	
% RENT LOST FROM VOIDS OUTER NORTH EAST	0.7%	0.79%	December 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
------------------------------	--------------

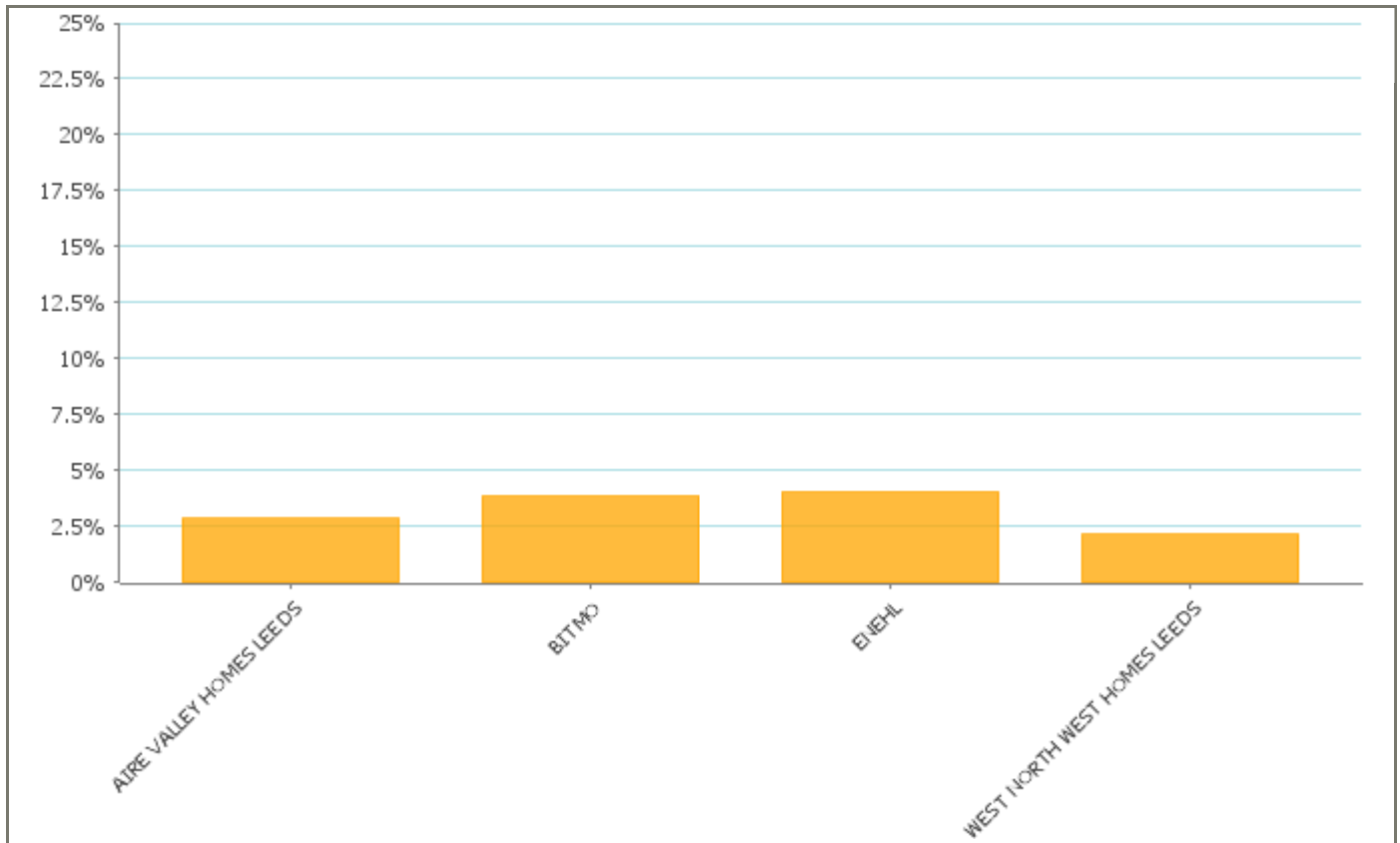


Performance Indicator	Current Target	Performance		Status
% Voids ENE	1.22%	0.97%	December 2011	
% Voids INNER EAST	1.46%	0.92%	December 2011	
% Voids INNER NORTH EAST	1.12%	1.11%	December 2011	
% Voids OUTER EAST	1.56%	1.14%	December 2011	
% Voids OUTER NORTH EAST	0.78%	0.74%	December 2011	

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%	1.79%	December 2011	✓
Proportion of Homes Non-Decent BITMO	5%	2.45%	December 2011	✓
Proportion of Homes Non-Decent East North East Homes	4%	3.23%	December 2011	✓
Proportion of Homes Non-Decent West North West Homes	4%	2.73%	December 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.