

KEY PERFORMANCE INDICATORS

May 2019

KPI Ref.		KEY PERFORMANCE INDICATOR	TARGET 2019-2020	YTD ACTUAL 2019-1920	YTD PERFORMANCE	YTD TREND ANALYSIS	RESPONSIBLE PERSON	
Page No.	KPI Description	KPI Ref						
2	Covenant	1	Net Housing Debt per Unit	< £16000	£9,811		😊	FM
2	Covenant	2	Asset Cover - Basis I (Value of assets under basis I to the total outstanding debt)	> 110%	270%		😊	FM
3	Covenant	3	Ratio of Net Operating Surplus (excl. Housing Stock Depreciation) to Net Interest Payable	> 90%	253%		😊	FM
4	Void Management	4	% of stock vacant and available for let	1.00%	0.48%		😊	HSM
5	Void Management	5	% of rent due lost on available to let properties being empty during the year	1.20%	0.56%		😊	HSM
6	Void Management	6	Average time (in days) taken to relet "normal" voids (excl. Low Demand and Unavailable for Let)	<28 Days	20.6 Days		😊	HSM
7	Arrears	7	Gross Rent Arrears (all tenants) as a % of rent due for the reporting year	2.90%	2.78%		😞	HSM
8	Former Tenant Arrears	8	Former Tenant Rent Arrears as a % of rent due for the reporting year	<0.80%	0.64%		😞	FM
9	Repairs (gas)	9	% of properties that require a gas safety record which had a gas safety check and record completed by the anniversary date	= 100%	100%		😐	PSM
10	Repairs	10	% of reactive repairs carried out in the year completed right first time	> 98%	98.5%		😊	PSM
11	Energy Efficiency	11	% of stock targeted for the year, meeting the Energy Efficiency Standard for Social Housing (ESSH)	= 100%	104.0%		😊	PSM
12	Customer Satisfaction	12	% of tenants who have had repairs or maintenance carried out in the last 12 months satisfied with the repairs and maintenance service	> 98%	99.7%		😊	BSM
13	Customer Satisfaction	13	% of tenants satisfied with the standard of their home when moving in	> 92.5%	91.3%		😞	BSM
14	Human Resources	14	Sickness Absence	< 3.75%	1.64%		😊	HR
15	Profitability	15	Operating Income to Operating Expenditure plus finance costs	> 103%	111%		😊	FM
16-21	Financial Management		Financial Management Accounts					FM
22	Eildon Contract		Financial Summary					FM
23-24	Planned & Cyclical Maintenance		Expenditure					PSM
25-26	Health & Safety		Accidents, Near Misses & Training					HR
27-35	Risk Management		Risk Register					BSM

	performance is not on target
	performance is within tolerance levels
	performance is on or better than target
😊	performance is improving
😐	performance remains constant
😞	performance is declining