



















Area report - Dunkirk/Lenton, Arboretum & Radford/Park

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AC4-1 Anti-social behaviour

Performance indicator and definition	Target	2015/16			2014/15	2013/14	Latest Note
		Value	Status	Long Trend	Value	Value	
% of ASB cases resolved by first intervention – Central region <i>Note: This PI monitors the ability of the HPM to select the correct first intervention.</i>	85%	94.21%			86.67%	84.78%	Low number of cases closed this month
% of ASB cases resolved – Central region <i>Note: This PI measures the proportion of ASB cases NCH has successfully resolved. Data for this PI is not available by ward and is reported by Housing Office.</i>	97.8%	97.89%			100%	100%	Performance on target in last quarter; regular meetings regarding cases ensuring correct direction is taken at an early stage
Number of new ASB cases – Central region <i>Note: Data for this PI is only available by Housing Office.</i>		129			121	144	Reduction in overall number of cases following transfer of Area 5 management to St Anns
Tenant satisfaction with the ASB service <i>Note: . Overall tenant satisfaction with the ASB service - The average score (out of 10) for each survey question. Data for this indicator is not available by ward..</i>	8.5	8.1			7.51	7.3	Tenant satisfaction with the ASB service has improved. We received the highest scores for the support provided, ease of reporting, and willingness to report ASB in the future. CommUNITY mediation service has now been launched in the summer to support early intervention and is expected to positively impact on customer satisfaction To further drive performance improvement we will continue to undertake regular case supervision and regular case quality checks.







AC4-2 Repairs



Performance indicator and definition	Target	2015/16			2014/15	2013/14	Latest Note
		Value	Status	Long Trend	Value	Value	
% of repairs completed in target – AC - Dunkirk/Lenton, Arboretum & Radford/Park <i>Note: This PI monitors the proportion of repairs being completed within agreed timescales.</i>	96%	97.29%			98.09%	97.39%	
% of repairs completed in target – Arboretum ward <i>Note: This PI monitors the proportion of repairs being completed within agreed timescales.</i>	96%	97.67%			98.08%	96.62%	
% of repairs completed in target – Dunkirk & Lenton Ward <i>Note: This PI monitors the proportion of repairs being completed within agreed timescales.</i>	96%	96.67%			98.18%	97.91%	
% of repairs completed in target – Radford & Park Ward <i>Note: This PI monitors the proportion of repairs being completed within agreed timescales.</i>	96%	97.27%			98.07%	97.55%	
Tenant satisfaction with the repairs service <i>Note: Data for this PI is only available citywide</i>	9.1	9.1			8.9	8.78	WS June- 2016 Performance is in target for the month at 9.2% .We continue to look at introducing service improvements through the repairs modernisation and monitor customer satisfaction data to highlight and inform these service improvements.

AC4-3 Rent Collection









Performance indicator and definition	Target	2015/16			2014/15	2013/14	Latest Note
		Value	Status	Long Trend	Value	Value	
<p>% of rent collected</p> <p><i>Note: This PI measures the amount of rent collected (including tenant arrears) as a percentage of rent due for the current year. Data for this indicator is not available by ward and is reported city wide.</i></p> <p><i>Trend shows as improving if value is over 100% as arrears are decreasing.</i></p>	100%	100.25%			100.56%	100.02%	<p>Although we had an exceptionally good start to the year last year, with a collection rate above 100%, typically the pattern of income collection is that there is a dip at the beginning of the financial year. This is due in part to benefit uprates which do take some time to co-ordinate with Housing Benefit. Measures are in place to ensure that income collection is maximised this year. The RAMs have been moved into new teams from the very beginning of the financial year and are being made aware of their new targets through 1-2-1s. There is new reporting in place for RAM activity and this is reported weekly to the RAMs and the management team. We continue to be affected by bedroom tax cases, and we now have 62 UC cases with a total debt of £32,682. These cases are being robustly managed and we hope to have 3 new members of the team starting in June.</p>
<p>% of tenancies ending due to eviction</p> <p><i>Note: This PI monitors the percentage of tenants being evicted due to rent arrears and is reported citywide.</i></p>	0.45%	0.43%			0.56%	0.74%	<p>This indicator will be on target by the end of the financial year. WE are currently only 0.02% behind target and as we are not carrying out any further evictions during March we will be on target. We have done 101 evictions so far this year and at this point last year we had done 129.</p>

AC4-4a Empty properties - Average relet time









Performance indicator and definition	Target	2015/16			2014/15	2013/14	Latest Note
		Value	Status	Long Trend	Value	Value	
<p>Average void re-let time (calendar days) – AC - Dunkirk/Lenton, Arboretum & Radford/Park</p> <p><i>Note: This PI measures how long it takes NCH to re-let empty properties from the end of the old tenancy to the start of the new tenancy</i></p>		18.56			25.72	23.07	<p>Void performance summary: There are currently 15 empty properties in the Area Committee 4 area. The average time to relet properties in the Area Committee 4 area is 29 days. There have been 126 new lettings this year. The city wide time to let empty properties is 26. Our voids processes have recently undergone a review. In the long term this should result in an improvement in performance. There are still some long term/hard to let properties in the system which have an adverse effect on performance. The longest a property has been empty in this area is 18 weeks. Our lettings teams are working hard to find appropriate tenants for this property and others in the area</p>
<p>Average void re-let time (calendar days) – Arboretum ward</p> <p><i>Note: This PI measures how long it takes NCH to re-let empty properties from the end of the old tenancy to the start of the new tenancy.</i></p>		25.78			27.58	49.24	<p>Void performance summary: There are currently 7 empty properties in the Arboretum ward area. The average time to relet properties in the Arboretum ward area is 33 days. There have been 33 new lettings this year. The city wide time to let empty properties is 26. Our voids processes have recently undergone a review. In the long term this should result in an improvement in performance. There are still some long term/hard to let properties in the system which have an adverse effect on performance. The longest a property has been empty in this area is 17 weeks. Our lettings teams are working hard to find appropriate tenants for this property and others in the area</p>
<p>Average void re-let time (calendar days) – Dunkirk & Lenton Ward</p> <p><i>Note: This PI measures how long it takes NCH to re-let empty properties from the end of the old tenancy to the start of the new tenancy</i></p>		13.91			6.57	4.63	<p>Void performance summary: There are currently 1 empty properties in the Dunkirk & Lenton ward area. The average time to relet properties in the Dunkirk & Lenton ward area is 12 days. There have been 8 new lettings this year. The city wide time to let empty properties is 26. Our voids processes have recently undergone a review. In the long term this should result in an improvement in performance. There are still some long term/hard to let properties in the system which have an adverse effect on performance. The longest a property has been empty in this area is 12 weeks. Our lettings teams are working hard to find appropriate tenants for this property and others in the area</p>

<p>Average void re-let time (calendar days) – Radford & Park Ward</p> <p><i>Note: This PI measures how long it takes NCH to re-let empty properties from the end of the old tenancy to the start of the new tenancy.</i></p>		19.18			27.92	18.96	<p>Void performance summary: There are currently 8 empty properties in the Radford & Park ward area. The average time to relet properties in the Radford & Park ward area is 28 days. There have been 88 new lettings this year. The city wide time to let empty properties is 26. Our voids processes have recently undergone a review. In the long term this should result in an improvement in performance. There are still some long term/hard to let properties in the system which have an adverse effect on performance. The longest a property has been empty in this area is 18 weeks. Our lettings teams are working hard to find appropriate tenants for this property and others in the area</p>
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AC4-4b Empty properties - Lettable voids

Performance indicator and definition	Target	2015/16			2014/15	2013/14	Latest Note
		Value	Status	Long Trend	Value	Value	
Number of lettable voids – AC - Dunkirk/Lenton, Arbotetum & Radford/Park <i>Note: Lettable voids are empty properties available for re-letting. They will receive repair work and then be re-let to a new tenant.</i>		16			16	15	
Number of lettable voids – Arboretum ward <i>Note: Lettable voids are empty properties available for re-letting. They will receive repair work and then be re-let to a new tenant.</i>		3			7	7	
Number of lettable voids – Dunkirk & Lenton Ward <i>Note: Lettable voids are empty properties available for re-letting. They will receive repair work and then be re-let to a new tenant.</i>		2			1	0	
Number of lettable voids – Radford & Park Ward <i>Note: Lettable voids are empty properties available for re-letting. They will receive repair work and then be re-let to a new tenant.</i>		11			8	8	

AC4-4c Empty properties - Decommissioning

Performance indicator and definition	Target	2015/16			2014/15	2013/14	Latest Note
		Value	Status	Long Trend	Value	Value	
Number of empty properties awaiting decommission – AC - Dunkirk/Lenton, Arboretum & Radford/Park <i>Note: This PI shows the number of empty properties which will not be re-let and includes those being decommissioned and / or demolished.</i>		100			139	325	
Number of empty properties awaiting decommission – Arboretum ward <i>Note: This PI shows the number of empty properties which will not be re-let and includes those being decommissioned and / or demolished.</i>		0			0	52	
Number of empty properties awaiting decommission – Dunkirk & Lenton Ward <i>Note: This PI shows the number of empty properties which will not be re-let and includes those being decommissioned and / or demolished.</i>		100			139	0	
Number of empty properties awaiting decommission – Radford & Park ward <i>Note: This PI shows the number of empty properties which will not be re-let and includes those being decommissioned and / or demolished.</i>		0			0	0	

AC4-5 Tenancy sustainment

Performance indicator and definition	Target	2015/16			2014/15	2013/14	Latest Note
		Value	Status	Long Trend	Value	Value	
Percentage of new tenancies sustained - AC - Dunkirk/Lenton, Arboretum & Radford/Park <i>Note: This PI measures the number of new tenants who are still in their tenancy 12 months later.</i>	96%	97.56%			94.77%	92%	PI fractionally under target- analysis to be carried out on current terminations to analyse any trends; 2x NTQ lodging, 1x refused after commenced; 1 x rent eviction
Percentage of new tenancies sustained - Arboretum Ward (2003) <i>Note: This PI measures the number of new tenants who are still in their tenancy 12 months later.</i>	96.5%	100%			94.29%	95.56%	Sustainability level remains on target
Percentage of new tenancies sustained - Dunkirk & Lenton Ward <i>Note: This PI measures the number of new tenants who are still in their tenancy 12 months later.</i>	96.5%	100%			95%	81.25%	Sustainability level remains on target
Percentage of new tenancies sustained - Radford & Park Ward (2003) <i>Note: This PI measures the number of new tenants who are still in their tenancy 12 months later.</i>	96.5%	96.51%			94.87%	92.14%	Addresses to be analysed to look for any patterns to underperformance- 2x NTQ lodging; 1 x Eviction rent; 1xrefused after commenced; 1x NTQ private rented