

More Homes Bromley Management KPIs 2020/21

	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	2020-21 YTD	Contract Measure	Notes
Total Units Purchased	5	6	2	0	0	0	0	0	0	0	0		13		
Total Number of Properties	352	358	360	360	360	360	360	360	360	360	360		360		
Total Start of Tenancies	5	6	3	1	0	9	3	7	12	6	2		54		
Total Vacation in month	9	3	8	6	5	10	11	5	5	8	5		75		
Total Vacations % of Stock	3%	1%	2%	2%	13%	3%	3%	1%	1%	2%	1%		21%		
Total Vacant Awaiting Re letting	31	20	13	15	10	15	22	17	14	14	18		18		
Annual Rent Roll	£3,029,468	£3,051,932	£3,190,252	£3,188,068	£3,203,304	£3,189,000	£3,132,428	£3,185,232	£3,204,968	£3,190,668	£3,129,526		£3,129,526		
Arrears % of Annual Rent	3.03%	4.36%	4.25%	3.13%	3.32%	2%	2.59%	2.58%	1.32%	1.45%	1.06%		3%	<2%	>5%
Arrears over 12 weeks %	0.98%	1.09%	1.04%	0.88%	0.99%	0.98%	0.98%	1.09%	1.02%	0.95%	1.02%		1%		
Voids Rent Loss %	0.36%	0.60%	1.22%	0.10%	0.59%	0.23%	0.22%	0.20%	0.47%	0.32%	0.04%		4.37%	<3.85%	>7%
Average Days from Vacation to NOA	29	66	75	26	62	27	92	33	67	59	56		54	<10 days	>30 days
NOA to SOT	20	15	11	7	14	9	29	3	10	2	4		11	<14 days	>30 days
Cost As % of Rent Roll	0.12%	0.10%	0.12%	0.15%	0.08%	0.14%	0.18%	0.64%	0.49%	0.24%	0.27%		0.00%	<4.9%	>10%
Emergency Repair	88%	90%	96%	100%	72%	100%	100%	92%	100%	97%	100%		94%	>99%	<75%
Urgent Repairs	70%	76%	61%	60%	95%	50%	66%	62%					68%	>95%	<75%
Routine Repairs			50%	50%	50%	64%	80%	55%	57%	50%	34%		54%	>95%	<75%
Gas Compliance	95%	94%	94%	96%	96%	98%	96%	98%	98%	96%	93%		96%	100%	<75%
Electrical Compliance	97%	98%	97%	98%	98%	98%	98%	98%	98%	99%	98%		98%	>95%	<75%
													YTD		
Property Visit Due	107	106	118	113	114	108	108	110	115	115	112		1226		
Property Visit Booked	148	128	90	105	84	115	176	156	121	154	100		1377		
Property visit completed	141	119	81	88	75	82	127	131	99	129	90		1162		
Access Rate	95%	93%	90%	84%	89%	71%	72%	84%	82%	84%	90%		84%		

Due to the pandemic we are only carrying out Emergency repairs  
89 jobs raised 31 completed, 58 in progress though still within target period