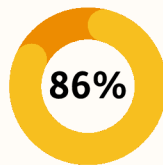


Tenancy Satisfaction Measures 2024/25

Overall Satisfaction

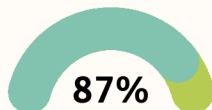
When asking residents about their overall satisfaction with YMCA Heart of England as their landlord. A total of 86% of Residents were satisfied.



Tenant Perception Data

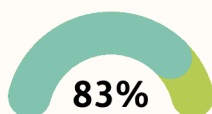
01

Satisfaction with Repairs.



02

Satisfaction with time taken to complete most recent repair.



03

Satisfaction that the home is well maintained.



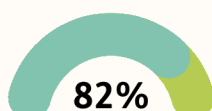
04

Satisfaction that the home is safe.



05

Satisfaction that the landlord listens to tenant views and acts upon them.



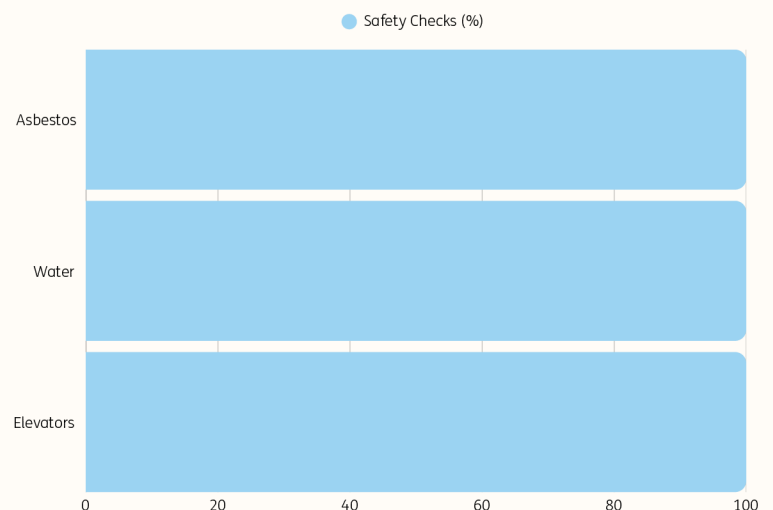
06

Satisfaction that the landlord keeps tenants informed about things that matter to them.



Landlord System Data - Safety Checks

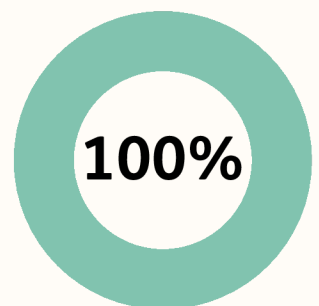
- Asbestos - This measure will be based on the percentage of homes in buildings that have had all the necessary asbestos management surveys or re-inspections.
- Water - This measure will be based on the percentage of homes that have had all the necessary legionella risk assessments.
- Lifts - This measure will be based on the percentage of homes in buildings where the communal passenger lifts have had all the necessary safety checks.



Complaints

Complaints responded to within Complaint Handling Code timescales.

This measure will be based on the percentage of complaints the landlord responds to within the times set by the Housing Ombudsman's Complaint Handling Code. All social housing landlords have to follow this Code.



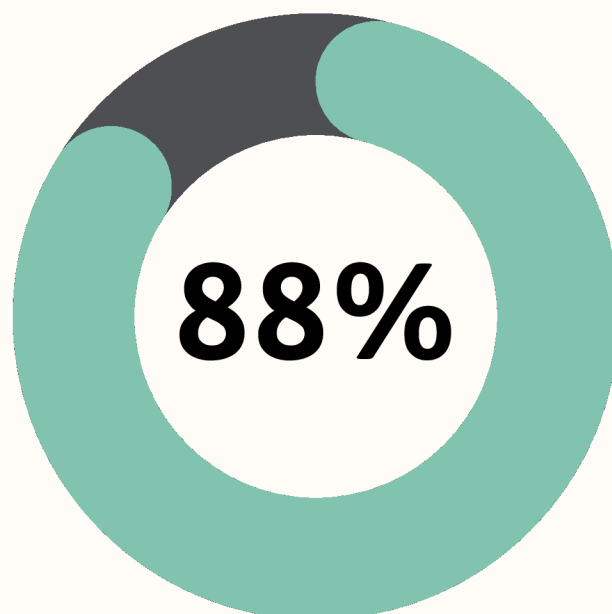
Complaints relative to the size of the landlord. (17)

This measure will be based on the number of complaints the landlord receives for each 1,000 homes they own and manage.



Tenant Perception Data

88% of YMCA Heart of England tenants believe that they are treated fairly and with respect.



83%

Satisfaction with the landlord's approach to handling of complaints.

86%

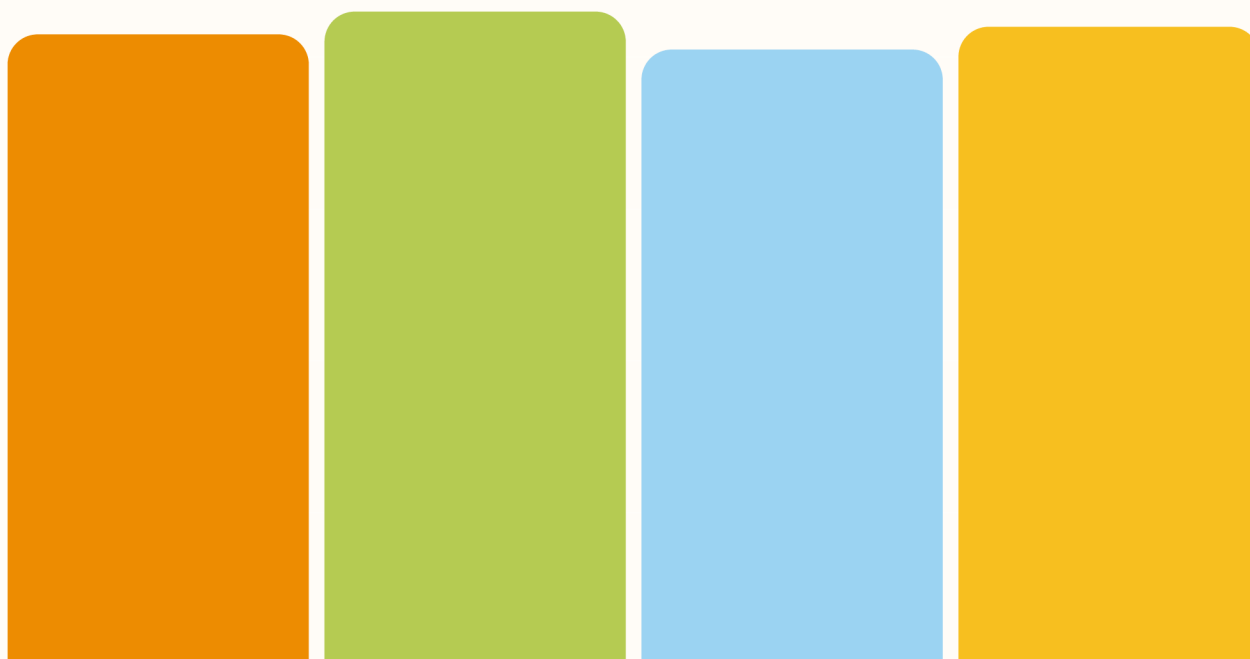
Satisfaction that the landlord keeps communal areas clean and well-maintained.

81%

Satisfaction that the landlord makes a positive contribution to neighbourhoods.

84%

Satisfaction with the landlord's approach to handling antisocial behaviour.



Tenancy Satisfaction Measures (TSM)

 100%

Repairs completed within target timescale (Emergency)

Based on percentage of emergency repairs the landlord has done within the target time they have set for themselves.

 97%

Repairs completed within target timescale (None Emergency)

Based on percentage of none emergency repairs the landlord has done within the target time they have set for themselves.

 100%

Gas safety checks

This measure will be based on the percentage of homes that have had all the necessary gas safety checks.

 100%

Fire safety checks

This measure will be based on the percentage of homes in buildings that have had all the necessary fire risk assessments.

 0%

Percentage of homes that do not meet the Decent Homes standard