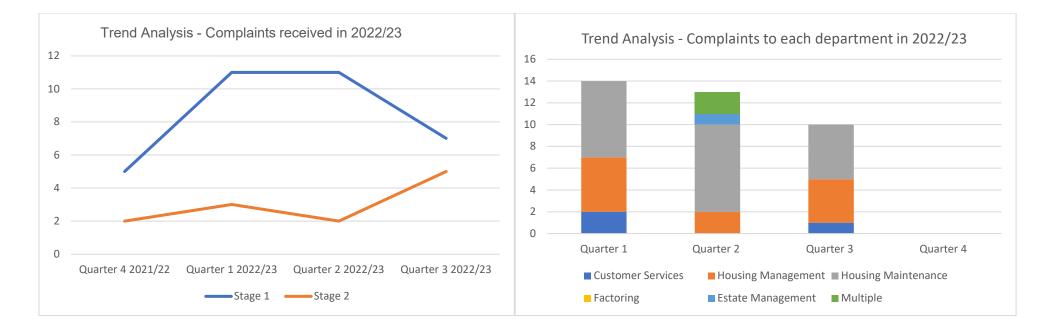




Grounds Maint

Multiple -	16.66%	(2 out of 12)
Repairs Standard of Service	33.33%	(4 out of 12)
Repairs Response Times	16.66%	(2 out of 12)
Fly Tipping	8.33%	(1 out of 12)
Level of Communications	8.33%	(1 out of 12)
Development	0%	
General	16.66%	(2 out of 12)
Grounds Maintenance	0%	

LOCHABER HOUSING ASSOCIATION

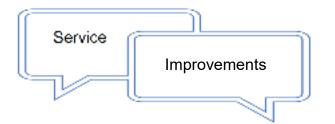




The average number of days taken to resolve Stage 1 complaints was 3.6 days. One complaint was granted a fiveday extension due to staff absences; this was approved by Senior Management.



The average number of days taken to resolve Stage 2 complaints was 13.8 days.



1. Going forward staff will confirm in writing arrangements that have been agreed with tenants and this will be recorded on SDM.