



Landlord name: North Glasgow Housing Association Ltd

RSL Reg. No.: 187

Report generated date: 11/06/2021 14:22:35

Approval

A1.1	Date approved	25/05/2021
A1.2	Approver	Lynne Cooper
A1.3	Approver job title	Director of Housing Services
A1.4	Comments	N/A



Social landlord contextual information

Staff

Staff information, staff turnover and sickness rates (Indicator C1)

C1.1	the name of Chief Executive	Mr. Robert Tamburrini
C1.2.1	C1.2 Staff employed by the RSL: the number of senior staff	5.00
C1.2.2	the number of office based staff	85.01
C1.2.3	the number of care / support staff	0.00
C1.2.4	the number of concierge staff	22.00
C1.2.5	the number of direct labour staff	6.00
C1.2.6	the total number of staff	118.01
C1.3.1	Staff turnover and sickness absence: the percentage of senior staff turnover in the year to the end of the reporting year	9.52%
C1.3.2	the percentage of total staff turnover in the year to the end of the reporting year	3.92%
C1.3.3	the percentage of days lost through staff sickness absence in the reporting year	1.60%

**Social landlord contextual information****Lets**

Number of lets during the reporting year, split between 'general needs' and 'supported housing' (Indicator C3)		
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C3.1	The number of 'general needs' lets during the reporting year	429
C3.2	The number of 'supported housing' lets during the reporting year	0
Indicator C3		429



The number of lets during the reporting year by source of let (Indicator C2)
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C2.1	The number of lets to existing tenants	109
C2.2	The number of lets to housing list applicants	210
C2.3	The number of mutual exchanges	2
C2.4	The number of lets from other sources	0
C2.5.1	C2.5 The number of applicants who have been assessed as statutorily homeless by the local authority as: section 5 referrals	110
C2.5.2	nominations from the local authority	0
C2.5.3	other	0
C2.6	the number of other nominations from local authorities	0
C2.7	Total number of lets excluding exchanges	429

Annual Return on the Charter (ARC) 2020-2021

Comments (Social landlord contextual information)

**Overall satisfaction****All outcomes**

Percentage of tenants satisfied with the overall service provided by their landlord (Indicator 1)

1.1.1	1.1 In relation to the overall tenant satisfaction survey carried out, please state: the number of tenants who were surveyed	724
1.1.2	the fieldwork dates of the survey	03/2021
1.1.3	The method(s) of administering the survey:	
	Post	<input type="checkbox"/>
1.1.4	Telephone	<input checked="" type="checkbox"/>
1.1.5	Face-to-face	<input type="checkbox"/>
1.1.6	Online	<input type="checkbox"/>
1.2.1	1.2 In relation to the tenant satisfaction question on overall services, please state the number of tenants who responded:	521
	very satisfied	
1.2.2	fairly satisfied	131
1.2.3	neither satisfied nor dissatisfied	0
1.2.4	fairly dissatisfied	23
1.2.5	very dissatisfied	49
1.2.6	no opinion	0
1.2.7	Total	724

Indicator 1	90.06%
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Comments (Overall satisfaction)

N/A



The customer / landlord relationship

Communication

Percentage of tenants who feel their landlord is good at keeping them informed about their services and decisions (Indicator 2)

2.1	How many tenants answered the question "How good or poor do you feel your landlord is at keeping you informed about their services and decisions?"	724
2.2.1	2.2 Of the tenants who answered, how many said that their landlord was: very good at keeping them informed	566
2.2.2	fairly good at keeping them informed	61
2.2.3	neither good nor poor at keeping them informed	2
2.2.4	fairly poor at keeping them informed	30
2.2.5	very poor at keeping them informed	65
2.2.6	Total	724

	Indicator 2	86.60%
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Participation

Percentage of tenants satisfied with the opportunities given to them to participate in their landlord's decision making processes (Indicator 5)

5.1	How many tenants answered the question "How satisfied or dissatisfied are you with opportunities given to you to participate in your landlord's decision making processes?"	724
5.2.1	5.2 Of the tenants who answered, how many said that they were: very satisfied	589
5.2.2	fairly satisfied	66
5.2.3	neither satisfied nor dissatisfied	18
5.2.4	fairly dissatisfied	15
5.2.5	very dissatisfied	36
5.2.6	Total	724

	Indicator 5	90.47%
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Annual Return on the Charter (ARC) 2020-2021

Comments (The customer / landlord relationship)



Housing quality and maintenance

Quality of housing

Scottish Housing Quality Standard (SHQS) – Stock condition survey information (Indicator C8)

C8.1	The date your organisation's stock was last surveyed or assessed for compliance with the SHQS	12/2017
C8.2	What percentage of stock did your organisation fully assess for compliance in the last five years?	92.00
C8.3	The date of your next scheduled stock condition survey or assessment	12/2027
C8.4	What percentage of your organisation's stock will be fully assessed in the next survey for SHQS compliance	25.00
C8.5	Comments on method of assessing SHQS compliance.	

Information received through stock condition survey.



Scottish Housing Quality Standard (SHQS) – Stock summary (Indicator C9)

		End of the reporting year	End of the next reporting year
C9.1	Total self-contained stock	5,394	5,422
C9.2	Self-contained stock exempt from SHQS	628	628
C9.3	Self-contained stock in abeyance from SHQS	0	0
C9.4.1	Self-contained stock failing SHQS for one criterion	0	0
C9.4.2	Self-contained stock failing SHQS for two or more criteria	0	0
C9.4.3	Total self-contained stock failing SHQS	0	0
C9.5	Stock meeting the SHQS	4,766	4,794

C9.6	Total self-contained stock meeting the SHQS by local authority
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	End of the reporting year	End of the next reporting year
Aberdeen City	0	0
Aberdeenshire	0	0
Angus	0	0
Argyll & Bute	0	0
City of Edinburgh	0	0
Clackmannanshire	0	0
Dumfries & Galloway	0	0
Dundee City	0	0
East Ayrshire	0	0
East Dunbartonshire	0	0
East Lothian	0	0
East Renfrewshire	0	0
Eilean Siar	0	0
Falkirk	0	0
Fife	0	0
Glasgow City	4,766	4,794
Highland	0	0
Inverclyde	0	0
Midlothian	0	0
Moray	0	0
North Ayrshire	0	0



North Lanarkshire	0	0
Orkney Islands	0	0
Perth & Kinross	0	0
Renfrewshire	0	0
Scottish Borders	0	0
Shetland Islands	0	0
South Ayrshire	0	0
South Lanarkshire	0	0
Stirling	0	0
West Dunbartonshire	0	0
West Lothian	0	0
Totals	4,766	4,794

Percentage of stock meeting the Scottish Housing Quality Standard (SHQS) (Indicator 6)
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6.1.1	The total number of properties within scope of the SHQS: at the end of the reporting year	5,394
6.1.2	projected to the end of the next reporting year	5,422
6.2.1	The number of properties meeting the SHQS: at the end of the reporting year	4,766
6.2.2	projected to the end of the next reporting year	4,794

Indicator 6 - Percentage of stock meeting the SHQS at the end of the reporting year	88.36%
Indicator 6 - Percentage of stock meeting the SHQS projected to the end of the next reporting year	88.42%



Percentage of tenants satisfied with the quality of their home (Indicator 7)

7.1	How many tenants answered the question "Overall, how satisfied or dissatisfied are you with the quality of your home?"	724
7.2.1	7.2 Of the tenants who answered, how many said that they were: very satisfied	487
7.2.2	fairly satisfied	48
7.2.3	neither satisfied nor dissatisfied	1
7.2.4	fairly dissatisfied	36
7.2.5	very dissatisfied	152
7.3	Total	724

	Indicator 7	73.90%
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**Repairs, maintenance & improvements**

Average length of time taken to complete emergency repairs (Indicator 8)		
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8.1	The number of emergency repairs completed in the reporting year	8,804
8.2	The total number of hours taken to complete emergency repairs	23,117

Indicator 8		2.63
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Average length of time taken to complete non-emergency repairs (Indicator 9)

9.1	The total number of non-emergency repairs completed in the reporting year	5,715
9.2	The total number of working days taken to complete non-emergency repairs	26,718

	Indicator 9	4.68
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Percentage of reactive repairs carried out in the last year completed right first time (Indicator 10)

10.1	The number of reactive repairs completed right first time during the reporting year	4,759
10.2	The total number of reactive repairs completed during the reporting year	5,047

	Indicator 10	94.29%
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How many times in the reporting year did not meet your statutory duty to complete a gas safety check (Indicator 11).

11.1	The number of times you did not meet your statutory duty to complete a gas safety check.	9
11.2	if you did not meet your statutory duty to complete a gas safety check add a note in the comments field	
<p>9 of our properties did not have a gas certificate renewed within 12 months, this was due to tenants shielding or self isolating. These services were carried out as soon as it was safe to do so and 100% of our properties now have a current gas safety certificate.</p>		

Indicator 11	9
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Percentage of tenants who have had repairs or maintenance carried out in last 12 months satisfied with the repairs and maintenance service (Indicator 12)

12.1	Of the tenants who had repairs carried out in the last year, how many answered the question "Thinking about the LAST time you had repairs carried out, how satisfied or dissatisfied were you with the repairs service provided by your landlord?"	449
12.2	Of the tenants who answered, how many said that they were:	311
12.2.1	very satisfied	
12.2.2	fairly satisfied	37
12.2.3	neither satisfied nor dissatisfied	0
12.2.4	fairly dissatisfied	26
12.2.5	very dissatisfied	75
12.2.6	Total	449

	Indicator 12	77.51%
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EESH

Percentage of properties meeting the EESH (Indicator C10)

C10.1 Number of self contained properties				
	Gas	Electric	Other fuels	Total
Flats	2,577	1,050	65	3,692
Four-in-a-block	941	20	0	961
Houses (other than detached)	720	4	0	724
Detached houses	17	0	0	17
Total	4,255	1,074	65	5,394

C10.2 Number of self contained properties not in scope of the EESH				
	Gas	Electric	Other fuels	Total
Flats	0	0	0	0
Four-in-a-block	0	0	0	0
Houses (other than detached)	0	0	0	0
Detached houses	0	0	0	0
Total	0	0	0	0

C10.3 Number of self contained properties in scope of the EESH				
	Gas	Electric	Other fuels	Total
Flats	2,577	1,050	65	3,692
Four-in-a-block	941	20	0	961
Houses (other than detached)	720	4	0	724
Detached houses	17	0	0	17
Total	4,255	1,074	65	5,394

C10.4 Number of properties in scope of the EESH where compliance is unknown				
	Gas	Electric	Other fuels	Total
Flats	2	0	0	2
Four-in-a-block	0	0	0	0
Houses (other than detached)	1	0	0	1
Detached houses	0	0	0	0
Total	3	0	0	3



C10.4.21 | Where EESSH compliance is unknown for any properties, please explain why

EPC was unable to be carried out due to Government Covid Restrictions. EPCs will be carried out when restrictions are eased and its safe to get access

C10.5 | Number of properties in scope of the EESSH that do not meet the standard

	Gas	Electric	Other fuels	Total
Flats	77	29	2	108
Four-in-a-block	4	8	0	12
Houses (other than detached)	17	2	0	19
Detached houses	0	0	0	0
Total	98	39	2	139

C10.6 | Number of properties in scope of the EESSH that are exempt the standard

	Gas	Electric	Other fuels	Total
Flats	319	151	1	471
Four-in-a-block	12	2	0	14
Houses (other than detached)	38	0	0	38
Detached houses	1	0	0	1
Total	370	153	1	524

C10.7 | Number of properties in scope of the EESSH that meet the standard

	Gas	Electric	Other fuels	Total
Flats	2,179	870	62	3,111
Four-in-a-block	925	10	0	935
Houses (other than detached)	664	2	0	666
Detached houses	16	0	0	16
Total	3,784	882	62	4,728

C10 | 87.7%



Anticipated exemptions from the EESSH (Indicator C11)

C11.1	Number of properties anticipated to require an exemption from the first EESSH milestone in the next reporting year			
	Gas	Electric	Other fuels	Total
Flats	319	151	1	471
Four-in-a-block	12	2	0	14
Houses (other than detached)	38	0	0	38
Detached houses	1	0	0	1
Total	370	153	1	524

C11.2	The reasons properties anticipated to require an exemption	
		Number of Properties
Technical		130
Social		84
Excessive cost		246
New technology		0
Legal		0
Disposal		0
Long term voids		64
Unable to secure funding		0
Other reason / unknown		0
Total		524

C11.3 If other reason or unknown, please explain

N/A



Energy Performance Certificates (EPCs) (Indicator C12)

C12.1	EPC rating	
	The number of properties with a valid EPC	The number of EPCs lodged in the reporting year
A	0	0
B	188	7
C	3,560	187
D	874	61
E	88	7
F	18	2
G	0	0
Total	4,728	264

C12.2	Of the properties with a valid EPC, please state which version of the SAP was used for generating the EPCs	
	Number of Properties	
SAP 2001	0	
SAP 2005	0	
SAP 2009	14	
SAP 2012	4,714	
Other procedure / unknown	0	
Total	4,728	

C12.3	If other procedure or unknown, please explain	
	N/A	

Indicator C12

87.7%



Investment in the EESSH (Indicator C13)

C13.1	The total number of properties brought up to the EESSH during the reporting year	53
C13.2	Of the total amount invested in bringing properties up to the EESSH, please state how much came from	
C13.2.1	Subsidy	£0
C13.2.2	The landlord's own financial resource	£22,117
C13.2.3	Another source	£0
C13.2.4	Total amount invested in bringing properties up to the EESSH	£22,117

C13.3 Please give reasons for any investment which came from another source

N/A

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Comments (Housing quality and maintenance)

Customer Satisfaction - Overall Quality of their Home. - 67% of those tenants who were not satisfied with the overall quality of their home advised that it was due to lack of investment. Our Investment Programme was placed on hold since March 2020 due to Covid-19, however we have carried out a full stock condition survey and our investment programme will recommence May/June 2021.

Non Emergency Repairs - During Covid 19, we did carry out a number of non emergency repairs, where Scottish Government guidance permitted us to do so. Where non-emergency repairs were not permitted, we captured these repairs on a spreadsheet. These repairs will be carried out in a staggered approach when our contractor recommences full service on 10th May 2021.

Neighbourhood & community

Estate management, anti-social behaviour, neighbour nuisance and tenancy disputes

Percentage of all complaints responded to in full at Stage 1 and percentage of all complaints responded to in full at Stage 2. (Indicators 3 & 4)

	1st stage	2nd stage
Complaints received in the reporting year	135	18
Complaints carried forward from previous reporting year	0	2
All complaints received and carried forward	135	20
Number of complaints responded to in full by the landlord in the reporting year	132	18
Time taken in working days to provide a full response	716	334

Indicators 3 & 4 - The percentage of all complaints responded to in full at Stage 1	97.78%
Indicators 3 & 4 - The percentage of all complaints responded to in full at Stage 2	90.00%
Indicators 3 & 4 - The average time in working days for a full response at Stage 1	5.42
Indicators 3 & 4 - The average time in working days for a full response at Stage 2	18.56



Percentage of tenants satisfied with the landlord's contribution to the management of the neighbourhood they live in (Indicator 13)

13.1	How many tenants answered the question "Overall, how satisfied or dissatisfied are you with your landlord's contribution to the management of the neighbourhood you live in?"	723
13.2.1	13.2 Of the tenants who answered, how many said that they were: very satisfied	480
13.2.2	fairly satisfied	140
13.2.3	neither satisfied nor dissatisfied	2
13.2.4	fairly dissatisfied	28
13.2.5	very dissatisfied	73
13.2.6	Total	723

Indicator 13	85.75%
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Percentage of tenancy offers refused during the year (Indicator 14)

14.1	The number of tenancy offers made during the reporting year	620
14.2	The number of tenancy offers that were refused	275

Indicator 14		44.35%
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Percentage of anti-social behaviour cases reported in the last year which were resolved (Indicator 15)
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15.1	The number of cases of anti-social behaviour reported in the last year	99
15.2	Of those at 15.1, the number of cases resolved in the last year	96

	Indicator 15	96.97%
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Abandoned homes (Indicator C4)

C4.1	The number of properties abandoned during the reporting year	35
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Percentage of the court actions initiated which resulted in eviction and the reasons for eviction (Indicator 22)

22.1	The total number of court actions initiated during the reporting year	19
22.2.1	22.2 The number of properties recovered: because rent had not been paid	0
22.2.2	because of anti-social behaviour	1
22.2.3	for other reasons	0

Indicator 22 - Percentage of the court actions initiated which resulted in eviction because rent had not been paid	0.00%
Indicator 22 - Percentage of the court actions initiated which resulted in eviction because of anti-social behaviour	5.26%
Indicator 22 - Percentage of the court actions initiated which resulted in eviction for other reasons	0.00%
Indicator 22 - Percentage of the court actions initiated which resulted in eviction	5.26%

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Comments (Neighbourhood & community)

Offers Refused - Of the 44% of refusals - 23% of these offers were made to applicants who failed to respond to the offer made. 12% of these offers were made to homeless cases where the caseworker asked us to withdraw the offer as the applicant had either accepted an offer from another HA, changed their area of choice or the applicant had lost contact.



Access to housing and support

Housing options and access to social housing

Percentage of lettable houses that became vacant in the last year (Indicator 17)
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17.1	The total number of lettable self-contained stock	5,397
17.2	The number of empty dwellings that arose during the reporting year in self-contained lettable stock	437

	Indicator 17	8.10%
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Number of households currently waiting for adaptations to their home (Indicator 19)

19.1	The total number of approved applications on the list for adaptations as at the start of the reporting year, plus any new approved applications during the reporting year.	100
19.2	The number of approved applications completed between the start and end of the reporting year	96
19.3	The total number of households waiting for applications to be completed at the end of the reporting year.	4
19.4	if 19(iii) does not equal 19(i) minus 19(ii) add a note in the comments field.	
		N/A

Indicator 19

4



Total cost of adaptations completed in the year by source of funding (£) (Indicator 20)

20.1	The cost (£) that was landlord funded;	£153,644
20.2	The cost (£) that was grant funded	£149,968
20.3	The cost (£) that was funded by other sources.	£0

	Indicator 20	£303,612
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The average time to complete adaptations (Indicator 21)

21.1	The total number of working days taken to complete all adaptations.	1,612
21.2	The total number of adaptations completed during the reporting year.	105

Indicator 21		15.35
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Homelessness – the percentage of referrals under Section 5, and other referrals for homeless households made by the local authority, that result in an offer, and the percentage of those offers that result in a let (Indicator 23)

23.1	The total number of individual homeless households referrals received under section 5.	178
23.2	The total number of individual homeless households referrals received under other referral routes.	0
23.3	The total number of individual homeless households referrals received under section 5 and other referral routes.	178
23.4	The total number of individual homeless households referrals received under section 5 that result in an offer of a permanent home.	162
23.5	The total number of individual homeless households referrals received under other referral routes that result in an offer of a permanent home.	0
23.6	The total number of individual homeless households referrals received under section 5 and other referral routes that result in an offer of a permanent home.	162
23.7	The total number of accepted offers.	111

Indicator 23 - The percentage of referrals under section 5, and other referrals for homeless households made by a local authority, that result in an offer	91.01%
Indicator 23 - The percentage of those offers that result in a let	68.52%



Average length of time to re-let properties in the last year (Indicator 30)		
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30.1	The total number of properties re-let in the reporting year	429
30.2	The total number of calendar days properties were empty	15,602

Indicator 30		36.37
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Tenancy sustainment

Percentage of new tenancies sustained for more than a year, by source of let (Indicator 16)

16.1.1	The number of tenancies which began in the previous reporting year by: existing tenants	99
16.1.2	applicants who were assessed as statutory homeless by the local authority	129
16.1.3	applicants from your organisation's housing list	207
16.1.4	nominations from local authority	0
16.1.5	other	0
16.2.1	The number of tenants at 16.1 who remained in their tenancy for more than a year by: existing tenants	88
16.2.2	applicants who were assessed as statutory homeless by the local authority	114
16.2.3	applicants from your organisation's housing list	182
16.2.4	nominations from local authority	0
16.2.5	other	0

Indicator 16 - Percentage of new tenancies to existing tenants sustained for more than a year	88.89%
Indicator 16 - Percentage of new tenancies to applicants who were assessed as statutory homeless by the local authority sustained for more than a year	88.37%
Indicator 16 - Percentage of new tenancies to applicants from the landlord's housing list sustained for more than a year	87.92%
Indicator 16 - Percentage of new tenancies through nominations from local authority sustained for more than a year	N/A
Indicator 16 - Percentage of new tenancies to others sustained for more than a year	N/A

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Comments (Access to housing and support)

Due to Covid 19 - From 23/03/2020-28/06/2020, there were Scottish Government restrictions on moving home, therefore we were unable to let properties at this time. If we removed the dates where we were unable to let, our average days to let would have been 27.2 days.

**Getting good value from rents and service charges****Rents and service charges**

Rent collected as percentage of total rent due in the reporting year (Indicator 26)		
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26.1	The total amount of rent collected in the reporting year	£22,858,361
26.2	The total amount of rent due to be collected in the reporting year (annual rent debit)	£23,325,866

Indicator 26		98.00%
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Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year
(Indicator 27)

27.1	The total value (£) of gross rent arrears as at the end of the reporting year	£1,448,106
27.2	The total rent due for the reporting year	£24,694,304

	Indicator 27	5.86%
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Average annual management fee per factored property (Indicator 28)

28.1	The number of residential properties factored	1,211
28.2	The total value of management fees invoiced to factored owners in the reporting year	£182,090

Indicator 28		£150.36
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Percentage of rent due lost through properties being empty during the last year (Indicator 18)

18.1	The total amount of rent due for the reporting year	£24,694,304
18.2	The total amount of rent lost through properties being empty during the reporting year	£220,964

Indicator 18		0.89%
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Rent increase (Indicator C5)

C5.1	The percentage average weekly rent increase to be applied in the next reporting year	2.00%
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The number of households for which landlords are paid housing costs directly and the total value of payments received in the reporting year (Indicator C6)

C6.1	The number of households the landlord received housing costs directly for during the reporting year	4,013
C6.2	The value of direct housing cost payments received during the reporting year	£15,527,930



Amount and percentage of former tenant rent arrears written off at the year end (Indicator C7)
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C7.1	The total value of former tenant arrears at year end	£209,934
C7.2	The total value of former tenant arrears written off at year end	£156,527

	Indicator C7	74.56%
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**Value for money**

Percentage of tenants who feel that the rent for their property represents good value for money (Indicator 25)
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25.1	How many tenants answered the question "Taking into account the accommodation and the services your landlord provides, do you think the rent for your property represents good or poor value for money?"	724
25.2.1	25.2 Of the tenants who answered, how many said that their rent represented: very good value for money	459
25.2.2	fairly good value for money	161
25.2.3	neither good nor poor value for money	3
25.2.4	fairly poor value for money	24
25.2.5	very poor value for money	77
25.3	Total	724

Indicator 25	85.64%
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Percentage of factored owners satisfied with the factoring service they receive (Indicator 29)
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29.1	How many factored owners answered the question "Taking everything into account, how satisfied or dissatisfied are you with the factoring services provided by your landlord?"	160
29.2.1	29.2 Of the factored owners who answered, how many said that they were: very satisfied	24
29.2.2	fairly satisfied	128
29.2.3	neither satisfied nor dissatisfied	0
29.2.4	fairly dissatisfied	8
29.2.5	very dissatisfied	0
29.3	Total	160

Indicator 29	95.00%
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Comments (Getting good value from rents and service charges)

**Other customers****Gypsies / Travellers**

For those who provide Gypsies/Travellers sites - Average weekly rent per pitch (Indicator 31)

31.1	The total number of pitches	0
31.2	The total amount of rent set for all pitches during the reporting year	N/A

	Indicator 31	N/A
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For those who provide sites – percentage of Gypsy/Travellers satisfied with the landlord's management of the site (Indicator 32)
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32.1	How many Gypsies/Travellers answered the question "How satisfied or dissatisfied are you with your landlord's management of your site?"	
32.2.1	32.2 Of the Gypsies/Travellers who answered, how many said that they were: very satisfied	
32.2.2	fairly satisfied	
32.2.3	neither satisfied nor dissatisfied	
32.2.4	fairly dissatisfied	
32.2.5	very dissatisfied	
32.2.6	Total	

Indicator 32	
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Annual Return on the Charter (ARC) 2020-2021

Comments (Other customers)