

Landlord name: Gardeen Housing Association Ltd

214 RSL Reg. No.:

Report generated date: 25/06/2020 10:22:53

Approval

A1.1	Date approved	24/06/2020
A1.2	Approver	Roslyn Crawford
A1.3	Approver job title	Director
A1.4	Comments	



Social landlord contextual information

Staff

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

C1.1	the name of Chief Executive	Mrs Roslyn Crawford
C1.2.1	C1.2 Staff employed by the RSL:	
		2.00
	the number of senior staff	
C1.2.2	the number of office based staff	4.00
C1.2.3	the number of care / support staff	0.00
C1.2.4	the number of concierge staff	0.00
C1.2.5	the number of direct labour staff	0.00
C1.2.6	the total number of staff	6.00
C1.3.1	Staff turnover and sickness absence:	
		0.00%
	the percentage of senior staff turnover in the year to the end of the report	ing year
C1.3.2	the percentage of total staff turnover in the year to the end of the reportin	g year 0.00%
C1.3.3	the percentage of days lost through staff sickness absence in the reporting	ng year 6.71%



Social landlord contextual information

Lets

Number of lets during the reporting year, split between 'general needs' and 'supported housing' (Indicator C3)

C3.1	The number of 'general needs' lets during the reporting year	10
C3.2	The number of 'supported housing' lets during the reporting year	0
	Indicator C3	10



The number of lets during the reporting year by source of let (Indicator C2)

C2.1	The number of lets to existing tenants	3
C2.2	The number of lets to housing list applicants	7
C2.3	The number of mutual exchanges	0
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:	0
	section 5 referrals	
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	10

Comments (Social landlord contextual information)

Contextual Indicator 2

Two offers were made to Section 5 referral applicants during 2019/20. One applicant advised that they did not wish to be rehoused in Barlanark despite this being one of their area choices. The other applicant advised that they had accepted an offer of re-housing from another Association but this had not been communicated to our office. We also carried out a home visit for a third applicant however before an offer could be made the applicant accepted an offer of re-housing with another landlord.



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	100
1.1.2	the fieldwork dates of the survey	06/2018
1.1.3	The method(s) of administering the survey:	
	Post	
1.1.4	Telephone	
1.1.5	Face-to-face	X
1.1.6	Online	
1.2.1	1.2 In relation to the tenant satisfaction question on overall services, please state	
	the number of tenants who responded:	83
	very satisfied	
1.2.2	fairly satisfied	15
1.2.3	neither satisfied nor dissatisfied	1
1.2.4	fairly dissatisfied	1
1.2.5	very dissatisfied	0
1.2.6	no opinion	0
1.2.7	Total	100

Indicator 1	98.00%

Comments (Overall satisfaction)



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?"	100
2.2.1	2.2 Of the tenants who answered, how many said that their landlord was: very good at keeping them informed	86
2.2.2	fairly good at keeping them informed	12
2.2.3	neither good nor poor at keeping them informed	0
2.2.4	fairly poor at keeping them informed	2
2.2.5	very poor at keeping them informed	0
2.2.6	Total	100

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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?"	100
5.2.1	5.2 Of the tenants who answered, how many said that they were:	
		90
	very satisfied	
5.2.2	fairly satisfied	8
5.2.3	neither satisfied nor dissatisfied	2
5.2.4	fairly dissatisfied	0
5.2.5	very dissatisfied	0
5.2.6	Total	100

	Indicator 5	98.00%
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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	08/2018
C8.2	What percentage of stock did your organisation fully assess for compliance in the last five years?	61.00
C8.3	The date of your next scheduled stock condition survey or assessment	08/2021
C8.4	What percentage of your organisation's stock will be fully assessed in the next survey for SHQS compliance	39.00
C8.5	Comments on method of assessing SHQS compliance.	
managem further ins Finance a Consultan 2012 and	v assess the stock through property inspections where each property is inspected every tw ent inspections and pre and post inspections. Planned maintenance programmes allow for pections to take place. The LCC information is reviewed every quarter with Gardeen staff a nd Maintenance Consultants to highlight any failures or requirements to amend the progran t, Tom Atkinson, also verifies the LCC information. Stock condition surveys were also carri 2015. The Association has allowed for adequate resources to ensure that stock condition i ed on a regular basis.	and the mme. The Maintenance ed out in 2006, 2009,



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	253	253
C9.2	Self-contained stock exempt from SHQS	0	0
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	253	253



C9.6

Total self-contained stock meeting the SHQS by local authority

	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	253	253
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	253	253

reporting year



Percentage of stock meeting the Scottish Housing Quality Standard (SHQS) (Indicator 6)

6.1.1	The total number of properties within scope of the SHQS:	
		253
	at the end of the reporting year	
6.1.2	projected to the end of the next reporting year	253
6.2.1	The number of properties meeting the SHQS:	
		253
	at the end of the reporting year	
6.2.2	projected to the end of the next reporting year	253
	· ·	
Indicato	or 6 - Percentage of stock meeting the SHQS at the end of the reporting year	100.00%
Indicato	or 6 - Percentage of stock meeting the SHQS projected to the end of the next	100.00%

100.00%



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	100
	are you with the quality of your home?"	100
7.2.1	7.2 Of the tenants who answered, how many said that they were:	
		83
	very satisfied	
7.2.2	fairly satisfied	15
7.2.3	neither satisfied nor dissatisfied	2
7.2.4	fairly dissatisfied	0
7.2.5	very dissatisfied	0
7.3	Total	100

Indicator 7	98.00%



Repairs, maintenance & improvements

Average length of time taken to complete emergency repairs (Indicator 8)		
8.1	The number of emergency repairs completed in the reporting year	22
8.2	The total number of hours taken to complete emergency repairs	48

la d'ante a Cart		
Indicator &	2.18	Indicator 8



Average length of time taken to com	plete non-emergency repairs (Indicator 9)

9.1	The total number of non-emergency repairs completed in the reporting year	809
9.2	The total number of working days taken to complete non-emergency repairs	2,403

Indicator 9	2.97
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Percentage of reactive	/e repairs carrie	d out in the last	vear completed	l riaht first time	(Indicator 10)
			J		(

10.1	The number of reactive repairs completed right first time during the reporting	002
	year	803
10.2	The total number of reactive repairs completed during the reporting year	809
		1

Indicator 10	99.26%
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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	0
	safety check.	0
11.2	if you did not meet your statutory duty to complete a gas safety check add a note i field	n the comments

Indicator 11	0



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?"	159
12.2.1	12.2 Of the tenants who answered, how many said that they were: very satisfied	154
12.2.2	fairly satisfied	4
12.2.3	neither satisfied nor dissatisfied	1
12.2.4	fairly dissatisfied	0
12.2.5	very dissatisfied	0
12.2.6	Total	159

Indicator 12	99.37%
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EESSH

Percentage of properties meeting the EESSH (Indicator C10)

C10.1	Number of self contained properties				
				Other	Tatal
		Gas	Electric	fuels	Total
Flats		187	3	0	190
Four-in-a-	block	16	0	0	16
Houses (o	ther than detached)	46	0	0	46
Detached houses		1	0	0	1
Total		250	3	0	253

C10.2	Number of self contained properties not in scope of the EESSH				
				Other	
		Gas	Electric	fuels	Total
Flats		0	0	0	0
Four-in-a-l	block	0	0	0	0
Houses (o	ther 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 EESSH					
				Other		
		Gas	Electric	fuels	Total	
Flats		187	3	0	190	
Four-in-a	a-block	16	0	0	16	
Houses (other than detached)		46	0	0	46	
Detached houses		1	0	0	1	
Total		250	3	0	253	

C10.4 Number of properties in scope of the EESSI	Number of properties in scope of the EESSH where compliance is unknown					
	Gas	Electric	Other fuels	Total		
Flats	Cas			Total		
	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		



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

C10.5	Number of properties in scope of the EESSH that do not meet the standard				
				Other	
		Gas	Electric	fuels	Total
Flats		0	0	0	0
Four-in-a-b	block	0	0	0	0
Houses (other than detached)		0	0	0	0
Detached houses		0	0	0	0
Total		0	0	0	0

C10.6	Number of properties in scope of the EESSH that are exempt the standard				
				Other	
		Gas	Electric	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

C10.7 Number of properties in scope of the EESSH that meet the standard				
			Other	
	Gas	Electric	fuels	Total
Flats	187	3	0	190
Four-in-a-block	16	0	0	16
Houses (other than detached)	46	0	0	46
Detached houses	1	0	0	1
Total	250	3	0	253

C10 100.0%



Anticipated exemptions from the EESSH (Indicator C11)

C11.1	Number of properties anticipated to require in the next reporting year	an exempt	ion from th	e first EESSI	H milestone
				Other	
		Gas	Electric	fuels	Total
Flats		0	0	0	0
Four-in-a	-block	0	0	0	0
Houses (other than detached)	0	0	0	0
Detached	l houses	0	0	0	0
Total		0	0	0	0

C11.2	The reasons properties anticipated to exemption	require an
		Number
		of
		Properties
Technica	I	0
Social		0
Excessiv	e cost	0
New tech	nology	0
Legal		0
Disposal		0
Long terr	n voids	0
Unable to	o secure funding	0
Other rea	ason / unknown	0
Total		0

C11.3

If other reason or unknown, please explain



Energy Performance Certificates (EPCs) (Indicator C12)

C12.1	EPC rating		
			The number of
		The number of	EPCs lodged in
		properties with a	the reporting
		valid EPC	year
	А	0	0
	В	16	0
	С	236	68
	D	1	0
	E	0	0
	F	0	0
	G	0	0
	Total	253	68

C12.2	Of the properties with a va state which version of the generating the EPCs	
		Number of
		Properties
	SAP 2001	0
	SAP 2005	20
	SAP 2009	66
	SAP 2012	167
Othe	r procedure / unknown	0
	Total	253

C12.3	If other procedure or unknown, please explain

Indicator C12 100.0%



Investment in the EESSH (Indicator C13)		

C12.1	The total number of properties brought up to the EESSH during the reporting	0
C13.1	year	
	Of the total amount invested in bringing properties up to the EESSH, please	
C13.2	state how much came from	
C13.2.1	Subsidy	£0
C13.2.2	The landlord's own financial resource	£0
C13.2.3	Another source	£0
C13.2.4	Total amount invested in bringing properties up to the EESSH	£0

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

Comments (Housing quality and maintenance)



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	3	0
Complaints carried forward from previous reporting year	0	0
All complaints received and carried forward	3	0
Number of complaints responded to in full by the landlord in the reporting year	3	0
Time taken in working days to provide a full response	11	0

Indicators 3 & 4 - The percentage of all complaints responded to in full at Stage 1	100.00%
Indicators 3 & 4 - The percentage of all complaints responded to in full at Stage 2	
Indicators 3 & 4 - The average time in working days for a full response at Stage 1	3.67
Indicators 3 & 4 - The average time in working days for a full response at Stage 2	



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?'"	100
13.2.1	13.2 Of the tenants who answered, how many said that they were:	
		82
	very satisfied	
13.2.2	fairly satisfied	14
13.2.3	neither satisfied nor dissatisfied	2
13.2.4	fairly dissatisfied	2
13.2.5	very dissatisfied	0
13.2.6	Total	100

	Indicato	r 13	96.00%
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Percent	age of tenancy offers refused during the year (Indicator 14)	
14.1	The number of tenancy offers made during the reporting year	12
14.2	The number of tenancy offers that were refused	2

Indicator 14	16.67%



Percentage of anti-social behaviour	cases reported in the last	year which were resolved (Indicator 15)
		j

15.1	The number of cases of anti-social behaviour reported in the last year	15
15.2	Of those at 15.1, the number of cases resolved in the last year	15

Indicator 15	100.00%





Abandoned homes (Indicator C4)	

C4.1	The number of properties abandoned during the reporting year	1	
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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	2
22.2.1	22.2 The number of properties recovered:	
		0
	because rent had not been paid	
22.2.2	because of anti-social behaviour	0
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	0.00%
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	0.00%

Comments (Neighbourhood & community)

Indicator 14

Two offers were made to Section 5 referral applicants during 2019/20. One applicant advised that they did not wish to be rehoused in Barlanark despite this being one of their area choices. The other applicant advised that they had accepted an offer of re-housing from another Association but this had not been communicated to our office. We also carried out a home visit for a third applicant however before an offer could be made the applicant accepted an offer of re-housing with another landlord.



Access to housing and support

Housing options and access to social housing

Percentage of lettable houses that became vacant in the last ye	ar (Indicator 17)

17.1	The total number of lettable self-contained stock	253
17.2	The number of empty dwellings that arose during the reporting year in self- contained lettable stock	10

Indicator 17	3 95%
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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	22
	of the reporting year, plus any new approved applications during the reporting year.	22
19.2	The number of approved applications completed between the start and end of the	
	reporting year	15
19.3	The total number of households waiting for applications to be completed at the end	_
	of the reporting year.	7
19.4	if 19(iii) does not equal 19(i) minus 19(ii) add a note in the comments field.	

Indicator 19 7



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

20.1	The cost(£) that was landlord funded;	£0
20.2	The cost(£) that was grant funded	£31,739
20.3	The cost(£) that was funded by other sources.	£0

Indicator 20	£31,739

Annual Return on the Charter (ARC) 2019-2020 Scottish Housing Regulator

The av	erage time to complete adaptations (Indicator 21)	
21.1	The total number of working days taken to complete all adaptations.	829
21.2	The total number of adaptations completed during the reporting year.	15

Indicator 21 55.27		
	Indicator 21	55.27



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.	9
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.	9
23.4	The total number of individual homeless households referrals received under section 5 that result in an offer of a permanent home.	2
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.	2
23.7	The total number of accepted offers.	0

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	22.22%
Indicator 23 - The percentage of those offers that result in a let	0.00%



Average length of time to re-let properties in the last year (Indicator 30)

30.1	The total number of properties re-let in the reporting year	10
30.2	The total number of calendar days properties were empty	14

Indicator 30 1.40		
	Indicator 30	1.40



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	0
16.1.2	applicants who were assessed as statutory homeless by the local authority	0
16.1.3	applicants from your organisation's housing list	9
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:	0
	existing tenants	
16.2.2	applicants who were assessed as statutory homeless by the local authority	0
16.2.3	applicants from your organisation's housing list	9
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	
Indicator 16 - Percentage of new tenancies to applicants who were assessed as statutory	
homeless by the local authority sustained for more than a year	
Indicator 16 - Percentage of new tenancies to applicants from the landlord's housing list	100.00%
sustained for more than a year	100.00%
Indicator 16 - Percentage of new tenancies through nominations from local authority	
sustained for more than a year	
Indicator 16 - Percentage of new tenancies to others sustained for more than a year	

Comments (Access to housing and support)

Indicator 20

The total cost of adaptations does not include the 10% allowance paid to the Association.

Indicator 23

Two offers were made to Section 5 referral applicants during 2019/20. One applicant advised that they did not wish to be rehoused in Barlanark despite this being one of their area choices. The other applicant advised that they had accepted an offer of re-housing from another Association but this had not been communicated to our office. We also carried out a home visit for a third applicant however before an offer could be made the applicant accepted an offer of re-housing with another landlord.



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)

26.1	The total amount of rent collected in the reporting year	£981,993
26.2	The total amount of rent due to be collected in the reporting year (annual rent debit)	£989,417

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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 (f) of gross rent arrears as at the end of the reporting year	£4,793
27.2	The total rent due for the reporting year	£989,575

Indicator 2	7 0.48%



erage annual management fee per factored property (Indicator 28)
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28.1	The number of residential properties factored	17
28.2	The total value of management fees invoiced to factored owners in the reporting	£898
	year	L090

Indicator 28	£52.82



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	989,575
18.2	The total amount of rent lost through properties being empty during the reporting	150
	year	158

Indicator 18	0.02%
	0.0270



Rent incr					
					-
					_
					-

C5.1	The percentage average weekly rent increase to be applied in the next reporting	
	year	2.50%



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	153
C6.2	The value of direct housing cost payments received during the reporting year	£507,501



Amount and percentage of former tenant rent arrears written off at the year end (Indicator C7)

C7.1	The total value of former tenant arrears at year end	£1,092
C7.2	The total value of former tenant arrears written off at year end	£707

Indicator C7 64.749	
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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)

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?"	100
25.2.1	25.2 Of the tenants who answered, how many said that their rent represented: very good value for money	82
25.2.2	fairly good value for money	12
25.2.3	neither good nor poor value for money	2
25.2.4	fairly poor value for money	4
25.2.5	very poor value for money	0
25.3	Total	100

ГТ	
Indicator 25	94.00%



Percentage of factored owners satisfied with the factoring service they receive (Indicator 29)

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?"	7
29.2.1	29.2 Of the factored owners who answered, how many said that they were:	_
	very satisfied	2
29.2.2	fairly satisfied	5
29.2.3	neither satisfied nor dissatisfied	0
29.2.4	fairly dissatisfied	0
29.2.5	very dissatisfied	0
29.3	Total	7

Indicator 29	100.00%

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 T	The total number of pitches	0
31.2 T	The total amount of rent set for all pitches during the reporting year	

Indicator 31



For those who provide sites – percentage of Gypsy/Travellers satisfied with the landlord's management of the site (Indicator 32)

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

Comments (Other customers)