

ONCHAN DISTRICT COMMISSIONERS

*Hawthorn Villa,
79 Main Road, Onchan.*

ORDINARY MEETING

23rd July 2025

Sir/Madam

You are hereby summoned to attend an **ORDINARY Meeting of the Authority** to be held in the Boardroom at **HAWTHORN VILLA, 79 MAIN ROAD, ONCHAN** to transact the undernoted business on:

Monday 28th July 2025

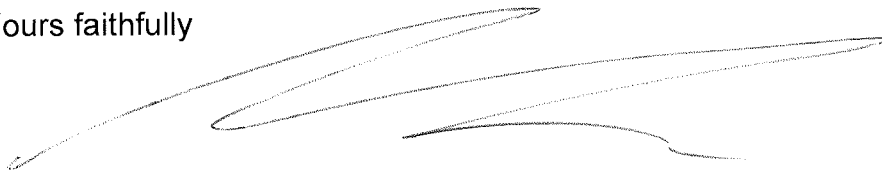
**(P) – 6:00 pm – Department for Enterprise –
Destination First Board Presentation**

7:00 pm - Board Meeting

which will be followed by a meeting of the Board sitting **IN COMMITTEE**. Items on this agenda marked **(P)** will be considered in private, and correspondence is circulated separately.

Please note that the minutes referred to in the agenda have yet to be confirmed by the Authority as a true and correct record of proceedings at the various meetings, and will be published after ratification.

Yours faithfully



**R PHILLIPS
CHIEF EXECUTIVE/CLERK**

AGENDA

The order of business at every meeting of the Authority shall be in accordance with that laid down in Standing Order No. 17 or by a resolution duly moved and seconded and passed on a motion which shall be moved and put without discussion.

Chief Executive/Clerk to provide emergency evacuation procedure for Hawthorn Villa at the commencement of the Meeting.

1. To choose a person to preside if the Chair and Vice-Chair be absent:

None.

2. Declarations of Interest of Members and Officers (in accordance with Standing Order 18):

To be advised

3. To deal with any business required by statute to be done before any other business:

3.1 Mr Andrew Gibson to sign his Declaration of Acceptance of Office

4. To approve as a correct record and sign the Minutes of the:

4.1 Minutes of Ordinary Meeting held on Monday 14th July 2025

(Appendix 4.1)

5. To dispose of any relevant business arising from such minutes if not referred to in the Minutes of any Special Committee:

None.

6. To dispose of any relevant business adjourned from a previous meeting:

6.1 Lead Member for Environmental & Technical Services – Appointment

6.2 Eastern Civic Amenity Site Representative – Appointment

7. To deal with any business expressly required by statute to be done:

None.

8. To consider any planning decisions/communications from the Department of Infrastructure Planning Committee:

8.1 Plans for Consideration

(Appendix 8.1)

	Planning Reference	Applicant/Address	Return Date
(a)	PA 25/90676/B	Mr & Mrs G Edwards - 34 Seafeld Close	8 th August 2025
(b)	PA 25/90677/B	Mr & Mrs M Ryan - 6 The Fairway	8 th August 2025
(c)	PA 25/90699/B	Mr & Ms R Dunnage & N Thacker - 51 Sunningdale Drive	15 th August 2025

8.2 Planning Communication:

(a) RBINV1387 – Manx Electric Railway Viaduct, Groudle

(Appendix 8.2)

9. Finance and General Purposes:

None.

10. Consideration of any Reports from the Clerk or other Officer:

10.1 Joint Political Meetings

(Chair/CEO to report)

10.2 (P) Onchan Pleasure Park – Development Proposals

(Appendix 10.2)

11. Consideration of any relevant correspondence (already circulated unless indicated):

11.1 Douglas City Council Civic Sunday – Advance Notice

(Appendix 11.1)

11.2 Onchan Bowling Club Commissioners Cup

(Appendix 11.2)

12. To answer any questions asked under Standing Order 25:

None.

13. To answer any Motions in the order in which notice has been received:

None.

14. Environmental and Technical Services:

14.1 (P) External Refurbishment Project Barrule Drive Social Housing – Post Tender Report

(Appendix 14.1)

14.2 (P) Commercial Property – Elm Tree House External Refurbishment

(Appendix 14.2)

15. Housing Matters:

15.1 Quarterly Standards of Performance Data – Quarter 1

(Appendix 15.1)

16. Dates for the Diary

Date	Organisation	Event	Time
26 th July 2025	Onchan District Commissioners	Commissioners Surgery – The Hub – Commissioners Allen and Lockwood Attending	10:00 am to 12 noon
28 th July 2025	Onchan District Commissioners	Board Meeting	7:00 pm
5 th August 2025	Onchan District Commissioners	Commissioners Surgery – Springfield Court – Commissioner Wilson attending	2:00 pm to 3:00 pm
11 th August 2025	Onchan District Commissioners	Board Meeting	7:00 pm
15 th August 2025	Royal British Legion – Onchan Branch	80 th Anniversary VJ Day – Onchan War Memorial	10:45 am
23 rd August 2025	Onchan District Commissioners	Party in the Park	12 noon to 6:00 pm
26 th August 2025	Onchan District Commissioners	Board Meeting	7:00 pm

17. Any other URGENT business as authorised by the Chair for consideration:

PLANS LIST

Board Meeting to be held on Monday 28th July 2025
The District Surveyor has viewed the applications and recommend the following:-

	Applicant/Address	Description
PA 25/90676/B Return Date 08/08/2025	Mr & Mrs Gavin Edwards 34 Seafeld Close Onchan IM3 3BU	Erection of dormers to front and rear roof slopes
	<i>Recommendation – Refuse</i>	
PA 25/90677/B Return Date 08/08/2025	Mr & Mrs Michael Ryan 6 The Fairway Onchan IM3 2EL	Erection of garage extension
	<i>Recommendation - Approve</i>	
PA 25/90699/B Return Date 15/08/2025	Mr & Ms Rikki Dunnage & Nicole Thacker 51 Sunningdale Drive Onchan IM3 1EL	Replacement of existing detached garage and rear lean-to with single story extension to existing dwelling
	<i>Recommendation - Approve</i>	



DEPARTMENT OF ENVIRONMENT, FOOD AND AGRICULTURE

TOWN AND COUNTRY PLANNING ACT 1999

TOWN AND COUNTRY PLANNING (REGISTERED BUILDINGS) REGULATIONS 2013

NOTICE OF PROPOSAL TO REGISTER A BUILDING

The Department of Environment, Food and Agriculture gives notice that, as it appears to the Department that the following building is of special architectural or historic interest, it proposes to enter the building in the Protected Buildings Register:

Manx Electric Railway Viaduct Groudle, Isle of Man

The effect of registration is to restrict the demolition, alteration or extension of the building without the consent of the Department, as approved by Part 3 of the Town and Country Planning Act 1999.

Any person may make written submissions to the Department with respect to the property's special architectural or historic interest. Submissions should be addressed to the Registered Buildings Officer, Department of Environment, Food and Agriculture, Planning and Building Control Directorate, Murray House, Mount Havelock, Douglas, Isle of Man, IM1 2SF, or by emailing buildingconservation@gov.im, quoting Ref RBINV1387 and submitted no later than **15th August 2025**.

Dated this 16th July 2025,
By Order of the Department

J CHANCE

Director
DEFA P&BC

Notice of this intention has been sent to:

The Property Owner
The Local Authority – Onchan
The Director, Manx National Heritage
IOM Natural History and Antiquarian Society

Case Name:		Manx Electric Railway Viaduct, Groudle
Case Number:		RBINV1387
Background		
<p>The Department for Planning & Building Control has been asked to survey Manx Electric Railway Viaduct, Groudle, as a candidate for inclusion into The Register of Protected Buildings, a register of buildings of special architectural or historic interest.</p> <p>Following an initial assessment, facts regarding the building's history and architecture are being checked at this stage to enable a Registration Assessment and Recommendation to be made as to whether the building meets the criteria for entry in to the Register of Protected Buildings.</p>		
Asset (s) under Assessment		
Facts about the asset (s) can be found in the Annex (es) to this report		
Annex	Name	Category
1	Factual Details	Proposal to Register

Selected Sources
<p>Pevsner Architectural Guides – Jonathan Kewley – Yale University Press 2023</p> <p>Mona's Herald – Various dates</p> <p>'Narrow Gauge Branch Lines – Douglas-Laxey-Ramsey': Tom Heavyside: Middleton Press</p> <p>Manx Museum Library</p> <p>iMuseum</p>

Annex 1**Factual Details**

Name: Manx Electric Railway Viaduct, Groudle

Location: Carrying the Manx Electric Railway and King Edward Road over the Groudle River/Glen

History

The viaduct was constructed in 1894 as part of the electric railway's extension from Groudle to Laxey. The viaduct was built by local contractor Mark Carine. The structure is the only viaduct on the Isle of Man to carry both a roadway and a railway.

When constructed, the viaduct featured castellated parapet walls on both sides. During the 20th century the eastern parapet wall was removed, the deck widened using cantilevered concrete planks, and a new guarding formed of painted metal railings installed mounted on a concrete upstand.

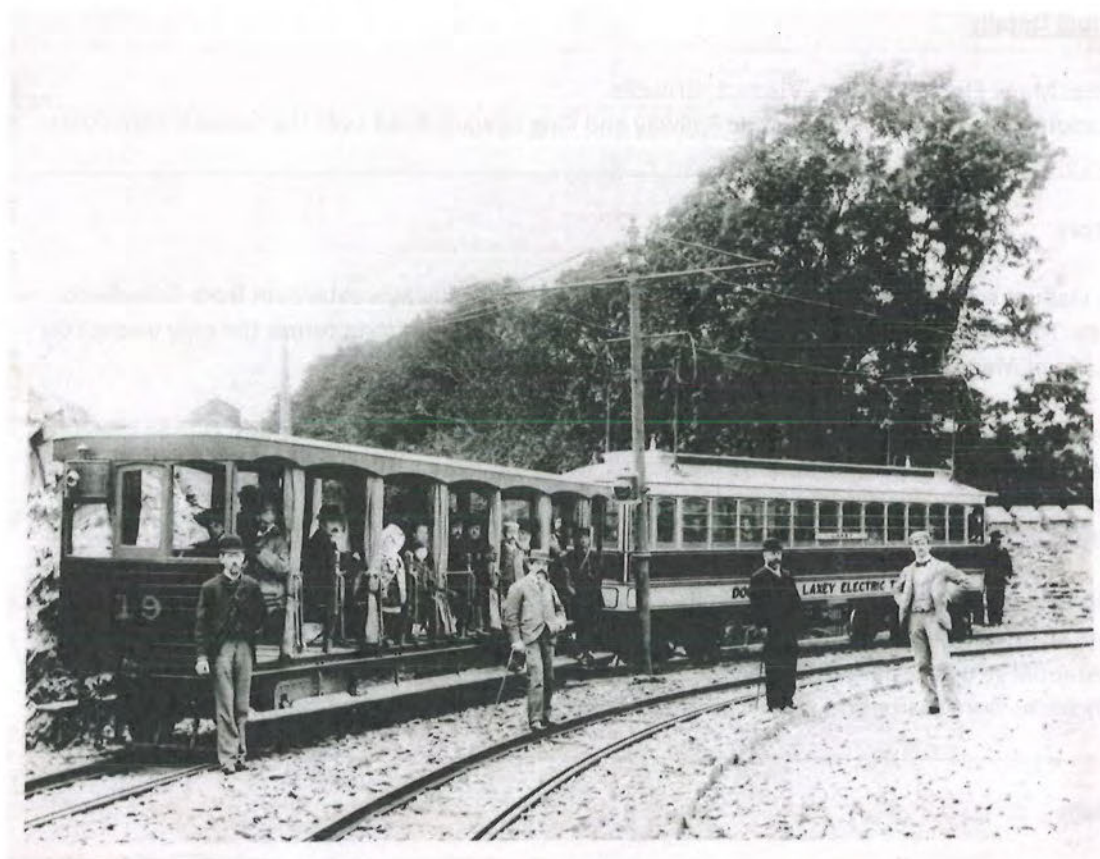
Intrinsically connected to the building and extensions of the electric railway on the island's east coast north of Douglas in the last decade of the 19th century, the viaduct remains one of the most substantial structures anywhere on the Isle of Man, and helps to illustrate construction techniques from the period as well as aspects of the island's transport history.

Details

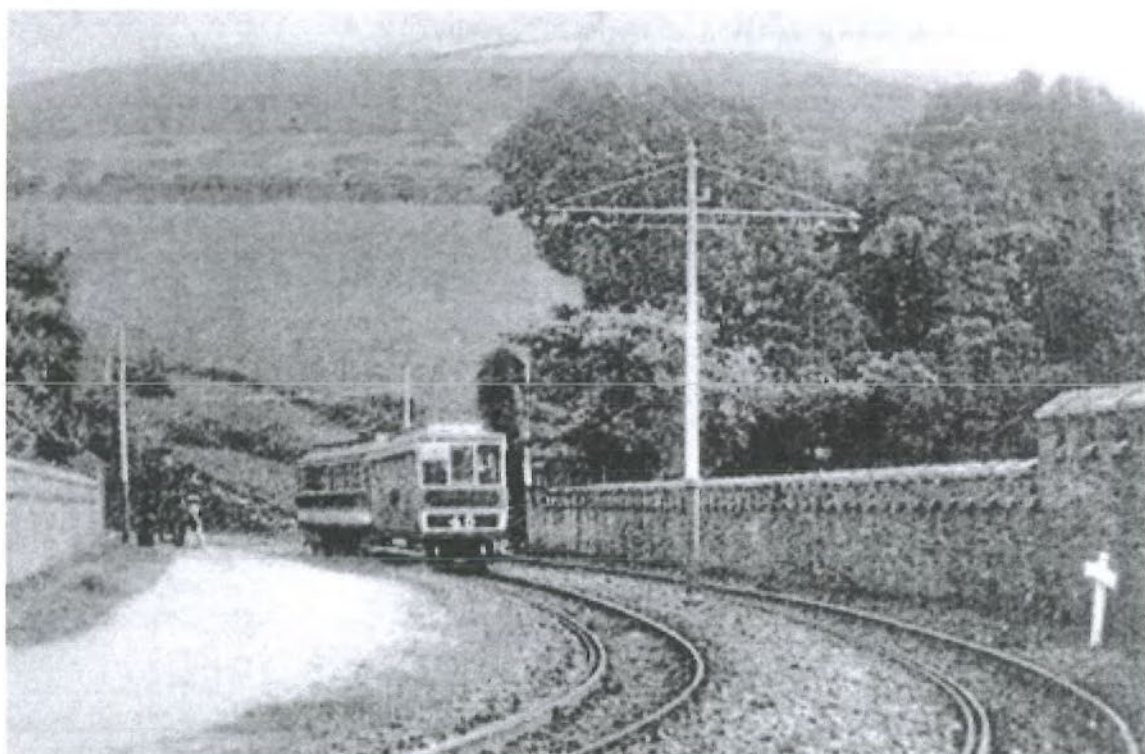
MATERIALS: Manx Group stone (known locally as Manx Slate), arches formed in local brickwork, cantilevered concrete deck to footway on eastern side with painted metal railings mounted on a concrete upstand forming the footway guarding. Initially pointed in Lime mortar, repairs using cement mortar have been undertaken during the 20th century.

FORM: Spanning the 60ft ravine containing the Groudle River and Glen, the viaduct consists of three semi-circular arches with tapered intermediate piers. The western side features a castellated parapet wall, formed in local stone, while the eastern side has been extended using a cantilevered concrete deck on which the footway sits, with painted metal railings as a guarding.

Photograph to commemorate the opening of the extension to Laxey in July 1894.



Photograph dated 1900s showing parapet wall on both sides of viaduct

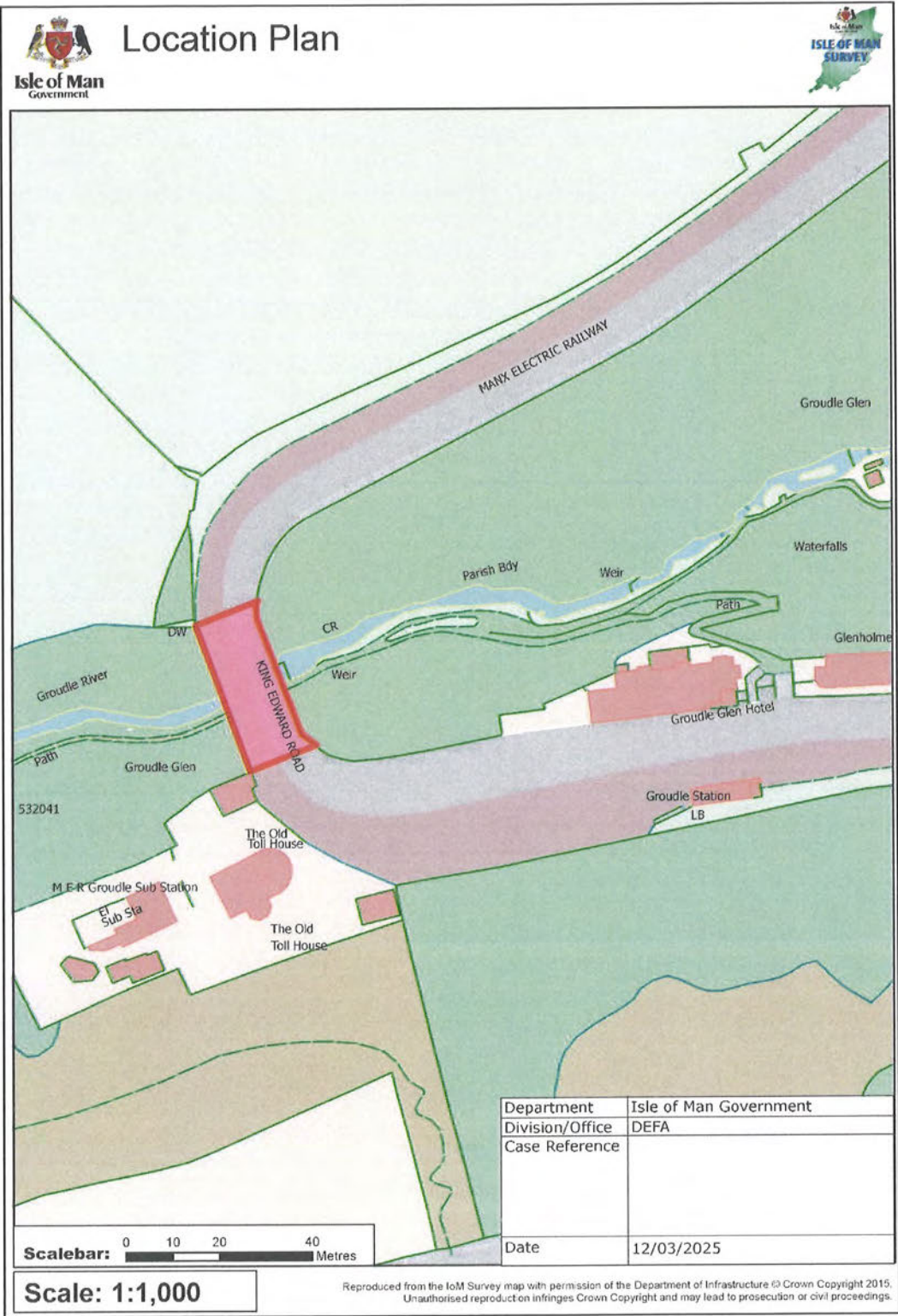


Recent photographs of viaduct





Map



Alyson Crellin

From: Admin
To: Admin
Subject: FW: City of Douglas Civic Sunday - Advance Notice - 28th September 2025

From: [REDACTED]
Sent: 02 July 2025 11:09
To: [REDACTED]

Subject: City of Douglas Civic Sunday - Advance Notice - 28th September 2025

You don't often get email from [REDACTED] [Learn why this is important](#)
Wednesday 2nd July 2025

City of Douglas Civic Sunday – 28th September 2025

Dear Clerk to the Commissioners

I am writing to advise that the annual City of Douglas Civic Sunday Church Service is to take place at 10:30am on 28th September at St Matthew's Church, North Quay, Douglas.

Formal invitations, setting out further details, will be sent out nearer the date, but it is hoped that this advance notice will assist in allowing you to diarise the event amongst your other commitments.

Yours sincerely



CHIEF EXECUTIVE

[REDACTED]
Secretary / Admin Assistant
Douglas City Council
City Hall, PO Box 2, Douglas, Isle of Man
IM99 1AD

e-mail - [REDACTED]
Phone [REDACTED]

www.douglas.gov.im

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-----Original Message-----

From: [REDACTED]
Sent: 20 July 2025 17:57
To: Admin <admin@onchan.org.im>
Subject: FAO Ross Philips

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Onchan Bowling Club hope to hold the Commissioers Cup on Sunday 17 th August and would be pleased if someone could attend to present the trophy .They would only need to come in time for final therefore a phone no of whoever would be attending would be useful .Also if for any reason it is not held we would be able to get in touch .Regards [REDACTED]

Sent from my iPad



MEMORANDUM

Memorandum to:	Board of Onchan District Commissioners
Reporting Officer:	Housing Manager
Date of the Meeting:	28 th July 2025
Subject:	Quarterly Standards of Performance Data – Quarter 1
Public or Private Document:	Public

Introduction:

The performance standards offer an overview of how the public housing sector is performing, using a select group of Key Performance Indicators (KPI) that serves as benchmarks commonly applied across public sector housing.

This approach highlights opportunities for improvement, identifies areas which require corrective action, and points to performance aspects that may require wider reform. These quarterly statistics are submitted to the Department, which reviews the data and engages with housing providers individually as needed.

Previously Considered by the Board:

The report is considered on a rolling quarterly basis.

Supporting Information:

To comply with Part 1 Section 4A of the Local Government Act 1985 (sub-sections 1,2, and 3) which lays out the requirements for Local Authorities to achieve the minimum standards of performance as specified by the Department of Infrastructure.

Standing Orders:

Schedule B – Housing


Resource Impact:

None – for information only.

Financial Impact:

None.
Legal and/or Insurance Impact:
To comply with requirements of statute and policy.
Equality Impact:
Not applicable.
Climate Change Impact:
Not applicable.
Consultation with Others:
Consultation with: <ul style="list-style-type: none"> • Chief Finance Officer • Housing Manager • Property Maintenance Manager • Housing Officer
General Data Protection Regulations and/or Confidentiality Impact:
Not applicable.
Appendices:
Appendix A – Report showing 2025/26 quarter 1 figures, along with comparative figures for the previous three years. Appendix 1 – KPI Summary Report Appendix 2 – Quarterly standards of performance Data 2025/26

For Members Information.


A.S. Gale (Mrs) CIH(4), CIHCM, CMgr MCMI
 Housing Manager

MEMORANDUM

To:	ONCHAN DISTRICT COMMISSIONERS
From:	HOUSING MANAGER
Ref:	QUARTERLY STANDARDS OF PERFORMANCE DATA
Date:	14th July 2025

Dear Commissioners

Background

The standards of performance are used to provide an overall snapshot of how the sector is performing, using a limited number of Key Performance Indicators (KPI) commonly used across public sector housing as a bench mark and to highlight opportunities for improvement, areas which require corrective action and performance areas which may require wider reform. These quarterly statistics are submitted to the Department where they review the output data and consult with housing providers individually if required.

Quarterly Reports

... The statistics for the first quarter 7th April 2025 to 29th June 2025, are attached at Appendix 1, with the
 ... KPI summary detailed at Appendix 2.

Summary of Year End:

Q1	Trend from previous year	2025/26	2024/25	2023/24	2022/23	2021/22
ARREARS						
Rent Arrears	↓	£72,574.62	£77,079.50	£79,402.50	£83,794.86	£103,702.98
Number of accounts in arrears	↓	155	185	170	182	178
REPAIRS						
Responsive repairs raised	↑	95	104	101	76	168
Responsive Repairs	↑	£67,703.07	£42,823.63	£51,064.62	£11,959.85	£12,176.90
VOIDS						
Number	↑	6	9	4	6	6
Void repairs	↓	£65,656.58	£69,738.29	£44,201.92	£32,703.70	£27,653.39
Number weeks void	↓	4.1	3.9	4.6	3.6	12
CYCLICAL AND PLANNED MAINTENANCE						
Cyclical Maintenance	↓	£14,462.78	£15,242.09	£13,054.00	£14,085.86	£19,473.06
Planned Maintenance	↓	£77,472.00	£5,959.90	£6,848.51	£4,373.69	£11,534.00
TOTAL MAINTENANCE COSTS						
Total Maintenance Costs	↑	£225,294.43	£133,763.91	£115,169.05	£63,123.10	£70,837.35

Please note that the earlier years figures reflect the effects of the Covid-19 pandemic.

Continued .../2

Report to Board of Commissioners
14th July 2025

Regular Reporting

For Members information, the dates for the quarters are detailed below, along with suggested Board reporting dates:-

	Dates:	Deadline for submission to DOI	Suggested reporting to Board
Quarter 1	1 st April to 30 th June	30 th July	2 nd meeting in July
Quarter 2	1 st July to 30 th August	30 th September	2 nd meeting in September
Quarter 3	1 st September to 31 st December	30 th January	2 nd meeting in January
Quarter 4	1 st January to 30 th March	30 th April	2 nd meeting in April

Report submitted for Members' information.

Kind regards



A.S. Gale (Mrs) *CIH(4), CIHM, CMgr MCM*
Housing Manager

Quarterly Standards of Performance Data 2025-26

Housing Authority: Onchan District Commissioners

Contact Andrea Gale, Housing Manager

675564










Guidance Notes

Performance Area: Finance											
Area sub-category	Ref	Standard of Performance	Total Quarter 1		Total Quarter 2		Total Quarter 3		Total Quarter 4		Running Totals
Rental Income	F1	Total gross income of rent collected	£648,733.92	Reason for adjustment		Reason for adjustment		Reason for adjustment		Reason for adjustment	£648,733.92
	F2	Value of rental adjustments in last quarter other than lodgers or FTT	£0.00								
	F3	Value of increased rental from FTT reviews	£14,879.98								£14,879.98
	F4	Total gross income of increased rent collected	£14,879.98		£0.00		£0.00		£0.00		£14,879.98
Arrears	F5	Total number of accounts in arrears	155								
	F6	Total value of accounts in arrears	£72,574.62								
				Action in place		Action in place		Action in place		Action in place	
	F7	5 highest values of accounts in arrears 1	£5,637.12	Repayment plan							
		2	£5,462.05	Court Action							
		3	£3,632.45	Repayment plan							
		4	£3,555.45	NTQ							
		5	£3,406.28	Court Action							
	F8	Total value of five highest accounts in arrears	£21,693.35		£0.00		£0.00		£0.00		
Reactive Void rent loss	F9	Total reactive void rental loss - IMMEDIATE	£0.00								
	F10	Total reactive void rental loss - STANDARD	£4,435.11								
	F11	Total reactive void rental loss - MAJOR	£907.70								
	F12	Total reactive void rental loss - REFURBISHMENT	£0.00								
	F13	Total reactive void rent loss	£5,342.81		£0.00		£0.00		£0.00		£5,342.81
Planned Void rent loss	F14	Total void rental loss - redevelopment/refurbishment									
Should be prearranged between the Department and the provider.	F15	Total void rental loss - pending demolition									
	F16	Total void rental loss - stock management									
	F17	Total planned void rent loss	£0.00		£0.00		£0.00		£0.00		
Performance Area: Maintenance and Repairs											
Area sub-category	Ref	Standard of Performance	Total Quarter 1		Total Quarter 2		Total Quarter 3		Total Quarter 4		
Responsive Repairs	M1	No. of emergency repairs raised	3								
	M2	No. of emergency repairs completed on time (within 24 hours)	3								
	M3	No. of urgent repairs raised	15								
	M4	No of urgent repairs completed on time (within 7 days)	15								
	M5	No. of routine repairs raised	77								
	M6	No of routine repairs completed on time (within 28 days)	72								
Void Repairs	M10	No. of STANDARD (5 week) voids	6								
	M11	No of standard void repairs completed on time (within 5 weeks)	6								
	M12	Average weeks void	4.1								
	M13	No. of MAJOR (12 week) voids	0								
	M14	No of major void repairs completed on time (within 12 weeks)	0								
	M15	Average weeks void	0								
Should be notified to the Division	M16	No. of REFURBISHMENT (>12 week) void repairs	0								
	M17	Cost of refurbishment void repairs	£0.00								
	M18	Average weeks void	0								
Maintenance Expenditure	M19	Total cost of COMPLETED cyclical maintenance (per quarter)	£14,462.78								
	M20	Total cost of COMPLETED planned maintenance (per quarter)	£77,472.00								
	M21	Total cost of COMPLETED responsive repairs (per quarter)	£67,703.07								
	M22	Total cost of COMPLETED void maintenance (per quarter)	£65,656.58								
	M23	Total cost of all completed maintenance activity	£225,294.43		£0.00		£0.00		£0.00		£225,294.43
Void property repairs	M24	Number of property voids completed (at quarter end)	6								
Void properties	M25	Number of empty properties (at quarter end)	4								
Adaptations	M26	Number of requests for adaptations in quarter	14								
	M27	Number of adaptations undertaken quarter	10								
Performance Area: Estate and Tenancy Management											
Area sub-category	Ref	Standard of Performance	Total Quarter 1		Total Quarter 2		Total Quarter 3		Total Quarter 4		
Relets	T1	Number of allocations from Housing Waiting List	5								5
	T2	Number of transfers through mutual arrangements	0								
	T3	Number of transfers for upsize	0								
	T4	Number of transfers for downsize	0								
	T5	Number of transfers for health/welfare reasons	1								
	T6	Total number of new allocations from transfers	1		0		0		0		1
	T7	Average time for relet from maintenance sign-off (calendar days)	0								
	T8	Number of internal to authority appeals against new tenancy decisions	0								
	T9	Number of internal to authority appeals against reviewed (FTT) tenancy decisions	0								
Reason for appeal(s):											
HWL Applications											
	HWL by property type required										
	T10	4+ Bedrooms	0								
	T11	3 Bedrooms	5								
	T12	2 Bedrooms	38								
	T13	1 Bedrooms	42								
	T14	Sheltered Housing unit	38								
	T15	Disable or specialist housing type	1								
	T16	Total number on housing waiting list			0		0		0		
	T17	Total number on waiting list single no children	52								
	T18	Total number on waiting list single with children	24								
	T19	Total number on waiting list couple no children	5								
	T20	Total number on waiting list couple with children	5								
Tenancy Issues	T21	Number of NTQ issued for breach of rent arrears									
	T22	number of NTQ issued due to review of FTT	0								
	T23	Number of NTQ issued for anti social behaviours	0								
	T24	Number of Possession Orders obtained for breach of rent arrears	0								
	T25	Number of Possession Orders obtained due to review of FTT	0								
	T26	Number of Possession Orders obtained due to anti social behaviours	0								
	T27	Number of Evictions carried out for breach of rent arrears	0								
	T28	Number of Evictions carried out for reason other than breach of arrears	0								
Performance Area: Tenant Satisfaction											
Area sub-category	Ref	Standard of Performance	Total Quarter 1		Total Quarter 2		Total Quarter 3		Total Quarter 4		
Tenant Satisfaction	S1	Number of new tenants visited									
	S2	Number of tenant surveys issued in period	0								

	S3	Number of tenant surveys returned in period	0						
	S4	Number of tenants satisfied with housing management activity	0						
Responsive Repairs	S5	Number of repair surveys issued in period	0						
	S6	Number of repair surveys returned in period	0						
	S7	Number of tenants satisfied with maintenance activity	0						
Complaints	S8	Number of new complaints received in period	0						
	S9	Number of complaints resolved in period	0						
Performance Area: Older Persons Provision									
Area sub-category	Ref	Standard of Performance	Total Quarter 1	Total Quarter 2	Total Quarter 3	Total Quarter 4			
Relets	O1	Number of allocations from private home owners	0						
	O2	Number of allocations from private rental	1						
	O3	Number of allocations from public sector rental	1						
HWL Applications		HWL by age group & household status	43	0	0	0			
	O4	Total of Single - Age < 70	6						
	O5	Total of Single - Age 70 - 85	18						
	O6	Total of Single - Age > 85	8						
	O7	Total of Couples - Age < 70	4						
	O8	Total of Couples - Age 70 - 85	5						
	O9	Total of Couples - Age > 85	2						
Performance Area: Fixed Term Tenancies									
Area sub-category		Rent on different terms	Total Quarter 1	Total Quarter 2	Total Quarter 3	Total Quarter 4			
FTT Renewals	Ref	Number of tenancies by rent uplift type							
	P1	10% rent uplift	7						
	P2	20% rent uplift	10						
	P3	30% rent uplift	5						
	P4	40% rent uplift	6						
	P5	50% rent uplift	2						
	P6	60% rent uplift	0						
	P7	70% rent uplift	1						
	P8	80% rent uplift	0						
	P9	90% rent uplift	0						
	P10	100% rent uplift	2						
	P11	Market Rent uplift	0						
	P12	Total number of tenancies with a rent uplift	33	0	0	0			
Total FTT	P13	Total number of fixed term tenancies	261						
Total ended FTTs	P14	Total number of tenancies that were not renewed	0						

QUARTERLY PERFORMANCE FIGURES 2025-26

Onchan District Commissioners

INDICATOR	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Average
Anticipated rental income collected (Target >95%)	93.7% 				
Overdue rental payments "arrears" (Target <2.5%)	2.6% 				2.6% 
Rental loss from empty properties (Target <2%)	0.8% 				
Proportion of stock vacant (Target <2%)	0.8% 				
Proportion of emergency repairs completed within target time of 24 hours (Target >100%)	100.0% 				
Proportion of urgent repairs completed within target time of 7 working days (Target > 95%)	100.0% 				
Proportion of routine repairs completed within target time within 28 days (Target >90%)	93.5% 				
Proportion of standard voids completed within 5 weeks (Target >90%)	100.0% 				
Proportion of major voids completed within 12 weeks (Target >90%)					
Proportion of anticipated maintenance spend in quarter (Trend data only)	100.12%				
Total number of new housing allocations transferees and off waiting list (Trend data only)	6				
Average time for relet from maintenance sign off (Trend data only)	0				
Total on housing waiting list (Trend data only for those providers not within shared list environment)	43				
Proportion of surveyed tenants who were satisfied with their management service (Target 100%)					
Proportion of surveyed tenants who were satisfied with their repairs service (Target 100%)					