

Committee(s) Barbican Residential Committee	Date(s): 16122019
Subject: Barbican Residential Arrears	Public
Report of: Andrew Carter - Director of Community and Children's Services	For Information
Report author: Anne Mason	

Summary

This report, which is for information is to advise members of the current arrears in respect of tenants and leaseholders on the Barbican Estate.

Recommendation

Members are asked to note the report.

Main Report

Background

1. Leaseholders and tenants are billed quarterly in June, September, December and March. The charges raised include charges for car parking and baggage stores.
2. A further analysis of arrears cases is contained in Appendix 1 (Non-public).

Current Position

3. Leaseholders and freeholders

	No of free/ leaseholders			
Charges raised for period	£10,338,936		2003	
Target level of net arrears	1%			
Actual level of net arrears	0.28%			
<i>Age Analysis of Debt:</i>		Sept 19	June 19	
Value of debts				
3 - 6 months	£ 46,420.96	62	£ 34,045.41	51
6 – 12 months	£ 15,894.77	19	£ 14,393.43	20
12 - 24 months	£ 4,424.08	4	£ 11,655.75	7
Over 24 months	£ 22,654.52	5	£ 23,765.37	7
Total arrears outstanding	£ 89,394.33		£ 83,859.96	
<i>Action taken:</i>				
Amounts subject to arrangement	£ 125.21	1	£ 7,979.00	2
Amounts referred to Comptroller for recovery action	£ 52,512.08	11	£ 47,499.34	9
Net debt outstanding	£ 36,757.04		£ 28,381.62	

There is a total of 67 leaseholders in arrears.

Of the amounts owing for over 12 months (£27,078.60) £25,770.39 is included in the amounts referred to C&CS, £1,162.82 is in dispute, £125.21 is subject to arrangements. The remaining £20.18 relates to 2 cases.

The net debt outstanding comprises 56 accounts including 2 cases in dispute.

4. Tenants

		No of tenants	
Charges raised for period	£1,731,570	70	
Target level of net arrears	1%		
Actual level of net arrears	0.04%		
	Sept 19	June 19	
<i>Age Analysis of Debt:</i>			
Value of debts			
3 - 6 months	£ 14,964.18	8	£ 17,279.94 4
6 - 12 months	£ 6,144.00	2	£ 12,125.00 1
12 - 24 months	£ 12,125.00	1	£ 6,044.46 1
debts over 24 months	£ 8,856.96	1	£ 2,812.50 1
Total arrears outstanding	£ 42,090.14		£ 38,261.90
<i>Action taken:</i>			
Amounts subject to arrangement	£ 1,677.48	2	£ 1,321.31 1
Amounts referred to Comptroller for recovery action	£ 39,716.94	2	£ 27,044.46 1
Net debt outstanding	£ 695.72		£ 9,896.13

There is a total of 8 tenants in arrears.

5. Former tenants' arrears

		No of former tenants	
Charges raised for period to	N/A	1	
Target: as flats are surrendered infrequently the target is that action on arrears must be dealt with within 3 months			
	June 19	March 19	
<i>Age Analysis of Debt:</i>			
Value of debts 3 - 6 months	£ 0.00	0	£ 0.00 0
Value of debts 6 - 12 months	£ 0.00	0	£ 0.00 0
debts between 12 - 24 months	£ 0.00	0	£ 0.00 0
debts over 24 months	£12,697.75	1	£12,697.75 1
Total arrears outstanding	£12,697.75		£12,697.75

Action taken:

Amounts subject to arrangement	£	0.00	£	0.00
Amounts referred to Comptroller for recovery action/in dispute		£12,697.75		£12,697.75
Awaiting write off	£	0.00	£	0.00
Net debt outstanding	£	0.00	£	0.00

There is 1 case in total.

This case is currently being dealt with by the Comptroller and City Solicitor.

Appendices

- Appendix 1 – Arrears Update (Non-Public)

Anne Mason

Revenues Manager DCCS

T: 020 7029 3912

E: anne.mason@cityoflondon.gov.uk