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| Committee(s) Barbican Residential Committee | Date(s): 16032020 |
| Subject: Barbican Arrears | Public |
| Report of: Andrew Carter Director of Community and Children's Services | For Information |
| Report author: Anne Mason – Revenues Manager | |

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 2005

Target level of net arrears 1%

Actual level of net arrears
0.37%

Age Analysis of Debt: Dec 19 Sept 19

Value of debts

| | | | | |
|---------------|-------------|----|-------------|----|
| 3 - 6 months | £ 39,136.64 | 66 | £ 46,420.96 | 62 |
| 6 – 12 months | £ 34,144.87 | 26 | £ 15,894.77 | 19 |

| | | | | |
|----------------|-------------|---|-------------|---|
| 12 - 24 months | £ 4,373.73 | 3 | £ 4,424.08 | 4 |
| Over 24 months | £ 23,809.64 | 5 | £ 23,654.52 | 5 |

| | | | | |
|----------------------------------|--------------------|--|--------------------|--|
| Total arrears outstanding | £101,464.88 | | £ 89,394.33 | |
|----------------------------------|--------------------|--|--------------------|--|

Action taken:

| | | | | |
|---|-------------|---|-------------|----|
| Amounts subject to arrangement | £ 5,308.77 | 2 | £ 125.21 | 1 |
| Amounts referred to Comptroller for recovery action | £ 57,259.99 | 8 | £ 52,512.08 | 11 |

| | | | | |
|-----------------------------|--------------------|--|--------------------|--|
| Net debt outstanding | £ 38,896.12 | | £ 36,757.04 | |
|-----------------------------|--------------------|--|--------------------|--|

There is a total of 71 leaseholders in arrears.

Of the amounts owing for over 12 months (£28,183.37) £28,163.20 is included in the amounts referred to C&CS, £1,162.82 is in dispute, £104.46 is subject to arrangements. The remaining £20.17 relates to 1 case.

The net debt outstanding comprises 61 accounts including 2 cases in dispute.

4. Tenants

| | | | | |
|---|--------------------|---------------|--------------------|---|
| | | No of tenants | | |
| Charges raised for period | | | | |
| | £1,755,997 | 68 | | |
| Target level of net arrears 1% | | | | |
| Actual level of net arrears 0.10% | | | | |
| | Dec 19 | | Sept 19 | |
| <i>Age Analysis of Debt:</i> | | | | |
| Value of debts | | | | |
| 3 - 6 months | £ 8,846.56 | 7 | £ 14,964.18 | 8 |
| 6 - 12 months | £ 9,148.80 | 2 | £ 6,144.00 | 2 |
| 12 - 24 months | £ 0.00 | 0 | £ 12,125.00 | 1 |
| debts over 24 months | £ 0.00 | 0 | £ 8,856.96 | 1 |
| Total arrears outstanding | £ 17,995.36 | | £ 42,090.14 | |
| <i>Action taken:</i> | | | | |
| Amounts subject to arrangement | £ 1,882.30 | 2 | £ 1,677.48 | 2 |
| Amounts referred to Comptroller for recovery action | £ 14,410.44 | 1 | £ 39,716.94 | 2 |
| Net debt outstanding | £ 1,702.62 | | £ 695.72 | |

There is a total of 7 tenants in arrears.

5. Former tenants' arrears

| | | | |
|--|-------------------|----------------------------|-------------------|
| Charges raised for period to Target: as flats are surrendered infrequently the target is that action on arrears must be dealt with within 3 months | N/A | No of former tenants | 1 |
| | Dec 19 | | Sept 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 |
| <i>Action taken:</i> | | | |
| 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)

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