

Committee(s) Barbican Residential Committee	Date(s): 21092020
Subject: Barbican 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	£11,302,936		2008	
Target level of net arrears	1%			
Actual level of net arrears	1.63%			
<i>Age Analysis of Debt:</i>	June 20		Dec 19	
Value of debts				
3 - 6 months	£127,242.72	136	£ 39,136.64	66
6 – 12 months	£ 17,854.36	25	£ 34,144.87	26
12 - 24 months	£ 11,053.99	9	£ 4,373.73	3
Over 24 months	£ 28,524.41	5	£ 23,809.64	5
Total arrears outstanding	£184,675.48		£ 101,464.88	
<i>Action taken:</i>				
Amounts subject to arrangement	£ 4,386.83	5	£ 5,308.77	2
Amounts referred to Comptroller for recovery action	£ 49,675.07	5	£ 57,259.99	8
Net debt outstanding	£130,613.58		£ 38,896.12	

There is a total of 145 leaseholders in arrears.

Of the amounts owing for over 12 months (£39,578.40) £37,344.23 is included in the amounts referred to C&CS, £1,162.82 is in dispute, £83.71 is subject to arrangements. The remaining £997.64 relates to 5 cases.

The net debt outstanding comprises 135 accounts including 2 cases in dispute.

4. Tenants

Charges raised for period	£1,779,262	No of tenants	65		
Target level of net arrears	1%				
Actual level of net arrears	0.61%				
	June 20		Dec 19		
<i>Age Analysis of Debt:</i>					
Value of debts					
3 - 6 months	£ 17,374.30	6	£ 8,846.56	7	
6 - 12 months	£ 6,489.02	2	£ 9,148.80	2	
12 - 24 months	£ 163.00	1	£ 0.00	0	
debts over 24 months	£ 0.00	0	£ 0.00	0	
Total arrears outstanding	£ 34,038.21		£ 17,995.36		
<i>Action taken:</i>					
Amounts subject to arrangement	£ 1,357.71	2	£ 1,882.30	2	
Amounts referred to Comptroller for recovery action	£ 21,785.44	1	£ 14,410.44	1	
Net debt outstanding	£ 10,895.06		£ 1,702.62		

There is a total of 6 tenants in arrears.

5. Former tenants' arrears

Charges raised for period to	N/A	No of former tenants	1		
Target: as flats are surrendered infrequently the target is that action on arrears must be dealt with within 3 months					
	June 20		Dec 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