

Committee(s) Barbican Residential Committee	Date: 15032021
Subject: Barbican Arrears	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	4
Does this proposal require extra revenue and/or capital spending?	N
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	£11,829,790	2011		
Target level of net arrears	1%			
Actual level of net arrears	0.98%			
<i>Age Analysis of Debt:</i>	Dec 20	Sep 20		
Value of debts				
3 - 6 months	£ 94,633.21	111	£84,937.68	119
6 – 12 months	£ 38,690.20	48	£ 47,212.98	63
12 - 24 months	£ 16,194.65	11	£ 14,356.39	10
Over 24 months	£ 31,299.39	6	£ 29,660.11	6
Total arrears outstanding	£180,817.45		£ 176,167.16	
<i>Action taken:</i>				
Amounts subject to arrangement	£ 762.27	2	£ 1,112.79	2
Amounts referred to Comptroller for recovery action	£ 61,976.34	7	£ 52,396.32	6
Amounts awaiting write-off	£ 2,074.08	1	£ 0.00	
Net debt outstanding	£116,004.76		£ 122,658.05	

There is a total of 127 leaseholders in arrears.

Of the amounts owing for over 12 months (£47,494.04) £44,014.33 is included in the amounts referred to C&CS, £1,576.08 is awaiting write-off, £83.71 is subject to arrangements. The remaining £1,819.92 relates to 8 cases.

The net debt outstanding comprises 120 accounts.

4. Tenants

Charges raised for period	£1,808,872	No of tenants	62		
Target level of net arrears 1%					
	Dec 20		Sep 20		
<i>Age Analysis of Debt:</i>					
Value of debts					
3 - 6 months	£11,042.65	4	£27,532.49	8	
6 - 12 months	£ 12,569.08	2	£ 23,183.30	4	
12 - 24 months	£ 15,597.94	1	£10,174.89	2	
debts over 24 months	£ 0.00	0	£ 0.00	0	
Total arrears outstanding	£ 39,209.67		£ 60,890.68		
<i>Action taken:</i>					
Amounts subject to arrangement	£ 4,637.22	2	£ 2,833.88	2	
Amounts referred to Comptroller for recovery action	£ 34,546.01	1	£ 28,158.51	1	
Net debt outstanding	£ 26.44		£ 29,898.29		

There is a total of 5 tenants in arrears.

5. Former tenants' arrears

Charges raised for period to	N/A	No of former tenants	2		
Target: as flats are surrendered infrequently the target is that action on arrears must be dealt with within 3 months					
	Dec 20		Sep 20		
<i>Age Analysis of Debt:</i>					
Value of debts 3 - 6 months	£ 489.00	1	£ 0.00	0	
Value of debts 6 - 12 months	£16,587.85	1	£ 0.00	0	
Value of debts 12 - 24 months	£ 739.97	1	£ 0.00	0	

Debts over 24 months	<u>£12,697.75</u>	1	<u>£12,697.75</u>	1
Total arrears outstanding	£30,514.57		£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	<u>£17,816.82</u>	<u>£ 0.00</u>
Net debt outstanding	£ 0.00	£ 0.00

There are 2 cases in total.

One case is currently being dealt with by the Comptroller and City Solicitor and the second is subject to a write-off request.

Appendices

- Appendix 1 – Arrears Update (Non-Public)

Anne Mason

Revenues Manager DCCS

T: 020 7029 3912

E: anne.mason@cityoflondon.gov.uk