

Committee(s) Barbican Residential Committee	Date: 30092022
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	£11,660,583		2019	
Target level of net arrears 1%				
Actual level of net arrears 0.54%				
<i>Age Analysis of Debt:</i>	Jun 22		Mar 22	
Value of debts				
3 - 6 months	£ 52,679.50	74	£47,222. 80	53
6 – 12 months	£ 29,096.00	24	£ 30,437.10	28
12 - 24 months	£ 19,915.45	10	£ 25,547.05	14
Over 24 months	£ 36,736.77	4	£ 35,521.35	6
Total arrears outstanding	£138,427.72		£ 138,728.30	
<i>Action taken:</i>				
Amounts subject to arrangement	£ 10,365.66	4	£ 0.00	0
Amounts referred to Comptroller for recovery action	£ 65,124.17	6	£ 71,623.95	7
Amounts awaiting write-off	£ 0.00	0	£ 0.00	0
Net debt outstanding	£ 62,937.89		£ 67,104.35	

There is a total of 84 leaseholders in arrears.

Of the amounts owing for over 12 months (£56,652.22) £45,909.35 is included in the amounts referred to C&CS and, the remaining £10,742.87 relates to 3 cases.

The net debt outstanding comprises 74 accounts.

4. Tenants

Charges raised for period	£1,538,346	No of tenants	54	
Target level of net arrears				1%
Actual level of net arrears				0.62%
	Jun 22		Mar 22	
<i>Age Analysis of Debt:</i>				
Value of debts				
3 - 6 months	£ 9,575.00	1	£ 5,684.42	2
6 - 12 months	£ 0.00	1	£ 10,986.93	1
12 - 24 months	£ 0.00	0	£25,535.57	1
debts over 24 months	£ 0.00	0	£21,785.44	1
Total arrears outstanding	£ 9,575.00		£ 63,992.36	
<i>Action taken:</i>				
Amounts subject to arrangement	£ 0.00	1	£ 224.42	1
Amounts referred to Comptroller for recovery action	£ 9,575.00	1	£ 63,767.94	1
Net debt outstanding	£ 9,575.00		£ 0.00	

There is 1 tenant in arrears.

5. Former tenants' arrears

Charges raised for period to	N/A	No of former tenants	3	
Target: as flats are surrendered infrequently the target is that action on arrears must be dealt with within 3 months				
	Jun 22		Mar 22	
<i>Age Analysis of Debt:</i>				
Value of debts 3 - 6 months	£ 8,120.04	0	£ 0.00	0
Value of debts 6 - 12 months	£10,920.00	2	£ 1,017.55	1
Value of debts 12 - 24 months	£24,689.43	1	£ 0.00	0

Debts over 24 months	<u>£40,856.26</u>	2	<u>£12,697.75</u>	1
Total arrears outstanding	£84,585.73		£13,715.30	
 <i>Action taken:</i>				
Amounts subject to arrangement	£ 0.00		£ 0.00	
Amounts referred to Comptroller for recovery action/in dispute	£83,730.69		£12,697.75	
Awaiting write off	<u>£ 855.04</u>		<u>£ 0.00</u>	
Net debt outstanding	£ 0.00		£ 1,017.51	

There are 3 cases in total.

Appendices

- Appendix 1 – Arrears Update (Non-Public)

Anne Mason
Revenues Manager DCCS

T: 020 7029 3912

E: anne.mason@cityoflondon.gov.uk