

Committee(s) Barbican Residential Committee	Date: 200323
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: Clare Chamberlain Interim 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	£14,364,858	2021		
Target level of net arrears	1%			
Actual level of net arrears	0.85%			
<i>Age Analysis of Debt:</i>	Dec 22	Sep 22		
Value of debts				
3 - 6 months	£145,943.23	77	£79,165.32	77
6 – 12 months	£ 44,267.33	38	£ 28,375.50	31
12 - 24 months	£ 14,385.84	12	£ 19,861.01	13
Over 24 months	£ 53,503.57	5	£ 38,743.41	3
Total arrears outstanding	£258,099.97		£ 166,145.24	
<i>Action taken:</i>				
Amounts subject to arrangement	£ 59,879.22	30	£ 14,808.65	3
Amounts referred to Comptroller for recovery action	£ 65,909.58	4	£ 59,132.02	6
Amounts in dispute	£ 9,596.69	3	£ 0.00	0
Net debt outstanding	£ 92,204.57		£ 92,204.57	

There is a total of 114 leaseholders in arrears.

Of the amounts owing for over 12 months (£67,722.66) £53,874.55 is included in the amounts referred to C&CS and, the remaining £14,166.75 relates to 8 cases.

The net debt outstanding comprises 77 accounts.

4. Tenants

		No of tenants		
Charges raised for period	£1,496,637	53		
Target level of net arrears	1%			
Actual level of net arrears	0.37%			
	Dec 22		Sep 22	
<i>Age Analysis of Debt:</i>				
Value of debts				
3 - 6 months	£ 5,518.11	3	£ 541.64	2
6 - 12 months	£ 0.00	0	£ 0.00	0
12 - 24 months	£ 0.00	0	£ 0.00	0
debts over 24 months	£ 0.00	0	£ 0.00	0
Total arrears outstanding	£ 5,518.11		£ 541.64	
<i>Action taken:</i>				
Amounts subject to arrangement	£ 0.00	0	£ 0.00	0
Amounts referred to Comptroller for recovery action	£ 0.00	0	£ 0.00	0
Net debt outstanding	£ 5,518.11		£ 541.64	

There are 3 tenant in arrears.

5. Former tenants' arrears

		No of former tenants		
Charges raised for period to	N/A	2		
Target: as flats are surrendered infrequently the target is that action on arrears must be dealt with within 3 months				
	Dec 22		Sep 22	
<i>Age Analysis of Debt:</i>				
Value of debts 3 - 6 months	£ 6,545.00	1	£ 7,264.00	1
Value of debts 6 - 12 months	£ 720.00	1	£ 5,460.00	1
Value of debts 12 - 24 months	£22,834.43	1	£23,761.93	1
Debts over 24 months	£47,243.76	2	£53,631.26	2
Total arrears outstanding	£83,730.69		£83,730.69	

<i>Action taken:</i>		
Amounts subject to arrangement	£ 0.00	£ 0.00
Amounts referred to Comptroller for recovery action/in dispute	£83,730.69	£83,730.69
Net debt outstanding	£ 0.00	£ 0.00

There are 2 cases in total.

Appendices

- Appendix 1 – Arrears Update (Non-Public)

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