

Committee(s) Barbican Residential Committee	Date: 19 June 2023
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: Judith Finlay, Director of Community and Children's Services	For Information
Report author: Anne Mason, Service Charge and 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	£14,324,596		2023	
Target level of net arrears	1%			
Actual level of net arrears	0.87%			
<i>Age Analysis of Debt:</i>	Mar 23		Dec 22	
Value of debts				
3 - 6 months	£ 86,955.58	73	£145,943.23	77
6 – 12 months	£108,191.48	67	£ 44,267.33	38
12 - 24 months	£ 29,366.57	16	£ 14,385.84	12
Over 24 months	£ 44,383.84	4	£ 53,503.57	5
Total arrears outstanding	£268,897.47		£ 258,099.97	
<i>Action taken:</i>				
Amounts subject to arrangement	£ 61,896.98	23	£ 59,879.22	30
Amounts referred to Comptroller for recovery action	£ 73,572.58	5	£ 65,909.58	4
Amounts in dispute	£ 8,983.80	2	£ 9,596.69	3
Net debt outstanding	£124,444.11		£ 122,714.48	

There is a total of 109 leaseholders in arrears.

Of the amounts owing for over 12 months (£73,750.41) £48,594.26 is included in the amounts referred to C&CS and, the remaining £25,166.15 relates to 15 cases.

The net debt outstanding comprises 77 accounts.

4. Tenants

Charges raised for period	£1,515,271	No of tenants	51		
Target level of net arrears					
Actual level of net arrears					
1.50%					
	Mar 23		Dec 22		
<i>Age Analysis of Debt:</i>					
Value of debts					
3 - 6 months	£ 17,915.43	5	£ 5,518.11	3	
6 - 12 months	£ 5,008.72	2	£ 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	£ 23,581.84		£ 5,518.11		
<i>Action taken:</i>					
Amounts subject to arrangement	£ 897.76	2	£ 0.00	0	
Amounts referred to Comptroller for recovery action	£ 0.00	0	£ 0.00	0	
Net debt outstanding	£ 22,684.08		£ 5,518.11		

15

There are 5 tenants in arrears.

5. Former tenants' arrears

	N/A	No of former tenants	2	
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				
	Mar 23		Dec 22	
<i>Age Analysis of Debt:</i>				
Value of debts 3 - 6 months	£ 0.00	0	£ 6,545.00	1
Value of debts 6 - 12 months	£ 6,545.00	1	£ 720.00	1
Value of debts 12 - 24 months	£ 720.00	1	£22,834.43	1
Debts over 24 months	£76,465.69	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)

Anne Mason
Revenues Manager DCCS

T: 020 7029 3912
E: anne.mason@cityoflondon.gov.uk