

Committee: Barbican Residential Committee – For Information	Date: 2 September 2024
Barbican Estate Residents Consultation Committee – For Information	16 September 2024
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: Nichola Lloyd	

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	£21,675,047		2024	
Target level of net arrears	1%			
Actual level of net arrears	2.05%			
<i>Age Analysis of Debt:</i>				
	June 24		Mar 24	
Value of debts				
3 - 6 months	£203,099.47	138	£342,590.06	221
6 – 12 months	£261,475.01	187	£206,840.62	67
12 - 24 months	£123,349.78	105	£ 85,845.19	35
Over 24 months	£76,254.51	15	£ 67,982.39	12
Total arrears outstanding	£664,178.77		£ 703,258.26	
<i>Action taken:</i>				
Amounts subject to arrangement	£ 84,111.66	13	£ 58,624.88	7
Amounts referred to Comptroller for recovery action	£115,284.07	5	£ 118,658.93	7
Amounts in dispute	£ 20,797.46	4	£ 12,089.96	2
Net debt outstanding	£443,985.58		£ 513,884.49	

There is a total of 186 leaseholders in arrears.

Of the amounts owing for over 12 months (£199,604.29) £116,301.24 is included in the amounts referred to C&CS or subject to arrangements.

The net debt outstanding comprises 164 accounts.

4. Tenants

Charges raised for period	£1,418,149.84	No of tenants 40		
Target level of net arrears				
1%				
Actual level of net arrears				
5.19%				
	June 24		Mar 24	
<i>Age Analysis of Debt:</i>				
Value of debts				
3 - 6 months	£ 48,826.76.	8	£ 37,744.85	5
6 - 12 months	£ 17,613.19	4	£10,615.07	3
12 - 24 months	£ 15,857.49	1	£ 0.00	0
debts over 24 months	£ 0.00	0	£ 0.00	0
Total arrears outstanding	£ 82,297.44		£ 48,359.92	
<i>Action taken:</i>				
Amounts subject to arrangement	£ 8,724.75	1	£ 2,372.37	1
Amounts referred to Comptroller for recovery action	£ 0.00	0	£ 0.00	0
Net debt outstanding	£ 73,572.69		£ 48,359.92	

There are 8 tenants 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				
	June 24		Mar 24	
<i>Age Analysis of Debt:</i>				
Value of debts 3 - 6 months	£ 00.00	0	£ 3,079.24	1
Value of debts 6 - 12 months	£10,530.33	1	£21,826.35	1
Value of debts 12 - 24 months	£ 00.00	0	£ 7,071.92	1

Debts over 24 months	<u>£83,730.69</u>	2	<u>£77,185.69</u>	2
Total arrears outstanding	£94,261.02		£109,163.20	
 <i>Action taken:</i>				
Amounts subject to arrangement	£10,530.33		£ 0.00	
Amounts referred to Comptroller for recovery action/in dispute	£83,730.69		£109,163.2	
Net debt outstanding	<u>£ 0.00</u>		<u>£ 0.00</u>	

There are 3 cases in total.

Appendices

- Appendix 1 – Arrears Update (Non-Public)

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