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| 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 | £83,730.69 | 2 | £77,185.69 | 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 | £ 0.00 | | £ 0.00 | |

There are 3 cases in total.

Appendices

- Appendix 1 – Arrears Update (Non-Public)

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