

HOUSING OFFICER'S REPORT TO THE MANAGEMENT COMMITTEE MEETING OF
29 OCTOBER 2019

STATUS - for approval

1. RENTS

a. Arrears - Main and New Site (Combined)

The statistics for August and September 19 are as follows:

	<u>August</u> 2019	<u>September</u> 2019
Current Tenant arrears	£ 38096.68	35673.48
Number of tenants in arrears (real + hb)	86	83
Average arrear per tenant	£ 442.98	429.80
Arrears due to housing benefit difficulties	£ 1868.07	2336.15
Arrears due to hb paid at end of month	£ 11740.14	10541.31
% gross annual debit due to above 2 items	1.7	1.6
Arrears as a % of gross annual debit	4.7	4.4
Arrears less hb expected as % debit	3.0	2.8
Target for 31 March 2020 as % debit	2.0%	2.0%

b. Breakdown of Arrears - Main and New Site

£ Arrears bands:	<u>August 2019</u>		<u>September 2019</u>	
	No of Tenants	Amount £	No of Tenants	Amount £
0 - 49	8	92.49	12	160.85
50 - 99	3	240.77	3	222.85
100 - 199	5	772.17	5	733.90
200 - 299	9	2323.92	9	2294.25
300 - 399	31	10899.48	30	10631.62
400 - 499	8	3474.68	3	1292.19
500 - 599	2	1093.68	4	2110.43
600 - 699	3	1879.43	2	1216.17
700 - 799	9	6761.27	3	2191.06
800 - 899	1	839.77	2	1717.27
900 - 999	1	939.70	1	992.80
1000 - 1499	3	3365.86	6	6690.53
1500 - +	3	5413.46	3	5419.56
Total	86	38096.68	83	35673.48

c. Former Tenant Arrears

£ FT Arrears bands	<u>August 2019</u>		<u>September 2019</u>	
	<u>No of Tenants</u>	<u>Amount £</u>	<u>No of Tenants</u>	<u>Amount £</u>
0 - 249	0	0.00	0	0.00
250 +	1	1117.03	1	1106.92
Total	1	1117.03	1	1106.92

INDIVIDUAL ARREARS CASES

See attached sheets. - *NOT PUBLISHED - CONFIDENTIAL / PERSONAL INFO.*

3. VOIDS

Properties void in any period in September 2019

<u>Address</u>	<u>Date of Void</u>	<u>Days void</u>	<u>Sept Rent Loss £</u>	<u>Total lost rent £</u>	<u>Comments</u>
Heriot Pl	20/06/19	73	21.92	789.12	Let Sept
Keir Street	16/09/19	15	159.30	159.30	Let Oct

Total Rent lost on all voids in August 2019 £181.22 (Aug 19 = £328.80)
 Total rent lost on all voids since 1 Apr 2019 = £ 2114.71
 Total number of voids since 1 Apr 2019 = 5 void (excludes multi voids)

4. ALLOCATIONS ACTIVITY

Properties let in September 2019

<u>Date let</u>	<u>Address</u>	<u>Tenant(s)</u>	<u>Type of Flat</u>
02/09	Heriot Place	920	Mainstream

5. GAS SERVICING CONTRACT - OVERDUE

This section lists the number of flats where the annual gas service is overdue.

This month = September 2019

Street	Contractor	No. Flats	Number overdue	12 – 14 months since done	14 –16 months since done	16 – 18 months since done
Heriot Pl	Lothian Gas	35	0	0	0	0
Keir St	Lothian Gas	52	0	0	0	0
L. Place	Lothian Gas	48	0	0	0	0
New Site	Lothian Gas	50	0	0	0	0
TOTAL		185	0	0	0	0

Last month = August 2019

Street	Contractor	No. Flats	Number overdue	12 – 14 months since done	14 –16 months since done	16 – 18 months since done
Heriot Pl	Lothian Gas	35	0	0	0	0
Keir St	Lothian Gas	52	0	0	0	0
L. Place	Lothian Gas	48	0	0	0	0
New Site	Lothian Gas	50	0	0	0	0
TOTAL		185	0	0	0	0

There were no properties, with a gas supply, without a valid certificate on the 30 September 2019

Mark Stolarek
Housing Officer
Date: 21 October 2019

Housing Benefit Under Occupancy Summary September 2019

Under occupancy % reduction	Number of cases where the household is affected by UO	Number of cases where DHP has been awarded	Number of tenants still affected	Number of tenants affected that paid in full	Number of tenants affected that have not paid in full	Arrears solely responsible for UO Sept 2019	Total arrears solely responsible by UO since April 2019	Total arrears since April 2013 solely responsible by UO
14%	6	6	0	0	0	0.00	0.00	339.10
25%	3	3	0	0	0	0.00	0.00	0.00
Total	9	9	0	0	0	0.00	0.00	339.10

Confirmation has been received from The CEC that, due to further Scottish Gov funding, all tenants affected will now be given financial assistance for 2019/20 to alleviate their under occupation reduction. They need to request this and the award will be backdated to 01 April 2019.