

HOUSING OFFICER'S REPORT TO THE MANAGEMENT COMMITTEE MEETING OF  
26 NOVEMBER 2019

*STATUS - for approval*

1. RENTS

a. Arrears - Main and New Site (Combined)

The statistics for September and October 19 are as follows:

		<u>September</u> <u>2019</u>	<u>October</u> <u>2019</u>
Current Tenant arrears	£	35673.48	39224.47
Number of tenants in arrears (real + hb)		83	86
Average arrear per tenant	£	429.80	456.09
Arrears due to housing benefit difficulties	£	2336.15	3341.07
Arrears due to hb paid at end of month	£	10541.31	10516.71
% gross annual debit due to above 2 items		1.6	1.7
Arrears as a % of gross annual debit		4.4	4.8
Arrears less hb expected as % debit		2.8	3.1
Target for 31 March 2020 as % debit		2.0%	2.0%

b. Breakdown of Arrears - Main and New Site

	<u>September 2019</u>		<u>October 2019</u>	
£ Arrears bands:	No of Tenants	Amount £	No of Tenants	Amount £
0 - 49	12	160.85	8	94.81
50 - 99	3	222.85	5	362.33
100 - 199	5	733.90	6	887.34
200 - 299	9	2294.25	10	2597.28
300 - 399	30	10631.62	29	10103.53
400 - 499	3	1292.19	5	2243.08
500 - 599	4	2110.43	5	2842.11
600 - 699	2	1216.17	2	1322.19
700 - 799	3	2191.06	5	3719.18
800 - 899	2	1717.27	3	2572.73
900 - 999	1	992.80	1	974.26
1000 - 1499	6	6690.53	3	3881.90
1500 - +	3	5419.56	4	7623.73
<b>Total</b>	<b>83</b>	<b>35673.48</b>	<b>86</b>	<b>39224.47</b>

c. Former Tenant Arrears

<u>£ FT Arrears bands</u>	<u>September 2019</u>		<u>October 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	1106.92	1	1096.20
Total	1	1106.92	1	1096.20

INDIVIDUAL ARREARS CASES

The sheet detailing individual arrears cases contains personal confidential information and have been removed from this public record document..

3. VOIDS

Properties void in any period in October 2019

<u>Address</u>	<u>Date of Void</u>	Days void	<u>Oct Rent Loss £</u>	<u>Total lost rent £</u>	<u>Comments</u>
Keir Street	16/09/19	21	30.83	190.13	Let
Heriot Place	11/10/19	21	225.99	225.99	Maintenance

Total Rent lost on all voids in October 2019 £ 256.82 (Sep 19 = £181.22)

Total rent lost on all voids since 1 Apr 2019 = £ 2371.53

Total number of voids since 1 Apr 2019 = 6 void (excludes multi voids)

4. ALLOCATIONS ACTIVITY

Properties let in October 2019

<u>Date let</u>	<u>Address</u>	<u>Tenant(s)</u>	<u>Type of Flat</u>
04/10	Keir Street	724	Mainstream

## 5. GAS SERVICING CONTRACT - OVERDUE

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

This month = October 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 = 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

There were no properties, with a gas supply, without a valid certificate on the 31 October 2019

Mark Stolarek  
Housing Officer  
Date: 18 November 2019