

11/19

HOUSING OFFICER'S REPORT TO THE MANAGEMENT COMMITTEE MEETING OF
28 JANUARY 2020

STATUS - for approval

1. RENTS

a. Arrears - Main and New Site (Combined)

The statistics for November and December 19 are as follows:

		<u>November</u> <u>2019</u>	<u>December</u> <u>2019</u>
Current Tenant arrears	£	38805.94	38843.31
Number of tenants in arrears (real + hb)		82	79
Average arrear per tenant	£	473.24	491.68
Arrears due to housing benefit difficulties	£	3252.06	3374.26
Arrears due to hb paid at end of month	£	10550.70	11105.37
% gross annual debit due to above 2 items		1.7	1.8
Arrears as a % of gross annual debit		4.8	4.8
Arrears less hb expected as % debit		3.1	3.0
Target for 31 March 2020 as % debit		2.0%	2.0%

b. Breakdown of Arrears - Main and New Site

	<u>November 2019</u>		<u>December 2019</u>	
£ Arrears bands:	No of Tenants	Amount £	No of Tenants	Amount £
0 - 49	10	93.12	8	86.70
50 - 99	3	222.85	4	303.97
100 - 199	6	941.57	8	1252.86
200 - 299	9	2297.73	9	2209.32
300 - 399	25	8672.90	23	8011.32
400 - 499	6	2621.85	5	2107.57
500 - 599	4	2220.02	4	2225.78
600 - 699	4	2678.85	1	691.90
700 - 799	4	3030.86	5	3700.58
800 - 899	2	1793.36	1	895.80
900 - 999	1	935.68	2	1912.86
1000 - 1499	3	3517.90	3	3548.78
1500 - +	5	9779.25	6	11895.87
Total	82	38805.94	79	38843.31

c. Former Tenant Arrears

£ FT Arrears bands	<u>November 2019</u>		<u>December 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	1086.33	1	1076.46
Total	1	1086.33	1	1076.46

INDIVIDUAL ARREARS CASES

See attached sheets. **- NOT ATTACHED - CONFIDENTIAL PERSONAL INFO**
REDACTION *

3. VOIDS

Properties void in any period in November and December 2019

<u>Address</u>	<u>Date of Void</u>	Days void	<u>Dec Rent Loss £</u>	<u>Total lost rent £</u>	<u>Comments</u>
Heriot Place	11/10/19	66	161.42	721.01	Let
Heriot Place	02/12/19	30	258.87	258.87	Maintenance

Total Rent lost on all voids in October 2019 £ 420.29 (Nov 19 = £333.60)
 Total rent lost on all voids since 1 Apr 2019 = £ 3125.42
 Total number of voids since 1 Apr 2019 = 7 void (excludes multi voids)

4. ALLOCATIONS ACTIVITY

Properties let in November and December 2019

<u>Date let</u>	<u>Address</u>	<u>Tenant(s)</u>	<u>Type of Flat</u>
16/12/19	Heriot Place	922	Mainstream

5. GAS SERVICING CONTRACT - OVERDUE

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

This month = December 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 = November 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 December 2019

Mark Stolarek
Housing Officer
Date: 20 January 2020