

Committee:	Executive	Agenda Item No.:	7.
Date:	8 th March 2010	Status	Open
Category	Part of the Budget and Policy Framework		
Subject:	Housing Rents – Quarterly Report		
Report by:	Head of Housing		
Other Officers Involved	Housing Enforcement Manager Housing Innovation Officer		
Director	Neighbourhoods		
Relevant Portfolio Holder	Councillor K. Bowman, Portfolio Holder for Housing Management		

RELEVANT CORPORATE AIMS

STRATEGIC ORGANISATIONAL DEVELOPMENT – Continually improving our organisation by giving information of key financial performance.

TARGETS

The Draft corporate plan contains targets to reduce rent arrears for both current and former tenants.

VALUE FOR MONEY

Rental income funds HRA activity within the Council.

THE REPORT

The enclosed report represents the first quarterly report regarding Housing Rents. These replace the previously produced monthly reports.

The new written report provides information on several key elements of arrears recovery:

Firstly, Former Tenants Arrears – these are presented at their current level and compared against the time of this first report (February 2010). In future quarterly reports this will illustrate a reduction in debt from previous years.

Secondly, Current Tenants Arrears – these are presented in the form of a graph that shows reduction in debt over the past few years. This information is produced weekly as a management tool.

Thirdly, the Total Debt Owed. This is the total debt owed by current and former tenants.

Fourthly, Action taken - this shows action taken against current tenants in rent arrears per quarter.

Finally, Successes and Frustrations – this is free text used to describe some of the notable events within the rent recovery function.

It is also intended to produce a written covering report each quarter that reflects current issues with rent recovery that is not covered on the statistical report. The update for Quarter 3 is shown below:

Quarterly Update:

Much of the work during the quarter has been focussed on the Rent Reduction that was introduced in January. This involved a great deal on manual adjustments to rents accounts to clear HB overpayments.

The new FTA Rent Administrator started work in January 2010, Jodie Millward. She has already had some successes with recovery.

Rent arrears continue to decrease. The progress during the year is mirroring that of previous years, with rent arrears remaining about constant during the first 9 months, with a reduction from Christmas onwards. Current Rent Arrears are now more than £400,000 less than they were 3 years ago.

Although not strictly within the remit of this report, improvements to the way we deal with voids will reduce rent loss through empty properties. It is estimated this will be over £60,000 in a full rent year.

The enclosed report contains statistical information on arrears actions in the last Quarter. For comparison, actions early in this financial year are:

Action	Quarter 1	Quarter 2
Arrangement made	34	39
Notices Served	33	69
Postponed Order	15	4
Outright Orders	4	5
Evictions	4	2
TOTAL	90	119

ISSUES/OPTIONS FOR CONSIDERATION

The contents of the quarterly report.

IMPLICATIONS

Financial: Not directly from this report,

Legal: Not directly

Human Resources: Not directly

RECOMMENDATION(S)

1. That Members note this report.

2. That Members either accept the format of this revised report or suggest alternative information.

REASON FOR DECISION TO BE GIVEN IN ACCORDANCE WITH THE CONSTITUTION

To make Members aware of the progress in recovery of rent debt.

ATTACHMENTS: Y

FILE REFERENCE:

SOURCE DOCUMENT: