**ITEM 9(i)**

**HOUSING MANAGEMENT REPORT –Q2 2023.**

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| --- |
| **RENT CHARGES / PAYMENTS / ARREARS** |
| MONTH | **SEPTEMBER 2023** | **SEPTEMBER 2022** | VARIANCE |
| BALANCE B/F |  20,859.95  |  25,254.37  | - 4,394.42  |
| GROSS RENT |  105,625.42  |  100,569.09  |  5,056.33  |
| VOID LOSS | - 168.86  | - 378.27  |  209.41  |
| AMOUNT DUE IN MONTH |  126,316.51  |  125,445.19  |  871.32  |
| PAYMENTS RECEIVED | 104,486.31 |  101,073.81  | - 101,073.81  |
| WRITE OFF |  -  |  -  |  -  |
| ADJUSTMENTS | - 2,726.20  | - 3,165.33  |  439.13  |
| PAYMENTS TO ACCOUNTS |  101,760.11  |  97,908.48  |  3,851.63  |
| END OF PERIOD BALANCE |  24,556.40  |  27,536.71  | - 2,980.31  |
| NET RENT COLLECTED (excludes write off) | **96.49%** | **97.72%** | - 0.01  |
| ANNUAL CHARGE |  1,267,477.20  |  1,206,829.08  |  60,648.12  |
| GROSS ARREARS |  **37,865.15**  |  **41,218.33**  |  3,353.18  |
| TECHNICAL ARREARS |  11,239.97  |  1,541.90  | - 9,698.07  |
| CURRENT TENANT ARREARS |  **22,569.47**  |  **27,536.71**  | - 4,967.24  |
| FORMER TENANT ARREARS |  4,055.71  |  3,957.93  |  97.78  |
| GROSS ARREARS AS % | 2.99% | 3.42% | -0.43% |
| TECHNICAL ARREARS AS % | 0.89% | 0.13% | 0.76% |
| CURRENT TENANT ARREARS AS % | **1.78%** | **2.28%** | -0.50% |
| FORMER TENANT ARREARS AS % | 0.32% | 0.33% | -0.01% |
|  |  |  |  |
| **CURRENT TENANT ARREARS** |  |  |  |
| Prepaid | 120 | 123 | - 3 |
|  | 12,611.66 | - 13,313.07  |  25,924.73  |
| £0.00 | 54 | 40 | 14 |
|  | 0 | 0 |  -  |
| £0.01 - £499.99  | 104 | 93 | 11 |
| ARREARS |  17,610.65  |  13,519.38  |  4,091.27  |
| £500.00 - £999.99 | 12 | 20 | - 8  |
| ARREARS |  8,754.24  |  13,468.55  | - 4,714.31  |
| £1000.00 - £1999.99 | 6 | 9 | -3  |
| ARREARS |  7,444.55  |  11,166.33  | - 3,721.78  |
| £2000.00 -  | 0 | 0 |  -  |
| ARREARS |  -  |  -  |  -  |
| TOTAL | 122 | 122 |  -  |
| ARREARS |  33,809.44  |  38,154.26  | - 4,344.82  |
| **FORMER TENANT ARREARS** |  |  |  -  |
|  | 10 | 6 | 4  |
|  |  4,055.71  |  3,957.93  | - 97.78  |
| **GROSS ARREARS** | **132** | **128**  | **-4 4**  |
|  |  **37,865.15**  |  **42,112.19**  | **4,247.04 – 4,247.04** |

|  |  |  |
| --- | --- | --- |
| **2. HOUSING BENEFIT & UNIVERSAL CREDIT** | **Q2 – 2023** | **% OF TENANTS** |
| Full H.B. | 71 | 25.3% |
| Part H.B. | 12 | 4.2% |
| Part H.B. (SSC) | 12 | 4.2% |
| DHP | 27 | 9.6% |
| U.C. (only direct payment from DWP) | 59 | 21% |
| **TOTAL –** Claiming **UC**  or **HB** | **154** | **54.8%** |

|  |  |  |
| --- | --- | --- |
| **3. COURT ACTION CASEWORK**  | **Q2 - 2023** | **YEAR END****2023 – 2024** |
| Eviction | 0 |  |
| Decree | 1 |
| Re-call Sist | 0 |
| Sisted | 4 |
| Court Date Set/Awaited | 0 |
| NPRP | 0 |
| Pre-NPRP | 7 |
| Agreement | 8 |
| Other/Clear | 4 |
| **TOTAL** | **24** |
|  |
| **4. VOID**  | **Q2****VOIDS** | **Q2****VOID RENT LOSS**  | **TOTAL VOIDS** **2023-2024** | **TOTAL VOID RENT LOSS****2023 - 2024** |
| Internal Transfer |  |  | 1 | 160.42 |
| Absconded |  |  |  |  |
| Deceased |  | 306.14 | 1 | 657.63 |
| Eviction |  |  |  |  |
| House Purchase | 1 | 168.86 | 1 | 168.86 |
| Out of Area/Other RSL | 1 | 35.02 | 3 | 231.32 |
| No Forwarding Add |  |  |  |  |
| End – no reason |  |  |  |  |
| **TOTAL** | **2** | **510.02** | **6** | **£ 1,218.23** |

**5. ALLOCATION**

|  |  |  |
| --- | --- | --- |
| **OFFERS** | **Q2 - 2023** | **2023 – 2024** |
| Offers made | **3** | **6** |
| Refusals | **0** | **0** |
| Lets | **3** | **6** |
| Acceptance Rate % | **100%** | **100%** |
| **SOURCE OF LETS** |
| Direct Waiting List | **2** | **3** |
| Internal Transfer |  | **1** |
| Section 5 | **1** | **2** |
| Other- Mutual Exchange |  |  |
| **HOUSEHOLD** |
| Single Person | **1** | **1** |
| Single Parent | **2** | **4** |
| Couple No Child |  |  |
| Couple + Children | **1** | **1** |
| Other |  |  |
| **ETHNICITY** |
| White | **5** | **5** |
| Black |  |  |
| Asian |  |  |
| Mixed |  |  |
| Other | **1** | **1** |
| **GENDER** |
| Male |  | **1** |
| Female | **2** | **4** |
| Joint | **1** | **1** |
| **DISABLED** |  |  |
| **On List**  | **679** |
| Applications – CLOSED/CANCELLED | **0** |
| Applications - SUSPENDED | **2** |
| Applications - awaiting further information | **7** |