**ITEM 9(i)**

**HOUSING MANAGEMENT REPORT –Q2 2023.**

|  |  |  |  |
| --- | --- | --- | --- |
| **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** | |