Housing Management Priorities March 2014

Top Level: City Wide

Priority 4: Welfare Change

Lead: Jill Wildman

Chart 1

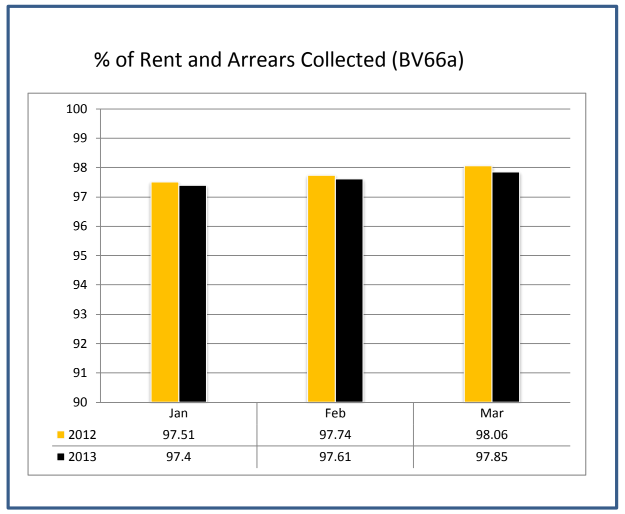
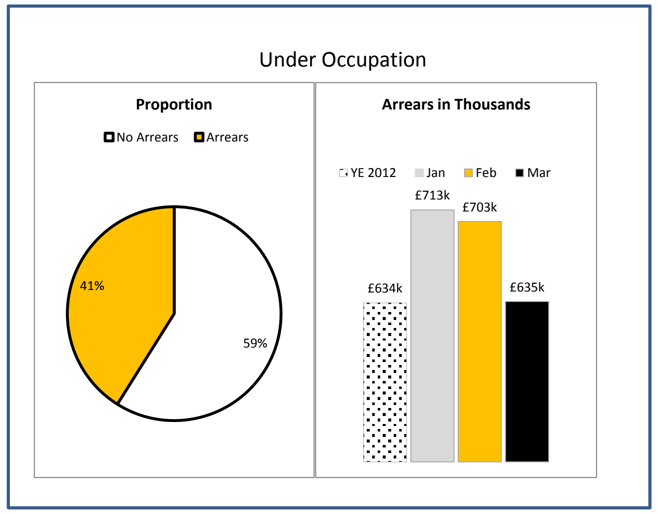


Chart 2



Info Box:

Rent collection performance for 2013-14 is 97.85%. Whilst this is short of the 98.06% target, this is better than expected at the start of the year. We need to bear in mind that this is against the backdrop of 19 additional staff, over £1.1m in DHP and £286K in HB credits for the 1996 loophole.

>Chart 2 under occupation. In March 41% of tenancies with an under occupation charge had a debt on their rent accoun; this is down from 49% last month.

>Table 2a and 2b. The number of tenancies affected by under-occupation is 5,541. This is down from over 7000 at the start of the financial year. There are various reasons for the reduction including data cleansing; change of circumstances i.e. family members, employment, age; and tenancy terminations / mutual exchanges where under-occupation applied at some point

>Table 2c, 2d and 2e. These three charts demonstrate the movement in relation to under-occupying tenants.
The total debt of under-occupiers has decresed from ~£703K to ~£635K (table 3a) - in the main this is due to DHP payments and HB credits for the 1996 loophole. Furthermore, table 3b illustrates the level of debt for under-occupiers who had a clear rent account at the start of the financial year. Of the 5,541 tenancies affected by under occupation in March, 3710 had no debt at the end of 2012/13 and 1039 (28%) of these had arrears at the end of March owing a total of £141,249 . Of the 1039 cases, 695 (67%) owed less than £100.

>Table 4. 5 and 6. There has also been a notable change in patterns of demand (Table 4) with a reduction in the number of bids for 2 and 3 bedroom multi storey flats and maisonettes and 3 bedroom houses across the city. Whilst there is reduced demand for certain property types, there are currently no difficulties in letting these properties. Officers are working with affected tenants to maximise moves via mutual exchange; table 5 indicates that 216 households have moved via a mutual exchange where at least 1 of the families in each MX has been affected by under-occupation. Furthermore, tenants have been supported through referrals to internal and external agencies as appropriate (table 6).

Statistical Breakdown - Rent

KPI Performance % — Table 1a

Area	BV66A (%)	HMA1 (%)
CITY	97.85	2.20%
S&SE	97.32	2.70%
BITMO	97.14	2.72%
E&NE	98.54	1.69%
W&NW	97.68	2.25%

£s Owed — Table 1b

Area	City Total	Under Occupiers	%
CITY	4,514,984	635,364	14.07%
S&SE	1,472,203	207,036	14.06%
BITMO	190,883	24,763	12.97%
E&NE	1,139,511	154,749	13.58%
W&NW	1,712,386	248,817	14.53%

Count of arrears cases — Table 1c

Area	City Total	Under Occupiers	%
CITY	18,942	2,276	12%
S&SE	4,878	531	11%
BITMO	696	73	10%
E&NE	6,025	768	13%
W&NW	7,343	904	12%

Under Occupation Statistics - 3 month snapshot

Count of all cases — Table 2a

Area	Jan	Feb	Mar
CITY	5,571	5,675	5,541
S&SE	1,355	1,355	1,325
BITMO	186	186	178
E&NE	2,035	2,035	2,072
W&NW	1,995	1,995	1,966

Count of cases which have incurred rent arrears since beginning of the year — Table 2b

Area	Jan	Feb	Mar
CITY	1,598	1,475	1,046
S&SE	375	336	215
BITMO	60	53	34
E&NE	603	543	399
W&NW	560	543	398

Cases in Under Occupancy — Table 2c

Area	Jan	Feb	Mar
CITY	5,104	5,384	5,115
S&SE	1,256	1,320	1,222
BITMO	172	174	164
E&NE	1,851	1,997	1,914
W&NW	1,825	1,893	1,815

New Cases each month — Table 2d

Area	Jan	Feb	Mar
CITY	467	291	426
S&SE	99	67	103
BITMO	14	9	14
E&NE	184	102	158
W&NW	170	113	151

No Longer Under Occupying each month — Table 2e

Area	Jan	Feb	Mar
CITY	462	311	402
S&SE	108	75	102
BITMO	16	7	7
E&NE	151	108	154
W&NW	187	121	139

Total Debt (£) — Table 3a

Area	Year End 2012	Jan	Feb	Mar	Variation: Mar - Mar	Change: YE12 - YE13
CITY	634,209	712,678	702,868	635,364	1,154	0%
S&SE	183,026	229,490	230,998	207,036	24,010	10%
BITMO	14,932	29,790	27,213	24,763	9,830	33%
E&NE	183,809	184,027	176,265	154,749	-29,060	-16%
W&NW	252,442	269,370	268,392	248,817	-3,625	-1%

Debt owed by cases which have incurred arrears since beginning of the year (£) — Table 3b

Area	Year End 2012	Jan	Feb	Mar	Change: YE12 - YE13
CITY	-	246,564	207,207	141,249	-42.7%
S&SE	-	69,395	62,152	38,229	-44.9%
BITMO	-	9,004	7,279	3,486	-61.3%
E&NE	-	71,432	58,567	44,109	-38.3%
W&NW	-	96,732	79,208	55,424	-42.7%

3rd Level: Activities Quarter 4

Table 4

Average bids per propety

		1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
2013 YTD	CITY	72	62	51	32	20	
	S&SE	59	63	43	29		
	BITMO	69	92	45	29		
	E&NE	89	65	54	31	20	
	W&NW	68	55	54	34		
	Total Let	1872	1985	874	111	1	4843
2012 YTD	CITY	70	71	70	39	35	
	S&SE	59	67	69	32		
	BITMO	64	78	52	32		
	E&NE	86	75	72	40	65	
	W&NW	67	70	69	45		
	Total Let	1,848	1,808	785	81	5	4,527

Mutual Exchanges and Swap Shops

Table 5

	S&SE	BITMO	E&NE	W&NW	CITY
Mutual Exchanges relating to Welfare Change					
Jan	2			2	4
Feb	1			2	3
Mar	2			3	5
Total (YTD)	57	20	81	58	216
Swap Shops Held					
Jan				1	1
Feb	1				
Mar	1			1	2
Total (YTD)	7		3	2	12

Table 6

		S&SE	BITMO	E&NE	W&NW	CITY
Number of referrals made to Adult and Children's Social Services due to Under Occupancy.	Jan			1	2	3
	Feb					0
	Mar					0
	TOTAL (YTD)	5		4	5	14
Number of case conferences held from referrals, where ALMO is a part of it.	Jan					0
	Feb					
	Mar					0
	TOTAL (YTD)	1		1	2	4
Number of referrals handled within ALMOs	Jan	52		4		56
	Feb	21		2	3	26
	Mar	16		6	2	24
	TOTAL (YTD)	322		91	93	506
Number of referrals signposted to other agency (exc A&C social services)	Jan			4	5	9
	Feb			1	4	5
	Mar				3	3
	TOTAL (YTD)	4		40	39	83

Satisfaction.

Survey is being undertaken, results to follow.