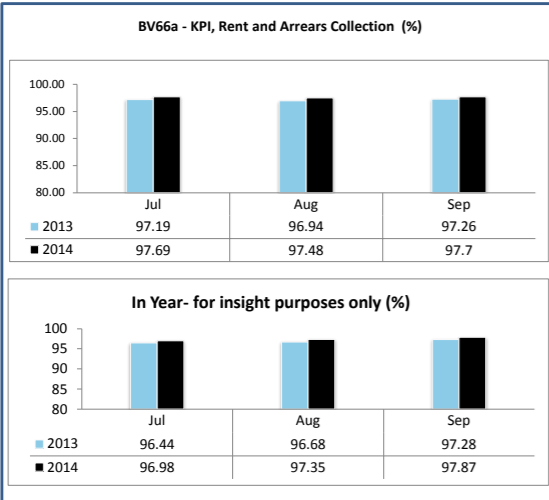


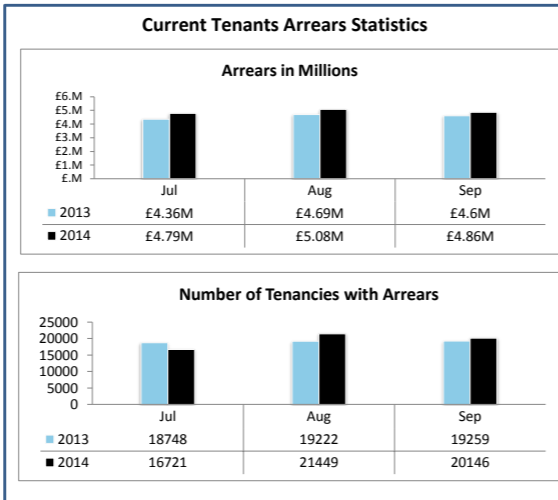
Housing Leeds priorities, September 2014
Top Level: City Wide

Chart 1 and 2



Priority 3: Maximise rent collection

Chart 3 and 4



Commentary:

Mid year boundary changes across the E&NE, S&SE, and W&NW have taken place:

- Year on year and month on month comparison cannot be made at area level; and
- some indicators are not available at area level, Rent Collection, In year Collection, Rent Loss,

1. Chart 1 Rent and Arrears Collection (BV66a). BV66a is the Council's principle indication for income collection. Rent collection this month is at 97.7% which is in a better position compared to last year when the figure was 97.26%.

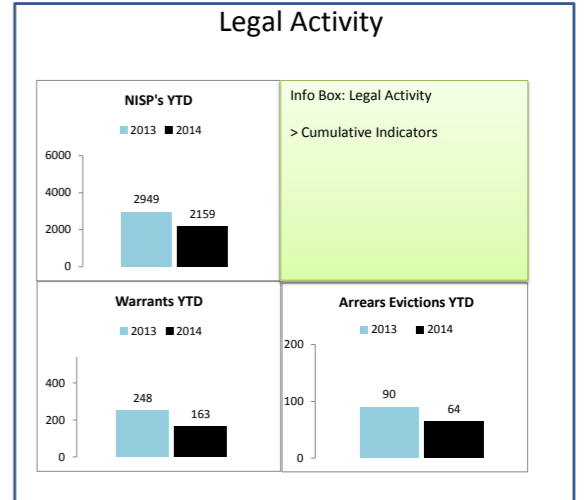
2. Chart 2 Rent Collection (In Year). This indicator is included to provide insight. It tracks rent paid this year only and it is not the gauge of organisational performance on rent and arrears collection, please use BV66a for that purpose. This performance stands at 97.87%, compared to 97.28% for the same period last year and this represents an improvement in performance this year.

3. Chart 3 + 4 Current Arrears Statistics (3) and Number of tenancies with arrears (4). The value of rent arrears owed has increased to £4.86M and this is higher than for the same period last year. The number of tenants in arrears has also increased from 19259 to 20146, an increase of 887. The level of arrears peaked during August and have reduced at the end of September. **Chart 3 Arrears** - Rent arrears have reduced from £5.08M last month to £4.86M this month. Under Occupancy continues to have an impact on arrears.

4. Chart 5 Legal Activity. There has been a reduction in serving Notices, taking Court action and undertaking evictions compared to the same period last year. This is due to the fact that a supportive approach is being taken with steps being put in place to address financial exclusion and provide tenants with appropriate debt and budgeting advice.

5. Tables 1+2 - Void Rent Loss: Void Rent-Loss has reduced by a total of £219k compared to last year.

Chart 5



2nd Level: Area/BITMO collection

Chart 6

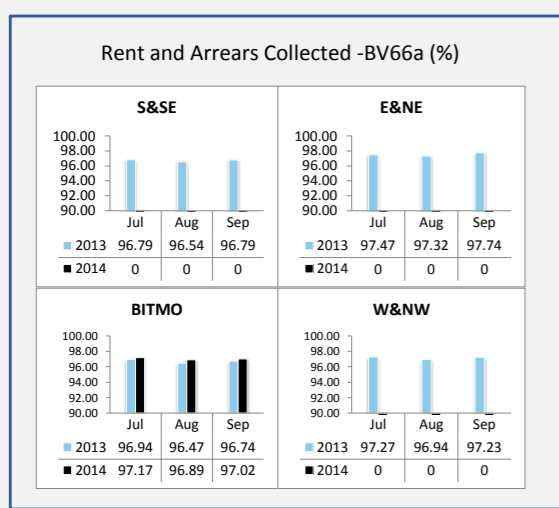


Chart 7

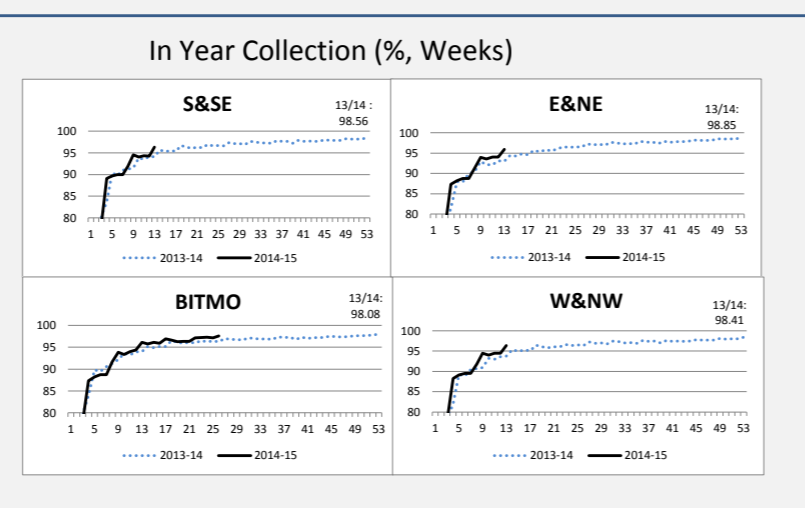


Table 4

Arrears Statistics last 3 months

Area	Arrears as % of rent roll (HMA1) 2013			E's owed 2013 (Sep)
	Jul	Aug	Sep	
CITY	2.07%	2.24%	2.20%	£4.6M
S&SE	2.53%	2.69%	2.65%	£1.48M
BITMO	2.34%	2.51%	2.47%	£176.K
E&NE	1.68%	1.84%	1.78%	£1.23M
W&NW	2.08%	2.24%	2.21%	£1.72M

Area	Arrears as % of rent roll (HMA1) 2014			E's owed 2014 (Sep)
	Jul	Aug	Sep	
CITY	2.21%	2.34%	2.24%	£4.86M
S&SE	2.64%	2.76%	2.66%	£1.68M
BITMO	2.65%	2.80%	2.69%	£199.7K
E&NE	1.78%	1.88%	1.78%	£1.18M
W&NW	2.19%	2.36%	2.26%	£1.8M

3rd Level: Area/BITMO statistics

Table 2

Rent Loss through voids (Cumulative £s) 2013			
Area	Jul	Aug	Sep
CITY	£671.7K	£798.5K	£955.9K
S&SE	£208.1K	£249.6K	£301.7K
BITMO	£34.9K	£40.2K	£48.5K
E&NE	£150.4K	£181.5K	£221.6K
W&NW	£278.3K	£327.1K	£384.K

Table 2 b

Rent Loss Through Voids (% of rent roll) 2013			
Area	Jul	Aug	Sep
CITY	0.94	0.91	0.89
S&SE	1.10	1.08	1.06
BITMO	1.43	1.35	1.33
E&NE	0.64	0.63	0.63
W&NW	1.05	1.01	0.97

Table 3

Former Tenancy Arrears (£) 2014			
Area	Jul	Aug	Sep
CITY	£2.55M	£2.54M	£2.56M
S&SE	£866.K	£813.8K	£838.2K
BITMO	£142.3K	£143.7K	£153.7K
E&NE	£533.4K	£557.3K	£591.1K
W&NW	£1004.5K	£1.03M	£.98M

Table 2

Rent Loss through voids (Cumulative £s) 2014			
Area	Jul	Aug	Sep
CITY	£456.7K	£573.1K	£736.8K
S&SE	N/A	N/A	N/A
BITMO	£25.K	£30.6K	£38.K
E&NE	N/A	N/A	N/A
W&NW	N/A	N/A	N/A

Table 2 b

Rent Loss Through Voids (% of rent roll) 2014			
Area	Jul	Aug	Sep
CITY	0.64	0.66	0.68
S&SE	N/A	N/A	N/A
BITMO	1.03	1.02	1.02
E&NE	N/A	N/A	N/A
W&NW	N/A	N/A	N/A

Table 3

Former Tenancy Arrears (%) 2014			
Area	Jul	Aug	Sep
CITY	1.18%	1.17%	1.18%
S&SE	1.37%	1.29%	1.33%
BITMO	1.91%	1.93%	2.07%
E&NE	0.80%	0.84%	0.89%
W&NW	1.26%	1.29%	1.23%