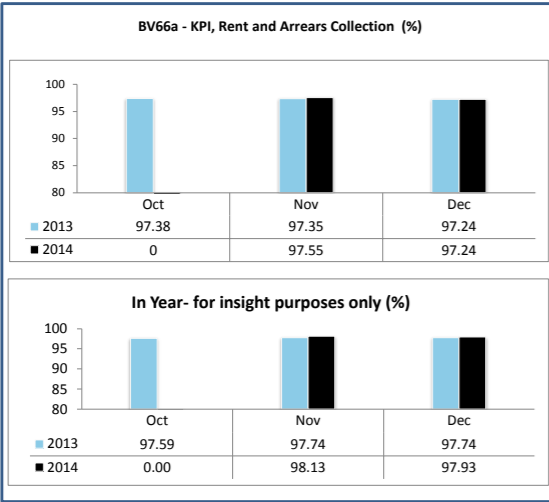


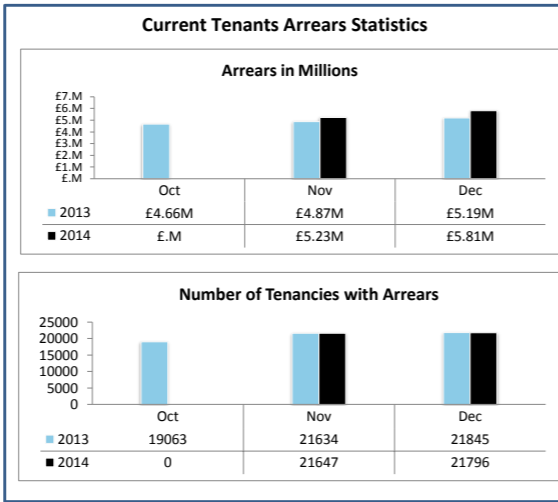
Housing Leeds priorities, December 2014
Top Level: City Wide

Chart 1 and 2



Priority 3: Maximise rent collection

Chart 3 and 4



Commentary:

October's (week 31) figures in chart 1 2 3 4 6 and 7, plus table 4 (BV66a, In Year, Arrears owed and HMA1) are omitted due to IT system error during that period.

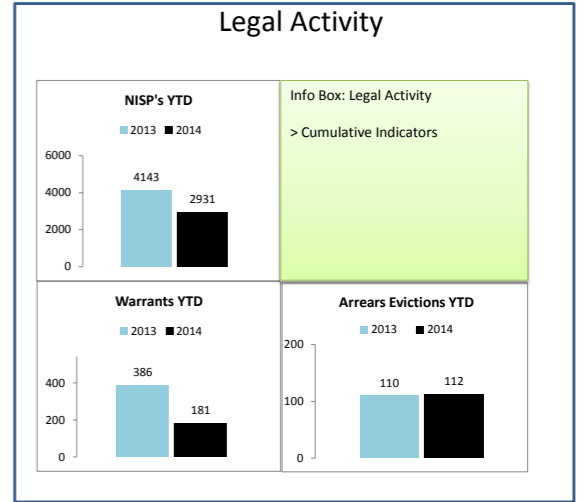
1. Chart 1 Rent and Arrears Collection (BV66a). BV66a is the Council's principle indicator for income collection. Rent collection this month is at 97.24% a fall from 97.55% last month. There was a similar fall over the Christmas period last year, and performance is identical to last December (97.24%).

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 indicator stands at 97.93%, compared to 97.74% 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 from 5.23M last month to £5.81M. Arrears are higher than for the same period last year. (£5.19M) The number of tenants in arrears has decreased from 21845 to 21796 for same period last year, a decrease of 49. Under Occupancy continues to have an impact on arrears. In response, a campaign to reduce arrears will take place during Quarter 4.

4. Chart 5 Legal Activity. There is still a reduction in serving Notices (4143 to 2931), and also requests for evictions (386 to 181). Actual evictions carried out is 2 higher than last year (110 to 112). 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. The Quarter 4 campaign mentioned above, may lead to an increase in Notices being served.

Chart 5



2nd Level: Area/BITMO collection

Chart 6

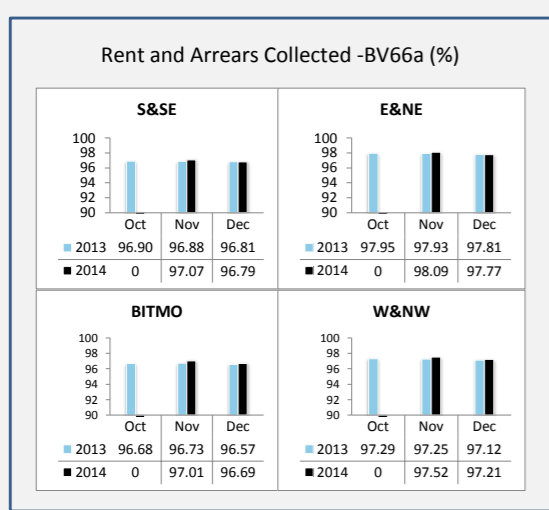


Chart 7

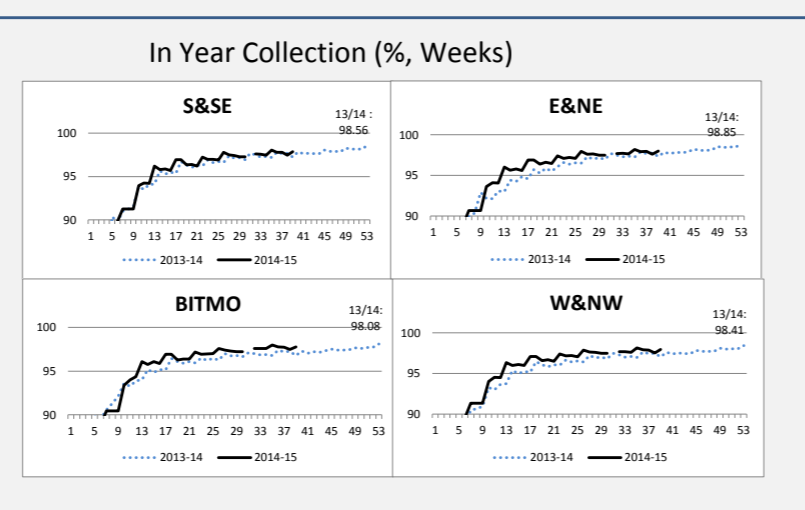


Table 4

Area	Arrears as % of rent roll (HMA1) 2013			E's owed 2013
	Oct	Nov	Dec	
CITY	2.22%	2.33%	2.48%	£5.19M
BITMO	2.61%	2.70%	2.96%	£210.8K
E&NE	1.77%	1.87%	2.02%	£1.39M
S&SE	2.68%	2.80%	2.92%	£1.63M
W&NW	2.26%	2.35%	2.52%	£1.95M

Area	Arrears as % of rent roll (HMA1) 2014			E's owed 2014
	Oct	Nov	Dec	
CITY	-	2.41%	2.68%	£5.81M
BITMO	-	2.81%	3.09%	£229.9K
E&NE	-	1.95%	2.24%	£1.48M
S&SE	-	2.83%	3.08%	£1.95M
W&NW	-	2.43%	2.69%	£2.14M

3rd Level: Area/BITMO statistics

Rent Loss through voids (Cumulative £s) 2013				
Area	Oct	Nov	Dec	
CITY	£1.08M	£1.23M	£1.34M	
BITMO	£54.K	£62.6K	£68.2K	
E&NE	£256.4K	£295.5K	£327.7K	
S&SE	£343.5K	£392.K	£428.7K	
W&NW	£427.4K	£480.7K	£518.5K	

Rent Loss Through Voids (% of rent roll) 2013				
Area	Oct	Nov	Dec	
CITY	0.88%	0.86%	0.85%	
BITMO	1.29%	1.29%	1.26%	
E&NE	0.63%	0.63%	0.63%	
S&SE	1.05%	1.03%	1.02%	
W&NW	0.94%	0.91%	0.88%	

Former Tenancy Arrears (£) 2014				
Area	Oct	Nov	Dec	
CITY	£2.66M	£2.72M	£2.78M	
BITMO	£164.1K	£165.6K	£169.1K	
E&NE	£611.7K	£584.5K	£596.4K	
S&SE	£870.5K	£893.5K	£924.1K	
W&NW	£1.02M	£1.075.5K	£1.09M	

Rent Loss through voids (Cumulative £s) 2014				
Area	Oct	Nov	Dec	
CITY	£876.6K	£1.06M	£1.23M	
BITMO	£42.1K	£45.9K	£49.4K	
E&NE	£231.9K	£283.8K	£326.1K	
S&SE	£301.6K	£375.7K	£448.2K	
W&NW	£301.K	£356.7K	£403.8K	

Rent Loss Through Voids (% of rent roll) 2014				
Area	Oct	Nov	Dec	
CITY	0.70%	0.73%	0.76%	
BITMO	0.98%	0.92%	0.89%	
E&NE	0.61%	0.64%	0.66%	
S&SE	0.83%	0.89%	0.95%	
W&NW	0.65%	0.66%	0.67%	

Former Tenancy Arrears (%) 2014				
Area	Oct	Nov	Dec	
CITY	1.23%	1.26%	1.28%	
BITMO	2.21%	2.23%	2.27%	
E&NE	0.92%	0.88%	0.90%	
S&SE	1.38%	1.42%	1.46%	
W&NW	1.27%	1.35%	1.37%	