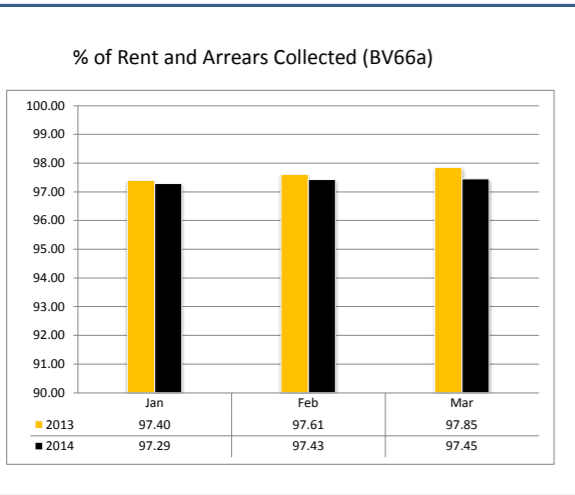


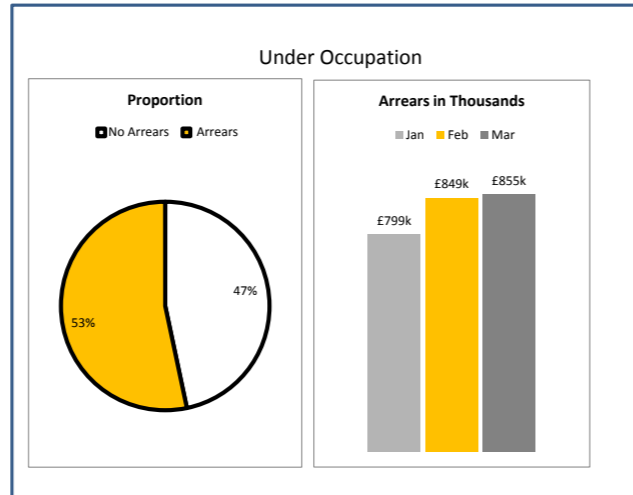
Housing Leeds Priorities, year end 2014/15
Top Level: City Wide

Chart 1



Priority 4: Welfare Change

Chart 2



Commentary:

Chart 2 Under Occupation. In March 53% of the tenancies subject to under occupation have arrears, this is a reduction of 2% from those under occupying in the previous quarter. The arrears owed by those under occupying have increase by £106k since Quarter 3 from £785k to £855k. NB These arrears figures relate to the total arrears on those tenancies and not solely the arrears purely as a result of the under occupation charge.

Table 1a, 1b and 1c. These charts demonstrate that arrears on accounts with customers affected by under occupation make up 14.95% of the total debt for the city, an increase of 1.44% compared to the previous quarter. The E&NE area has the largest number of tenancies affected by Under Occupation.

Table 2a and 2b. The number of tenancies affected by under-occupation has reduced by a further 55 in this quarter compared to Quarter 3 falling from 5,310 to 5,255. This is the lowest figure this financial year. Throughout this financial year, the overall number has reduced from 5541 at year end to 5,255, a reduction of 5.16%.

Table 2c and 2d. Of the 5,255 tenancies affected by under occupation at the end of this quarter, 1425 of those tenancies have fallen into arrears after the introduction of Under Occupation in 2013. This represents 8 tenancies more than 1417 tenancies reported in Quarter 3. The arrears on these accounts amount to £247,665, an increase of £54,602 from Quarter 3. The total debt on accounts with 'tenants affected by Under Occupation' stands at £854,557, an increase of £69,621 from Quarter 3. Of the tenancies that had no arrears when the policy was introduced in April 2013, 27.11% have fallen into arrears and these account for 28.98% of the total under occupation rent arrears.

Table 3a, 3b and 3c. These three charts demonstrate the movement in relation to under-occupying tenants.

The Income Improvement Team are presently developing an Enhanced Income Service Offer to customers affected by Welfare Change who are in arrears. It is intended to provide help and support to tenants via a tailored package of activities based on an individual tenant's needs, such as debt support, employment support and volunteering.

Statistical Breakdown - Rent

Area	BV66A (%)	HMA1 (%)
CITY	97.45	2.64%
BITMO	97.07	2.86%
E&NE	97.91	2.28%
S&SE	97.04	3.00%
W&NW	97.43	2.62%

Area	City Total	Under Occupiers	%
CITY	£5.72M	£854.6K	14.95%
BITMO	£212.5K	£22.1K	10.40%
E&NE	£1.51M	£252.K	16.68%
S&SE	£1.9M	£278.8K	14.68%
W&NW	£2.09M	£301.6K	14.41%

Area	City Total	Under Occupiers	%
CITY	19891	2802	14.09%
BITMO	714	81	11.34%
E&NE	5971	1005	16.83%
S&SE	5747	692	12.04%
W&NW	7459	1024	13.73%

Area	Jan	Feb	Mar
CITY	5302	5336	5255
S&SE	1281	1296	1281
BITMO	150	154	146
E&NE	1980	1968	1956
W&NW	1891	1918	1872

Area	Jan	Feb	Mar
CITY	1493	1479	1425
S&SE	344	348	349
BITMO	57	54	47
E&NE	576	566	557
W&NW	516	511	472

Area	Year End 2013	Jan	Feb	Mar	Variation: since YE13	Change since YE13
CITY	635,364	799,171	849,133	854,557	219,194	34.50%
S&SE	207,036	258,288	273,787	278,799	71,763	34.66%
BITMO	24,763	22,084	23,351	22,109	-2,654	-10.72%
E&NE	154,749	231,638	240,471	252,005	97,256	62.85%
W&NW	248,817	287,161	311,524	301,645	52,828	21.23%

Area	Jan	Feb	Mar
CITY	235,011	244,801	247,665
S&SE	64,414	68,163	65,745
BITMO	8,782	9,284	7,327
E&NE	84,201	84,471	91,671
W&NW	77,613	82,882	82,921

Under Occupation Statistics - 3 month snapshot

Area	Jan	Feb	Mar
CITY	292	259	329
S&SE	61	62	82
BITMO	11	7	11
E&NE	105	98	118
W&NW	115	92	118

Area	Jan	Feb	Mar
CITY	309	275	315
S&SE	75	64	77
BITMO	7	10	14
E&NE	104	107	110
W&NW	123	94	114

Area	Jan	Feb	Mar
CITY	5010	5077	4926
S&SE	1220	1234	1199
BITMO	139	147	135
E&NE	1875	1870	1838
W&NW	1776	1826	1754