

NORTH LANARKSHIRE COUNCIL

REPORT

AGENDA ITEM No. 6

To: HOUSING & TECHNICAL SERVICES COMMITTEE		Subject: FORMER TENANT ARREARS WRITE-OFF TO 31 MARCH 2001
From: DIRECTOR OF HOUSING & PROPERTY SERVICES		
Date: 9 February 2003	Ref: TMcK/DWS	

1. Introduction

1.1 The purpose of this report is to obtain approval to write off the sum of £577,939.64 being the current balance outstanding in respect of Former Tenant Arrears relating to financial year 2000/2001 and including balances outstanding prior to 1 April 2000.

2. Background

2.1 The arrears write-off is made up as follows:-

	Number of cases	%	Amount £	%
Abandoned	219	10.9	132,187.69	18.8
Eviction	150	7.5	169,716.14	24.2
No Forwarding Address etc	1023	51.0	286,306.82	40.8
Deceased	613	30.6	113,518.00	16.2
Total	2005	100	701,728.65	100

2.2 In addition to the above debit balances there are also credit balances totalling £123,789.01. These credits reduce the overall write-off to £577,939.64, which when compared to the total annual rental income of £91.6m equates to a very small % in overall terms.

2.3 The above write off can be offset against a similar level of provision held within the Council's Balance Sheet at 31 March 2002.

2.4 In bringing forward this report, the Council should be aware of the proactive measures that are being taken to collect rental income. A recent report by the Accounts Commission identified North Lanarkshire Council's housing services as one of only six Scottish local authorities to meet set rent arrears targets, with a rent arrears figure of 5.5% which was well below the 7% target levels set. The figure fell even lower to 3.6% for tenants with rent arrears of more than 13 weeks. The level of this write off should therefore be viewed in the context of the Councils overall performance as highlighted by the Accounts Commission.

3. Recommendation

3.1 It is recommended that Committee:

- a) Approves the write-off of Former Tenant Arrears totalling £577,939.64 in relation to the period ending 31 March 2001; and
- b) Refers this report to the Policy and Resources (Finance) Sub Committee for approval.

4. Background information

4.1 Background information is available from the Housing and Property Services Department.



T McKenzie
Director of Housing & Property Services