



To: Executive Councillor for Housing and Health:
Cllr Catherine Smart

Report by: Director of Community Services

Relevant scrutiny committee: Housing Management Board

September 2011

WRITE-OFF OF FORMER TENANT ARREARS
Not a Key Decision

1. Executive Summary

This report sets out details of three cases of former tenant arrears together with a summary of the action taken to try to recover these debts.

2. Recommendations

The Executive Councillor is recommended:

That the three cases of former tenant arrears totalling £7,454.29 detailed in the attached Appendix be written off.

3. Background

The former tenant arrears cases have been subject to the standard rent arrears recovery process.

4. Implications

Financial Implications

Provision for writing off of bad debts has been made in the Housing Revenue Account.

Staffing Implications

None

Equal Opportunities Implications

None

Environmental Implications

None

Community Safety Implications

None

5. Background Papers

The background paper was used in the preparation of this report:

Individual case file and recommendations.

6. Appendices

Appendix 1: Individual arrears case and action taken.

7. Inspection of papers

To inspect the background paper or if you have a query on the report please contact:

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Individual arrears cases and action taken.

Area Team	Ward	Amount	Action Taken To Recover Debt	Reason for Write-off
North	Arbury	£2,141.15	Property repossessed March 2007	The tenancy was for the period from February 2006 to March 2007 where the debt comprises of outstanding rent arrears, garage arrears and associated court costs. The tenant initially made arrangements to make payments on the account by direct debit, however these were returned as unpaid on all occasions. Very few cash payments were received during this time, which did not cover the arrears accruing on the account. Payments then ceased and due to the level of the arrears, court action subsequently resulted in repossession of the property. The debt was passed to a tracing agent to attempt to recover but with no success and was returned to us as 'activity exhausted'.
North	Arbury	£2,182.66	Property repossessed July 2004	The tenancy was for the period from December 2001 to July 2004, where the debt comprises of outstanding rent arrears and associated court costs. Numerous payment arrangements were made, however the tenant failed to keep to the agreements and the arrears continued to accrue on the account. Due to the level of the arrears, court action subsequently resulted in repossession of the property. In July 2010 the former tenant applied for a Debt Relief Order to include this outstanding debt of £2,182.66. A Debt Relief Order remains in place for twelve months and at the end of the moratorium period, the debtor is discharged from all the outstanding debts specified in the order. We therefore can no longer legally pursue the former tenant for the debt and as a result are requesting approval to write off this amount in our accounts.
South	Abbey	£3,130.48	Unable to Recover - Debt Relief Order in place.	The tenancy is from February 2003 to present, where the debt comprises of outstanding rent arrears and associated court costs. In July 2010 the tenant applied for a Debt Relief Order against all the outstanding debts that they held, which included their outstanding rent arrears accrued of £3,130.48. It stated in the Debt Relief Order, that at the end of the twelve month moratorium period, the debtor is discharged from all the outstanding debts specified in the order. We can no longer legally pursue the current tenant for the outstanding amount due to the Debt Relief Order and as a result are requesting approval to write off this amount in our accounts.

Total : £7,454.29