



## AUDIT COMMITTEE REPORT

<b>Report Title</b>	<b>Rents Audit</b>
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**AGENDA STATUS:** Public

<b>Meeting Date:</b>	02/06/09
<b>Key Decision:</b>	No
<b>Listed on Forward Plan:</b>	Yes
<b>Within Policy:</b>	Yes
<b>Policy Document:</b>	No
<b>Directorate:</b>	Housing
<b>Accountable Cabinet Member:</b>	Councillor Sally Beardsworth
<b>Ward(s)</b>	N/A

### 1. Purpose

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1.1 To advise Audit Committee of the final report on the rents audit.

### 2. Recommendations

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2.1 That Audit Committee notes progress and reviews the consultants report when it is received.

### 3. Issues and Choices

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#### 3.1 Report Background

3.1.1 Attached at appendix A is the internal audit final report of the housing rents review 2008/9.

3.1.2 The responsible officers for implementing the recommendations within the new housing directorate are: the Housing Services Manager (rent collection and arrears recovery); the Housing Solutions Manager (voids performance) and,

the Team Leader, Housing Technical Systems and Rent Accounting (self explanatory).

3.1.3 It should be noted that performance on voids and rent collection in the financial year 2008/9 was the best for more than 5 years. Void turn-around times (from vacation to re-letting) reduced to 29 days on average for the year, down from 34 days the previous year (2007/8) and 71 the year before (2006/7).

3.1.4 The amount of rent owing at the year end was also the lowest for more than five years at about £1.35 million compared to £1.8 million for 2007/8. Although rent collection figures remained in the bottom quartile for the year, performance is on programme to move out of that bottom quartile in 2009/10. The reduction of £450,000 in debt carried forward, largely due to better arrears recovery and writing off about £58,000 in unrecoverable arrears on current accounts for tenants on full housing benefit, is worth about 1% in improved performance.

Performance reporting rules around BVPI 66a require the full amount of rent due for year, plus any arrears carried forward, to be used as the basis of the collection performance. Therefore, the smaller the amount carried forward, the better the performance figures will be.

### **3.2 Issues**

N/A

### **3.3 Choices (Options)**

N/A

## **4. Implications (including financial implications)**

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### **4.1 Policy**

None

### **4.2 Resources and Risk**

Collection of rents and letting of voids are two critical areas of income maximisation for the housing service and remain key priorities for 2009/10.

### **4.3 Legal**

None

#### **4.4 Equality**

N/A

#### **4.5 Consultees (Internal and External)**

As indicated on the report.

#### **4.6 How the Proposals deliver Priority Outcomes**

Moving all performance indicators out of the bottom quartile is a key aim for 2009/10 and will assist in delivering the Housing Service Improvement Plan 2008-10

#### **4.7 Other Implications**

N/A

### **5. Background Papers**

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#### 5.1 Housing rents review report (appendix A)

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Housing Rents Review  
Internal Audit Report Final  
April 2009

