

June 2023

FOI Request for Rental Arrears Data

1. Request

I am writing to you to seek full disclosure of how many rentees are behind in rent from January 2023 to May 2023.

1.how many are £1000 + in arrears

2.how many are £2000 + in arrears

3.how many are £3000 + in arrears

4.how many are £4000 + in arrears

5. How many are £5000+ in arrears

Of these how many have rent part paid by benefits.

And finally what action has been taken to address the arrears since January 2023.

2. Response

Attached in the email is a spreadsheet with multiple tabs showing the breakdown of those in arrears of £1000+ with their associated housing cost benefit profile for South Antrim and Mid & East Antrim Areas.

For clarity the details provided cover the following;

- 1) The number of those in arrears have been provided as month-end summaries between December 2022 to mid-May 2023.
- 2) The arrears balances at each point in time exclude the technical debt which is created by the payment frequency of housing cost benefits (Universal Credit, Rate Rebate, and Social Sector Size Criteria Mitigation payment)
- 3) The FOI also requests “what action has been taken to address the arrears since January 2023?” The Housing Executive takes action in the following ways;

- a) Tenants who are in serious arrears are offered advice and assistance in the form of our Making Your Money Work Service.

The aim of this service to improve our tenants' financial wellbeing in the following ways;

- Offering them a Benefit and Budgeting Assessment using our bespoke calculator to determine if they are entitled to more benefits or can tailor their current spending more effectively.
 - Offering a referral to our specialist debt advice partners Advice NI.
 - Offering a referral to the Department for Communities own Make the Call service for to access additional benefits.
 - Offering a referral to a floating support provider who can provide specialist support for tenants for something which is directly impacting on their housing situation.
 - Offering a referral to the Housing Executive's own internal Financial Inclusion Managers who can provide a more in-depth analysis of their finances.
- b) Tenants who are in arrears that do not engage in the Housing Executive's offers of advice and assistance are subject to our arrears recovery policy. When a tenant first accrues an arrear they are contacted directly about their rent account, this process ultimately escalates to legal action where the Housing Executive can obtain an Order for Possession which can be enforced and the tenant can be evicted from the property for non-payment of rent.

Dec-22					
Arrear Level	Area	Full Housing Cost Benefit	Partial Housing Cost Benefit	No Housing Cost Benefit	Total
£1,000 - £1999.99	Mid & East Antrim Area	27	24	89	140
	South Antrim Area	44	43	131	218
	Total	71	67	220	358
£2000 - £2999.99	Mid & East Antrim Area	14	14	33	61
	South Antrim Area	12	14	38	64
	Total	26	28	71	125
£3000 - £3999.99	Mid & East Antrim Area	4	5	15	24
	South Antrim Area	5	11	21	37
	Total	9	16	36	61
£4000 - £4999.99	Mid & East Antrim Area	1	2	5	8
	South Antrim Area	1	2	10	13
	Total	2	4	15	21
£5000+	Mid & East Antrim Area	2	1	9	12
	South Antrim Area	4	3	21	28
	Total	6	4	30	40
Totals	Mid & East Antrim Area	48	46	151	245
	South Antrim Area	66	73	221	360
	Total	114	119	372	605

Jan-23					
Arrear Level	Area	Full Housing Cost Benefit	Partial Housing Cost Benefit	No Housing Cost Benefit	Total
£1,000 - £1999.99	Mid & East Antrim Area	24	23	89	136
	South Antrim Area	47	43	138	228
	Total	71	66	227	364
£2000 - £2999.99	Mid & East Antrim Area	16	13	32	61
	South Antrim Area	19	14	40	73
	Total	35	27	72	134
£3000 - £3999.99	Mid & East Antrim Area	5	4	12	21
	South Antrim Area	4	10	23	37
	Total	9	14	35	58
£4000 - £4999.99	Mid & East Antrim Area	2	2	5	9
	South Antrim Area	0	0	6	6
	Total	2	2	11	15
£5000+	Mid & East Antrim Area	0	2	10	12
	South Antrim Area	4	5	20	29
	Total	4	7	30	41
Totals	Mid & East Antrim Area	47	44	148	239
	South Antrim Area	74	72	227	373
	Total	121	116	375	612

Feb-23					
Arrear Level	Area	Full Housing Cost Benefit	Partial Housing Cost Benefit	No Housing Cost Benefit	Total
£1,000 - £1999.99	Mid & East Antrim Area	24	26	92	142
	South Antrim Area	44	47	138	229
	Total	68	73	230	371
£2000 - £2999.99	Mid & East Antrim Area	18	12	30	60
	South Antrim Area	20	17	37	74
	Total	38	29	67	134
£3000 - £3999.99	Mid & East Antrim Area	4	3	13	20
	South Antrim Area	3	11	21	35
	Total	7	14	34	55
£4000 - £4999.99	Mid & East Antrim Area	1	3	4	8
	South Antrim Area	1	2	6	9
	Total	2	5	10	17
£5000+	Mid & East Antrim Area	1	3	9	13
	South Antrim Area	5	3	19	27
	Total	6	6	28	40
Totals	Mid & East Antrim Area	48	47	148	243
	South Antrim Area	73	80	221	374
	Total	121	127	369	617

Mar-23					
Arrear Level	Area	Full Housing Cost Benefit	Partial Housing Cost Benefit	No Housing Cost Benefit	Total
£1,000 - £1999.99	Mid & East Antrim Area	25	24	84	133
	South Antrim Area	43	44	129	216
	Total	68	68	213	349
£2000 - £2999.99	Mid & East Antrim Area	17	10	34	61
	South Antrim Area	18	15	38	71
	Total	35	25	72	132
£3000 - £3999.99	Mid & East Antrim Area	4	3	16	23
	South Antrim Area	3	11	20	34
	Total	7	14	36	57
£4000 - £4999.99	Mid & East Antrim Area	1	2	5	8
	South Antrim Area	0	0	6	6
	Total	1	2	11	14
£5000+	Mid & East Antrim Area	0	4	7	11
	South Antrim Area	7	4	17	28
	Total	7	8	24	39
Totals	Mid & East Antrim Area	47	43	146	236
	South Antrim Area	71	74	210	355
	Total	118	117	356	591

Apr-23					
Arrear Level	Area	Full Housing Cost Benefit	Partial Housing Cost Benefit	No Housing Cost Benefit	Total
£1,000 - £1999.99	Mid & East Antrim Area	7	45	86	138
	South Antrim Area	16	74	139	229
	Total	23	119	225	367
£2000 - £2999.99	Mid & East Antrim Area	5	27	34	66
	South Antrim Area	8	24	38	70
	Total	13	51	72	136
£3000 - £3999.99	Mid & East Antrim Area	1	4	15	20
	South Antrim Area	2	11	18	31
	Total	3	15	33	51
£4000 - £4999.99	Mid & East Antrim Area	2	2	4	8
	South Antrim Area	0	2	8	10
	Total	2	4	12	18
£5000+	Mid & East Antrim Area	1	4	6	11
	South Antrim Area	2	7	20	29
	Total	3	11	26	40
Totals	Mid & East Antrim Area	16	82	145	243
	South Antrim Area	28	118	223	369
	Total	44	200	368	612

*14th May 2023					
Arrear Level	Area	Full Housing Cost Benefit	Partial Housing Cost Benefit	No Housing Cost Benefit	Total
£1,000 - £1999.99	Mid & East Antrim Area	22	28	88	138
	South Antrim Area	50	43	131	224
	Total	72	71	219	362
£2000 - £2999.99	Mid & East Antrim Area	13	14	37	64
	South Antrim Area	13	16	47	76
	Total	26	30	84	140
£3000 - £3999.99	Mid & East Antrim Area	4	3	16	23
	South Antrim Area	5	9	19	33
	Total	9	12	35	56
£4000 - £4999.99	Mid & East Antrim Area	1	2	4	7
	South Antrim Area	1	0	8	9
	Total	2	2	12	16
£5000+	Mid & East Antrim Area	0	6	7	13
	South Antrim Area	4	5	20	29
	Total	4	11	27	42
Totals	Mid & East Antrim Area	40	53	152	245
	South Antrim Area	73	73	225	371
	Total	113	126	377	616