



Title: Annual Activity Report 2014/15

Report of: TGHC Managing Director

Purpose of Report

1. To provide the Board with statistical and other information relating to key activities carried out across Keelman Homes during 2014/15.

Background

2. A range of statistical information is collected each year. This report enables comparisons to be made with 2013/14.

Summary

3. The statistical information relating to the key activities shown below are included in the Appendix to this report:
 - Property Stock
 - Rent Payments

Overview of Key Activities

4. Some of the highlights of the appendix have been included below with commentary in relation to the statistical information.
5. At the end of March 2015, Keelman Homes owned 96 completed properties. This is made up of 81 properties at Kibblesworth, one property at 73 Marian Court, six properties purchased under the Empty Homes Initiative plus eight further new build properties (Strathmore Road and Nugent Row, Felling).
6. In addition to this, properties are under construction on sites at The Lonnen and Kirkwood.
7. There are also a further 13 shared ownership properties at Kibblesworth that are part owned by Keelman Homes.
8. Rent collection during the 2014/15 was good, with 100.24% of the rent collected. This is in comparison to 98.7% collected in 2013/14.
9. Rent arrears have decreased from £6,395 at the beginning of the year, to £5,481 at the end of the year.

Impact on tenants

10. There is no direct impact on tenants arising from this report.

Risk Management Implications

11. There are no risk management implications arising from this report.

Financial Implications

12. There are no direct financial implications arising from this report.

Health Implications

13. There are no direct health implications arising from this report.

Equality and Diversity Implications

14. There are no equality and diversity implications arising from this report.

Value for Money implications

15. There are no value for money implications arising from this report

Environmental Implications

16. There are no environmental implications associated with this report.

Consultation carried out

17. There was no consultation carried out in the preparation of this report

Recommendation

18. The Board is recommended to note the information contained in this report.

Keelman Homes – Annual Activity 2014/15

Property Stock

Stock Profile	Start of Year	End of Year
Total Rented Properties	72	96
New Build Properties	24*	
Properties managed on behalf of another provider	152**	

* 17 new build properties, 6 Empty Homes purchases plus acquisition of Marian Court

** 133 managed on behalf of Thirteen Group plus 19 Empty Homes on behalf of Gateshead Council

		Start of Year	End of Year
Bungalow	0 BED		
	1 BED		1
	2 BED	16	18
	3 BED		
	4 BED		
Total Bungalows		16	19
Flat	0 BED		
	1 BED		4
	2 BED		
	3 BED		
	4 BED		
Total Flats			4
House	1 BED		
	2 BED	6	14
	3 BED	40	47
	4 BED	9	11
	5 BED	1	1
	8 BED		
Total Houses		56	73
SUM		72	96

Rent Payments

These figures relate to Keelman Homes properties only and do not include properties managed on behalf of other providers.

	2013/14	2014/15
Total rent to collect	326,322.67	379,366.19
Total rent collected	322,080.83	380,280.93
Rent arrears at the start of year	2,154.05	6,395.89
Rent arrears at the end of year	6,395.89	5,481.15
Rent Arrears written off during the year	0	0
Notices of Seeking Possession served	0	0
Evictions for rent arrears	0	0
Rent loss due to vacant properties	1,717.15	1,573.84

Rent Payment Methods Analysed by Tenancy

	No of tenancies	% of total tenants
Direct Debit	16	16.7%
Standing Order	6	6.3%
Office	18	18.8%
Post Office / PayPoint	30	31.3%
Wages Deds	1	1%
DWP	0	0%
Internet/ Touch Tone	25	26%
Emolument	0	0%
Totals	96	100%

Total Rent Transactions Analysed by Transaction Type

	No of transactions	% of total transactions
Direct Debit	134	9.6%
Standing Order	135	9.7%
Office	255	18.3%
Post Office / PayPoint	628	45.1%
Wages Deds	12	0.9%
DWP	0	0%
Internet/ Touch Tone	230	16.5%
Emolument	0	0%
Totals	1,394	100%