

COLLECTIONS NOTE

Board Meeting – 6 December 2021

1 NATWEST BALANCES AT 22 NOVEMBER 2021

SH CIC Balances as at 22 November 2021					
Account number	Name	A/C balance at 31 October 2021	Transfers	Money Market/ Interest	A/C balance at 22 November 2021
78327776	Current	1.00			1.00
78365252	No Notice	69,055.67			69,055.67
78365236	Harbour Maintenance	104,143.15			104,143.15
78366240	Marina Charge	14,904.39			14,904.39
		188,104.21	0.00	0.00	188,104.21

2 **DEBT ANALYSIS 22 NOVEMBER 2021**

SOVEREIGN HARBOUR - DEBT ANALYSIS														
Date of Analysis	17/11/20	01/12/20	04/01/21	02/02/21	04/03/21	07/04/21	05/05/21	01/06/21	01/07/21	01/08/21	01/09/21	07/10/21	01/11/21	22/11/21
No of invoiced properties	3,507	3,507	3,507	3,507	3,512	3,515	3,515	3,516	3,521	3,521	3,521	3,524	3,525	3,525
Total value of cheques	£895,349	£897,648	£903,672	£163,486	£603,285	£783,958	£823,335	£846,884	£858,711	£860,604	£872,764	£886,259	£892,838	£897,945
No of debtors over £5	151	117	118	2882	1199	532	371	296	265	259	222	195	171	161
Value of debt (SW)	£60,577	£58,739	£54,633	£661,875	£301,793	£155,593	£121,299	£103,400	£95,794	£93,455	£85,921	£77,244	£70,328	£67,611
SW - % of total debt	6.22%	6.03%	5.60%	68.62%	31.07%	15.93%	12.45%	10.59%	9.79%	9.56%	8.76%	7.85%	7.15%	6.87%
Value of debt (MC)	£18,032	£17,511	£16,575	£139,245	£66,334	£37,137	£29,941	£25,992	£24,469	£23,822	£22,329	£20,220	£19,969	£19,267
MC - % of total debt	1.85%	1.80%	1.70%	14.44%	6.83%	3.80%	3.07%	2.66%	2.50%	2.44%	2.28%	2.06%	2.03%	1.96%
Potential Income (Sum of cheques and debt)	£973,958	£973,898	£974,880	£964,607	£971,413	£976,688	£974,575	£976,275	£978,974	£977,880	£981,015	£983,722	£983,134	£984,823
Debts Exceeding 2 Years	44	43	68	67	64	66	66	63	64	61	60	56	53	53

- January 2021 rentcharge total: £900,643.00
- Outstanding January 2021 rent charge invoices at 22 November 2021: £32,772.18
- January 2021 rentcharge invoice collected as at 22 November 2021: 96.36%

3 DEBT REPORT AT 22 NOVEMBER 2021

	Total debt at 22 November 2021 (288 properties) (inc £2,337.00 court fees)	£89,524.22
3.1	Issued (16 properties)	£13,557.36
3.1.1	10 Notice of Issue received (inc £1,260.00 court fees)	£7,702.19
3.1.2	5 Judgment in default obtained (inc £655.00 court fees)	£4,052.24
3.1.3	1 Repayment plan (inc £160.00 court fees)	£1,802.93
3.2	Over £350 and Cat 1/Cat 2/Cat 9 (28 properties)	£27,596.72
3.2.1	20 Over £350	£15,766.89
3.2.2	8 Payment plan	£4,366.05
3.2.3	Balance of issued debt (balance of debtors at 3.1)	£7,463.78
3.3	Cat 3/Cat 4/Cat 5/Cat 10 (40 properties)	£29,205.09
3.3.1	15 Property sold with debt owing (inc £244.00 court fees)	£7,830.26
3.3.2	2 Payment plan	£2,447.54
3.3.3	9 Under £5	£22.58
3.3.4	14 Balance of Cat 4/5/9	£18,904.71

3.4	Bankrupt/estate insolvent (1 properties)	£1,431.09
3.4.1	1 Bankrupt	£1,431.09
3.5	Enforceable under £350 (203 properties)	£17,733.96
3.5.1	75 Under £350	£15,732.51
3.5.2	14 Payment plan	£1,775.34
3.5.3	114 Under £5	£226.11

4 COMPARISON OF AMOUNTS OUTSTANDING AS AT BEGINNING NOVEMBER 2018 TO 2021

SOVEREIGN HARBOUR - DEBT ANALYSIS				
Date of Analysis	01/11/18	06/11/19	02/11/20	01/11/21
No of invoiced properties	3,468	3,480	3,507	3,525
Total value of cheques	£858,927	£962,640	£894,127	£892,838
No of debtors over £5	124	136	169	171
Value of debt (SW)	£62,295	£54,973	£60,369	£70,328
SW - % of total debt	6.64%	5.30%	6.21%	7.15%
Value of debt (MC)	£17,248	£19,211	£18,142	£19,969
MC - % of total debt	1.84%	1.85%	1.87%	2.03%
Potential Income (Sum of cheques and debt)	£938,470	£1,036,823	£972,638	£983,134
Debts Exceeding 2 Years	39	45	44	53

5 GENERAL CATEGORY UPDATE

Category Rating	Description	14/09/2021 3565	16/11/2021 3572
Cat 1	Deed registered	3170	3173
Cat 2	Deed registered as a restriction only	34	34
Cat 3	Deed signed, not registered, but signatory still owns	81	85
Cat 4	Deed signed, not registered, and signatory no longer owns	160	157
Cat 5	Not registered and no knowledge of deed being signed	16	15
Cat 6	Deed entered into but property not yet registered or Deed not yet registered	0	0
Cat 8	Deed removed from title following lease extension	0	0
Cat 9	Deed transcribed in full in Charges Register	60	59
Cat 10	Not registered, no knowledge of deed being signed and not being invoiced	39	39
Cat 11	Not registered, not yet sold by developer	5	10

6 ANALYSIS OF PROPERTIES SOLD WITH DEBT OWING AT 22 NOVEMBER 2021

Address	Balance	Prior to and including 2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Court Fee	Status	Category Rating
10 Montserrat	205.24				4.10	201.14							Sold with debt 2012	Cat 4
11 Montserrat	196.75					196.75							Sold with debt 2012	Cat 4
2 St Kitts Drive	106.09							106.09					Sold with debt 2013	Cat 4
1 St Lucia Walk	425.63	8.67	223.46	193.50									Sold with debt 2011	Cat 4
2 Kingstan Quay	1421.48	711.73	251.90	226.93	230.92								Sold with debt 2011	Cat 4
68 Daytona	206.72						206.72						Sold with debt 2013	Cat 4
8 Campberll Mews	136.32			136.32									Sold with debt 2010	Cat 4
26 Christchurch place	857.33		221.03	192.98	227.80	215.52							Sold with debt 2012	Cat 4
22 Eugene Way	671.89	445.05	226.84										Sold with debt 2009	Cat 4
9 Eugene Way	583.52	353.34	230.18										Sold with debt 2008	Cat 4
11 Eugne Way	842.21	583.52	248.74			9.95							Sold with debt 2008	Cat 4
21 Eugene Way	918.63	489.40	244.28	184.95									Sold with debt 2007	Cat 4
10 Caroline Way	107.47							107.47					Sold with debt 2014	Cat 4
22 Ensenada Reef	613.91									230.97	260.94	122.00	Sold with debt 2017 Judgment obtained 2017	Cat 1
3 Orvis Court	537.07				208.87	206.20						122.00	Sold with debt 2012 Judgment obtained 2012	Cat 4
	7830.26													