

# **WIRRAL COUNCIL**

## **PENSIONS COMMITTEE**

**21 FEBRUARY 2023**

<b>REPORT TITLE:</b>	<b>PROPERTY PORTFOLIO RENT ARREARS AND WRITE OFFS</b>
<b>REPORT OF:</b>	<b>DIRECTOR OF PENSIONS</b>

### **REPORT SUMMARY**

The purpose of this report is to request that Members approve the write off of £900,575.41 of irrecoverable rent arrears from the Fund's property portfolio. The annual property rental income for 2021/22 was £32.1 million.

Appendix 1 to the report, (A report from CBRE detailing property rent arrears), contains exempt information. This is by virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972, i.e. Information relating to the financial or business affairs of any particular person (including the authority holding that information).

### **RECOMMENDATION/S**

That the Pensions Committee be recommended to approve the write-off of uncollectable property rental income of £900,575.41.

## **SUPPORTING INFORMATION**

### **1.0 REASON/S FOR RECOMMENDATION**

#### **2.0**

2.1 CBRE considers these rental arrears to be irrecoverable. The approval of the write off of irrecoverable rent arrears by Pensions Committee forms part of the governance arrangements of Merseyside Pension Fund.

### **2.0 OTHER OPTIONS CONSIDERED**

2.1 CBRE considers a number of actions for the recovery of rental arrears before any write off is recommended.

### **3.0 BACKGROUND INFORMATION**

3.1 CBRE are the managing agents for the Fund's property portfolio. Amongst other functions, they have responsibility for the collection of rent and management of arrears. On an annual basis they produce a report on uncollectable arrears which is attached as an appendix to this report.

### **4.0 FINANCIAL IMPLICATIONS**

4.1 The total amount recommended for write off in this report is £900,575.41. The annual property rental income for 2021/220 was £32.1 million.

### **5.0 LEGAL IMPLICATIONS**

5.1 There are none arising from this report.

### **6.0 RESOURCE IMPLICATIONS: STAFFING; ICT AND ASSETS**

6.1 There are no additional resource implications arising from this report.

### **7.0 RELEVANT RISKS**

7.1 Due consideration and an assessment of the creditworthiness of existing and potential tenants of the Fund's properties is undertaken by CBRE but there are instances where a tenant goes into administration or liquidation due to adverse trading in difficult economic conditions.

### **8.0 ENGAGEMENT/CONSULTATION**

8.1 There has been no consultation undertaken or proposed for this report. There are no implications for partner organisations arising from this report.

### **9.0 EQUALITY IMPLICATIONS**

9.1 The content and/or recommendation contained within this report have no direct implications for equality.

## **10.0 ENVIRONMENT AND CLIMATE IMPLICATIONS**

10.1 There are no environmental or climate implications arising from this report.

## **11.0 COMMUNITY WEALTH IMPLICATIONS**

11.1 The content and/or recommendation contained within this report have no direct implications for community wealth.

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## **APPENDICES**

A report from CBRE detailing property rent arrears is attached as appendix 1 to this report.

## **BACKGROUND PAPERS**

Wirral Council Constitution

## **SUBJECT HISTORY (last 3 years)**

<b>Council Meeting</b>	<b>Date</b>
<b>Pensions Committee</b>	<b>22 June 2022</b>
	<b>29 March 2021</b>
	<b>3 February 2020</b>