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**To the Chair and Members of the
ST. LEGER HOMES OF DONCASTER
EAST AND WEST AREA BOARDS**

**Agenda Item No. 8
Date: 19 June 2007**

Report Title

1. **ANALYSIS OF EVICTIONS - 1 APRIL 2007 TO 31st MAY 2007**

Purpose

2. The purpose of this report is to update the Board on the findings from an analysis of evictions carried out between 1 April 2007 and 31st May 2007.

Recommendation

3. It is recommended that Board members note the contents of the report; and
4. that Board continue to monitor work in this area via regular bi-monthly reports.

Background

5. Occasionally social landlords have to evict tenants as a result of their failure to abide by the terms of the Tenancy Agreement. However, it should be noted that this is always a last resort and every attempt is made to avoid this situation.

Prior to any eviction, key agencies like Social Services and the Homeless section of DMBC are informed so they can offer assistance. In many cases potential evictions are avoided at a late stage.

As you would expect, by far the most common reason for eviction is failure to pay the rent. During April/May 2007 St. Leger Homes evicted 9 tenants for rent arrears and 1 for other reasons.

Eviction for reasons other than rent arrears are much less common for a number of reasons:

- Although there is a widespread perception of anti-social behaviour, this is rarely at a level where a social landlord would either want to obtain possession or would be successful in an application for possession;
- our approach to the management of anti-social behaviour is to work with perpetrators to change their behaviour and apply other sanctions such as Acceptable Behaviour Contracts, Injunctions, Anti-Social Behaviour Orders, Demoted Tenancies and Suspended Possession Orders; and

- eviction is often a pointless exercise as the perpetrator can usually obtain a private sector tenancy in the same locality.

Analysis of all evictions

6. The following tables provide profiling information on all the evictions:

Table 1 gives a breakdown of all evictions by length of tenancy. This shows that 4 evictions, equating to 40% of all evictions, were of tenants occupying their tenancy for less than two years. Of these 2 were within the first year of their tenancy.

Length Of Tenancy (Years)	0<1	1<2	2<3	3<4	4<5	5<6	6<7	7<8	8<9	9+	Total
East	1	0	0	0	0	0	1	0	0	2	4
West	1	2	0	2	0	1	0	0	0	0	6
April /May 07 Total	2	2	0	2	0	1	1	0	0	2	10

Table 2 gives a breakdown of all evictions by location. This shows that on the East the highest number of evictions as a percentage of the tenancies in the area took place in the Rossington area whilst on the West, Edlington had the highest eviction rate.

Area- (East)	Number Of Evictions	% of the stock	Area- (West)	Number Of Evictions	% of the stock
Rossington	2	0.18%	Edlington	4	0.46%
Cantley	1	0.10%	Mexborough	1	0.05%
Wheatley	1	0.12%	Woodlands	1	0.14%
Stainforth			Denaby Main		
Town Centre			Carcroft		
Intake			Bentley		
Dunscroft			Highfields		
Armthorpe			Hexthorpe		
Thorne			Skellow		
Moorends			Askern		
			Conisbrough		
			Scawthorpe		
East total	4	0.04%	West total	6	0.05%

Table 3 gives a breakdown of evictions by family type. This shows that single person households account for 50% of evictions

Area	1Adult	2 Adults	1Adult + 1Child	2 Adults + 1Child	1 Adult + 2Children	2 Adults + 2Children	1 Adult + 3 Children	2 Adults + 3 Children	1 Adult + 4 Children	2 Adults + 4children	Total
East	2	0	0	0	0	0	1	1	0	0	4
West	3	1	0	1	1	0	0	0	0	0	6
Total	5	1	0	1	1	0	1	1	0	0	10

Table 4 gives a breakdown of evictions by age. This shows that 70% of evictions were of people between the ages of 41 and 60.

Area	16 > 20	21 > 30	31 > 40	41 > 50	51 > 60	61 > 70	71 > 80	80+	Total
East	0	0	0	2	2	0	0	0	4
West	1	2	0	2	1	0	0	0	6
Total	1	2	0	4	3	0	0	0	10

Table 5 shows eviction by ethnicity and gender. This reveals that 100% of tenants evicted were white British with 60% male and 40% female.

Area	White British	Other	Unknown	Total
East	4	0	0	4
West	6	0	0	6
Total	10	0	0	10

Male	Female	Total
2	2	4
4	2	6
6	4	10

Summary of Findings

- During April and May 2007 there were 9 evictions for rent arrears and 1 for other reasons.
- There were more evictions for rent arrears in the West (6) than the East (3).
- The average amount of arrears per eviction across the whole Borough was £1398. This average figure is higher in the East (£1867) than the West (£1163).

- In April and May 2007 there were 6 evictions for rent arrears in the West of the borough and 3 in the East. The highest numbers of evictions were in the Edlington area (4).
- 50% of all evictions are of single people;
- 70% of tenants evicted were between the ages of 41 and 60; and
- 100% of evictions are White British with 60% male and 40% female.

Analysis of Evictions for rent arrears

7. During April and May 2007 there were 9 evictions for rent arrears across the Borough. For rent arrears there have been more evictions on the West of the Borough (67%) than the East (33%).
8. The average amount of arrears at eviction across the whole borough in April and May 2007 was £1398. However there is a difference in the average arrears between the West (£1163) and the East (£1867).

Table 6 identifies the total number of evictions by month for rents arrears.

	Apr 07	May 07	Jun 07	Jul 07	Aug 07	Sep 07	Oct 07	Nov 07	Dec 07	Jan 08	Feb 08	Mar 08	Total
East	2	1	-	-	-	-	-	-	-	-	-	-	3
West	3	3	-	-	-	-	-	-	-	-	-	-	6
Total	5	4	-	-	-	-	-	-	-	-	-	-	9

Analysis of Evictions for reasons other than for rent Arrears

9. During April and May 2007 there was one eviction for reasons other than non payment of rent and the details are contained at the end of the report.

Table 7 shows that the evictions took place in May

Date	Apr 07	May 07	Jun 07	Jul 07	Aug 07	Sep 07	Oct 07	Nov 07	Dec 07	Jan 08	Feb 08	Mar 08	Year End Total
East		1											1
West													
Total		1											1

10. Contraventions of the tenancy agreement leading to eviction were as follows:

Property abandoned following action
taken to enforce the Tenancy Agreement - 1

The details of the case are as follows:

Case 1 : Rossington

The tenancy was held by a white British couple and three children for a period of 28 years. The property was not kept in a very good condition with rubbish in the garden and the children caused anti-social behaviour in the neighbourhood. Action was taken to enforce the Tenancy Agreement and the family abandoned the property and moved to the Leicester area. Attempts were made to contact the family, but this was unsuccessful so an application was made to court for possession. Eviction took place on the 17th May 2007.

Consultation

- 10. Not applicable.

Legal and Financial Implications

- 11. None

Risk

- 12. Not applicable.

Diversity Implications

- 13. Not applicable.

Report Author

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Background Documents

- 11. None.