

ST LEGER HOMES OF DONCASTER
LTD

Company Number 05564649, A Company Limited by Guarantee
Registered in England

West Area Board Meeting

Date: 12 May 2008

Item: 7

**Subject: Analysis of Evictions – 1 April 2007
to 31 March 2008**

**Prepared By: Mr D Abbott
Assistant Director of Housing
Management**

**Presented By: Judith Jones
Director of Customer services**

**Purpose: To update the area boards on the
findings from an analysis of
evictions carried out between 1
April & 31 March 2008**

Recommendation

It is recommended that the Board note the contents of the report and that the board continues to monitor work in this area via regular bi-monthly reports.

Company Number 05564649
A Company Limited by Guarantee
Registered in England

**To the Chair and Members of the
ST. LEGER HOMES OF DONCASTER
WEST AREA BOARD**

**Agenda Item No.7
Date: 12 May 2008**

Report Title

1. **ANALYSIS OF EVICTIONS – 1 APRIL 2007 TO 31 MARCH 2008**

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 31 March 2008.

Recommendation

3. It is recommended that Board members note the contents of the report; and
4. that the 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.

As you would expect, by far the most common reason for eviction is failure to pay the rent. During the 12-month period April 2007 to March 2008 St. Leger Homes evicted 87 tenants for rent arrears and 13 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 100 evictions:

Table 1 gives a breakdown of all evictions by length of tenancy. This shows that 46 evictions, equating to 46% of all evictions, were of tenants occupying their tenancy for less than two years. Of these 15 (15%) 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	5	11	4	7	0	2	3	1	1	6	40
West	10	20	6	5	9	2	1	1	0	6	60
01/04/07 to 31/03/08 Total	15	31	10	12	9	4	4	2	1	12	100

Table 2 gives a breakdown of all evictions by location. At the moment St Leger Homes manage 21,018 properties. There are 9,987 on the east of the borough and 11,031 on the west. Therefore as a percentage of the housing stock there has been 0.4% of evictions on the east and 0.54% on the west.

East Area	Number Of Evictions	Housing Stock
Wheatley	4	860
Rossington	5	1078
Cantley	3	1032
Intake	6	1245
Dunscroft	4	662
Armthorpe	1	686
Moorends	3	383
Kirk Sandall	2	174
Stainforth	4	910
Town Centre	5	865
Clay Lane	2	114
Edenthorpe	1	179
East Total	40	

West Area	Number Of Evictions	Housing Stock
Edlington	10	873
Carcroft	7	458
Mexborough	18	1873
Balby	7	1403
Woodlands	3	685
Denaby Main	6	1160
Bentley	2	839
Askern	2	490
Scawthorpe	1	501
Highfields	3	181
Cusworth	1	76
West Total	60	

Table 3 gives a breakdown of evictions by family type. This shows that single person households account for 42% of evictions.

Area	Self	Self + 1	Self + 2	Self + 3	Self + 4	Self + 5	Left in Occupation	Total
East	17	10	4	6	3	0	0	40
West	25	13	12	6	2	2	0	60
Total	42	23	16	12	5	2	0	100

Table 4 gives a breakdown of evictions by age. This shows that 57% of evictions were of people between the ages of 31 and 60 with 42% being young people between the ages of 16 and 30.

Area	16 > 20	21 > 30	31 > 40	41 > 50	51 > 60	61 > 70	71 > 80	80+	Total
East	4	11	14	5	7	0	0	0	41
West	7	23	15	9	11	0	0	1	66
Total	11	34	29	14	18	0	0	1	107

The total 107 includes 7 joint tenancies.

Table 5 shows eviction by ethnicity and gender. This reveals that 77% of tenants evicted were White British. There were more males (59) evicted than females (48).

Area	White British	Other	Unknown	Total	Male	Female	Total
East	33	3	5	41	21	20	41
West	49	0	17	66	38	28	66
Total	82	3	22	107	59	48	107

The total 107 includes 7 joint tenancies.

Summary of Findings

- During the period 1 April 2007 to 31 March 2008 there were 87 evictions for rent arrear and 13 for other reasons;
- there were more evictions for rent arrears in the West (30) than the East (40), with July having the highest number (17);
- the average amount of arrears per eviction across the whole Borough was £1293. This average figure is higher in the East (£1448) than the West (£1188);
- the highest number of evictions as a percentage of the housing stock occurred on the West of the borough (0.54%);

- 42% of all evictions are of single people;
- 57% of tenants evicted were between the ages of 31 and 60; and
- 77% of evictions are White British with more males (59) evicted than females (48).

Analysis of Evictions for rent arrears

7. During the period 1 April 2007 to 31 March 2008 there were 87 evictions for rent arrears across the Borough. This equates to approximately 7 evictions per month. For rent arrears there have been more evictions on the West of the Borough (59.8%) than the East (40.2%).
8. There is a slight difference in the average amount of debt at the time of eviction between the areas with £1448 the average arrear on the East and £1188 on the West.

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	2	2	7	2	4	2	6	6	2	1	4	40
West	4	3	3	10	6	5	6	5	4	6	2	6	60
Total	6	5	5	17	8	9	8	11	10	8	3	10	100

Analysis of Evictions for reasons other than for rent arrears during the period 1 February 2008 to 31 March 2008.

9. During the period 1 February 2008 to 31 March 2008 there were 3 evictions for reasons other than for non payment of rent and the details are as follows:

Case 1

The tenancy was held by a 54 year old white British male, he lived at the property with his wife. He held the tenancy for 12 years. The problem was the poor condition of the property, the tenant refused access for Doncaster Council or St Leger Homes staff to enter the property. The gas supply had to be disconnected as he also refused the gas section access to the property. Numerous visits were made to the property and letters had been sent to the tenant asking to gain access. The condition of the property was appalling. On 30 April 2007, a Notice of Seeking Possession was served, the case was heard in court on 18th October 2007 and a 14 day possession order was awarded by the judge. The tenant put in an appeal; it was heard in court on the 20 December 2007 and was dismissed by the judge. A further appeal was put in by the tenant on the 14 February 2008, this was again dismissed by the judge as no improvements had been made to the property and the eviction took place on the 14 February 2008.

Case 2

The tenancy was held by a 25 year woman, ethnicity unknown. She held the tenancy for 2 years and five months. The tenant had abandoned the property. Numerous visits were carried out to the address and letters sent requesting contact from the tenant. On 20 December 2007, a notice to quit was served and the case was heard in court on 6 March 2008 when possession was granted by the judge. The eviction took place on 18 March 2008.

Case 3

The tenancy at this property was a joint one held by a 42 year old female and a 36 year old male, ethnicity of the tenants is unknown. They held the tenancy for 23 months. On 30 May 2007, the tenants put in 4 weeks notice to terminate their tenancy; it was due to terminate on 24 June 2007. On 3 August 2007 a letter was sent to the tenants advising them the keys for the property had not been handed in, the letter was returned by Royal Mail marked addressee gone away. Several telephone conversations were made to the tenants, they advised that the keys would be handed in at another area office, no forwarding address was ever provided. On 20 September 2007, a Notice to Quit was served at the property. On 12 October 2007, a further telephone conversation was held with the tenants, they advised they thought their support worker had handed the keys in, he was advised this was not the case and that St Leger Homes required him to come in with the keys and sign a termination form so the locks on the property could be changed and the tenancy could be terminated. The tenants never came in to the office so on 18 February 2008, the Judge granted immediate possession of the property. The locks were changed on 12 March 2008.

Consultation

10. Not applicable.

Legal and Financial Implications

11. None

Risk

12. Not applicable.

Diversity Implications

13. Not applicable.

Report Author

13. D R Abbott
Assistant Director for Estate Management
01302 862962

Background Documents

11. None.