

ST. LEGER HOMES OF DONCASTER LTD

Company limited by guarantee registered in England
Company Number 05564649

East Area Board Meeting

REPORT

Date : 12 November 2007

Item : 8

Subject : Analysis of Evictions – 1 April 2007
to 30 September 2007

Presented by : Judith Jones
Director of Customer Services

Prepared by : Mr D Abbott
Assistant Director of Housing
Management

Purpose : To update the area boards on the
findings from an analysis of
evictions carried out between 1
April & 30 September 2007

Recommendation :

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

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**To the Executive Management Team of
ST. LEGER HOMES OF DONCASTER**

**Agenda Item No. 8
Date: 12 November 2007**

1. Report Title

1.1 ANALYSIS OF EVICTIONS – 1 APRIL 2007 TO 30 SEPTEMBER 2007

2. Purpose

2.1 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 30 September 2007.

3. Recommendation

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

4. Background

4.1 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 6-month period April to September 2007 St. Leger Homes evicted 45 tenants for rent arrears and 2 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.

4.2. Analysis of all evictions

The following tables provide profiling information on all 47 evictions:

Table 1 gives a breakdown of all evictions by length of tenancy. This shows that 20 evictions, equating to 43% of all evictions, were of tenants occupying their tenancy for less than two years. Of these 8 (17%) 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	3	3	1	2	0	2	1	2	0	4	18
West	5	9	0	3	5	2	1	1	0	3	29
1 April to 30 September 2007	8	12	1	5	5	4	2	3	0	7	47
Total											

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 Kirk Sandall whilst on the West, Carcroft had the highest eviction rate.

Area- (East)	Number Of Evictions	% of the stock		Area- (West)	Number Of Evictions	% of the stock
Wheatley	3	0.35		Edlington	6	0.7
Rossington	3	0.28		Carcroft	5	1.08
Cantley	2	0.19		Mexborough	6	0.32
Intake	1	0.08		Balby	2	0.14
Dunscroft	2	0.3		Woodlands	2	0.29
Armthorpe	1	0.14		Denaby Main	3	0.26
Moorends	2	0.52		Bentley	1	0.12
Kirk Sandall	2	1.15		Askern	2	0.41
Stainforth	0	0		Scawthorpe	1	0.2
Town Centre	1	0.12		Highfields	1	0.54
Thorne	0	0		Hexthorpe	0	0
Clay Lane	1	0.85		Skellow	0	0
East total	18			West total	29	

Table 3 gives a breakdown of evictions by family type. This shows that single person households account for 32% of evictions.

Area	Self	Self + 1	Self + 2	Self + 3	Self + 4	Self + 5	Left in Occupation	Total
East	6	4	3	4	1	0	0	18
West	9	9	6	3	0	2	0	29
Total	15	13	9	7	1	2	0	47

Table 4 gives a breakdown of evictions by age. This shows that 64% of evictions were of people between the ages of 31 and 60 with 36% 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	2	3	6	3	5	0	0	0	19
West	2	11	9	4	5	0	0	0	31
Total	4	14	15	7	10	0	0	0	50

The total 50 includes 3 joint tenancies.

Table 5 shows eviction by ethnicity and gender. This reveals that 70% of tenants evicted were white British. There were more males (26) evicted than females (24).

Area	White British	Other	Unknown	Total	Male	Female	Total
East	16	0	3	19	9	10	19
West	19	0	12	31	17	14	31
Total	35	0	15	50	26	24	50

Summary of Findings

- During the period 1 April to 30 September 2007 there were 45 evictions for rent arrear and 2 for other reasons;
- There were more evictions for rent arrears in the West (28) than the East (17), with July having the highest number (16);
- The average amount of arrears per eviction across the whole Borough was £1319. This average figure is higher in the East (£1430) than the West (£1252);
- The highest number of evictions were on the West of the borough (29) with the highest number as a percentage of the stock in the Carcroft area (1.08%);
- 32% of all evictions are of single people;
- 64% of tenants evicted were between the ages of 31 and 60; and
- 70% of evictions are White British with more males (26) evicted than females (24).

4.3 Analysis of Evictions for rent arrears

During the period 1 April to 30 September 2007 there were 45 evictions for rent arrears across the Borough. This equates to approximately 8 evictions per month. For rent arrears there have been more evictions on the West of the Borough (62%) than the East (38%).

There is a slight difference in the average amount of debt at the time of eviction between the areas with £1430 the average arrear on the East and £1252 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	1	2	7	2	3	-	-	-	-			17
West	4	3	3	9	6	3	-	-	-	-			28
Total	6	4	5	16	8	6	-	-	-	-			45

4.4 Analysis of Evictions for reasons other than for rent Arrears

During the period 1 April to 30 September 2007 there were two evictions for reasons other than for non payment of rent and the details are contained at the end of the report. These evictions took place in May and June.

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

Rossington Property abandoned following action taken to enforce the Tenancy Agreement

Mexborough Noise nuisance and anti-social behaviour

The details of the cases are as follows:

Case 1 : Rossington

The tenancy was held by a white British couple aged 54 and 59; they have three children and held the tenancy 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 leaving substantial rent arrears. Attempts were made to contact the family, but this was unsuccessful so an application was made to court for possession. The eviction took place on 17 May 2007.

Case 2 : Mexborough

The tenancy was held by a single white British man, 35 years of age. He held the tenancy for a period of 23 months and during this time he contravened the tenancy agreement on many occasions as a result of playing loud music and general acts of anti-social behaviour including abusive language to both the Estates Officer and the Police. This behaviour

continued after the service of notice, therefore the case was entered into court where St. Leger Homes and the Police both worked in partnership to provide evidence. The eviction took place on 27 June 2007. The tenant left with rent arrears of £1500.

5. Procurement and Consultation

Not applicable.

6. Legal and Financial Implications

None

7. Risk

Not applicable.

8. Diversity Implications

Not applicable.

9. Report Author

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10. Background Papers

None.