

ST LEGER HOMES OF DONCASTER LTD

Company limited by guarantee registered in England
Company Number 05564649

East and West Area Board Meeting

REPORT

Date : 14 May 2007

Item : 8

Subject : **Analysis of Evictions – 1st April
2006 to 31st March 2007**

Presented by : **Mr D R Abbott
Assistant Director**

Prepared by : **Judith Jones
Director of Customer Services**

Purpose : To update the area boards on eviction data following the last report on the 12th February 2007.

Recommendation :

It is recommended that the Board notes the contents of the report.

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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: 14 May 2007**

Report Title

1. **ANALYSIS OF EVICTIONS - 1 APRIL 2006 TO 31st MARCH 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 2006 and 31st March 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.

As you would expect, by far the most common reason for eviction is failure to pay the rent. During 2006/2007 St. Leger Homes evicted 88 tenants for rent arrears and 6 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 47 evictions, equating to 50% of all evictions, were of tenants occupying their tenancy for less than three years. Of these 12 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	7	6	5	3	2	1	5	1	6	39
West	9	8	14	6	6	5	2	0	0	5	55
Yearly total	12	15	20	11	9	7	3	5	1	11	94

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 Town Centre whilst on the West, Highfields had the highest eviction rate.

Area- (East)	Number Of Evictions	% of the stock	Area- (West)	Number Of Evictions	% of the stock
Town Centre	8	0.92	Mexborough	11	0.59
Stainforth	7	0.70	Denaby Main	8	0.66
Rossington	6	0.55	Balby	7	0.49
Intake	5	0.40	Edlington	6	0.69
Cantley	5	0.48	Carcroft	5	1.08
Wheatley	3	0.35	Bentley	5	0.58
Dunscroft	2	0.30	Highfields	4	2.14
Armthorpe	1	0.14	Hexthorpe	2	0.67
Thorne	1	0.11	Skellow	2	0.47
Moorends	1	0.26	Askern	2	0.40
			Conisbrough	2	0.27
			Scawthorpe	1	0.20
East total	39		West total	55	

Table 3 gives a breakdown of evictions by family type. This shows that single person households account for 45% of evictions

Area	Self	Self + 1	Self + 2	Self + 3	Self + 4	Self + 5	Left in Occupation	Total
East	16	9	6	6	0	1	1	39
West	27	18	5	1	3	1	0	55
Total	43	27	11	7	3	2	1	94

Table 4 gives a breakdown of evictions by age. This shows that 85% of evictions were of people between the ages of 21 and 50 with 43% being young people between the ages of 21 and 30.

Area	16 > 20	21 > 30	31 > 40	41 > 50	51 > 60	61 > 70	71 > 80	80+	Total
East	0	16	11	6	2	2	1	1	39
West	2	25	8	14	4	2	0	0	55
Total	2	41	19	20	6	4	1	1	94

Table 5 shows eviction by ethnicity and gender. This reveals that 93% of tenants evicted were white British with the remaining 7% unknown from our records. There is a fairly even gender split between males (44) and females (50).

Area	White British	Other	Unknown	Total
East	32	0	7	39
West	55	0	0	55
Total	87	0	7	94

Male	Female	Total
17	22	39
27	28	55
44	50	94

Summary of Findings

- During the financial year 2006/2007 there was 88 evictions for rent arrears;
- there were more evictions for rent arrears in the West (53) than the East (35), with July 2006 having the highest number for any one month (13);
- the average amount of arrears per eviction across the whole Borough was £1180. This average figure is higher in the East (£1195) than the West (£1169);
- evictions are fairly evenly spread in the East but in the West there is a high number of evictions as a percentage of the total stock in Highfields;
- 45% of all evictions are of single people;
- 43% of tenants evicted were between the ages of 21 and 30; and

- 93% of evictions are White British with 7% unknown with a fairly even split between males (44) and females (50).

Analysis of Evictions for rent arrears

7. During the financial year 2006/2007 there were 88 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 (60%) than the East (40%).
8. There is only a slight difference in the average amount of debt at the time of eviction between the areas with £11952.52 the average arrear on the East and £1169.83 on the West.

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

	Apr 06	May 06	Jun 06	Jul 06	Aug 06	Sep 06	Oct 06	Nov 06	Dec 06	Jan 07	Feb 07	Mar 07	Total
East	2	3	6	5	4	2	4	2	2	1	2	2	35
West	4	6	3	8	4	1	5	5	4	5	2	6	53
Total	6	9	9	14	8	3	10	7	9	6	4	9	88

Analysis of Evictions for reasons other than for rent Arrears

9. During the financial year 2006/2007 there were only 6 evictions for breaches of the Tenancy Agreement other than for non payment of rent.

Table 7 shows that 50% of the evictions took place in December

Date	Apr 06	May 06	Jun 06	Jul 06	Aug 06	Sep 06	Oct 06	Nov 06	Dec 06	Jan 07	Feb 07	Mar 07	Year End Total
East				1					2			1	4
West							1		1				2
Total				1			1		3			1	6

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

Noise Nuisance	- 2
Illegal Occupation	- 1
Failure to Allow Access	- 1
Anti-Social Behaviour	- 2

The details of the six cases are as follows:

Case 1 : Askern

The tenancy was held by a single female for a period of 20 years and she was evicted on 12 December 2006 after a long history of noise nuisance. Environmental Health was involved and also took action independently. They assisted St. Leger Homes with the Court case and provided essential evidence.

The tenant had already left the property by the eviction date and still owes rent arrears (£254.29) and Court costs (£219.50).

Case 2: Wheatley

The tenancy was held by a single male for a period of 6 years. An anonymous report in September 2006 said that the tenant had moved to Spain and was sub-letting the property. Enquiries proved that this was correct. The illegal occupant then abandoned the property and St. Leger Homes changed the locks before obtaining possession on 15 December 2006. Arrears at termination were £542.58.

Case 3: Wheatley

The tenancy was held by a male with 1 child for a period of 20 years. In this case the tenant would not allow access for electricians. The property had not been kept in a very good condition. The court allowed 56 days to vacate the property prior to eviction on 12 December 2006.

Case 4: Cantley

The tenancy was held by a couple with 5 children for a period of 3 years. The tenant was evicted on 13 July 2006 for anti-social behaviour at the property. The main problems concerned youths damaging the property, drinking and fighting in the street. An anti-social behaviour injunction had been issued in July 2004. Social Services and Families First were involved concerning the children's welfare. The family left a week before the eviction date with rent arrears of £107.36.

Case 5: Conisbrough

The tenancy was held by a single male for a period of 2 years. In this case a possession order was obtained and suspended in March 2006 provided that the tenant:

- did not act in any way which causes or is likely to cause a nuisance or anti-social behaviour; and

- did not subject any person to any act of harassment or intimidation.

The suspended order was in place until 13 February 2008. However, the tenant failed to abide by this agreement and was evicted on 27 October 2006. The tenant left no rent arrears.

Case 6: Cantley

In this case the tenancy was held by a couple and son for a 2 year period.

Complaints were made about the conduct of the tenancy at a very early stage (October 2005) and support was offered by Social Services and Families First. Initially the tenant worked with the support agencies but this did not last. The main problems were noise nuisance and youths gathering at the property. A case conference was held in October 2006 where a multi-agency decision was made to commence legal action. A Demoted Tenancy Notice was served in December 2006 and continued problems resulted in eviction on the 4th March 2007. Rent arrears at the date of eviction were £448.52.

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
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Background Documents

11. None.