

ST LEGER HOMES OF DONCASTER LTD

Company limited by guarantee registered in England

Company Number 05564649

West Area Board Meeting

REPORT

- Date** : 14 January 2008
- Item** : 8
- Subject** : Analysis of Evictions April – November 2007
- Presented by** : Judith Jones
Director of Customer Services
- Prepared by** : Dave 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 November 2007

Recommendation :

It is recommended that the Board continues to receive bi-monthly reports on the number of evictions across the borough

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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 January 2008**

Report Title

1. **ANALYSIS OF EVICTIONS – 1 APRIL 2007 TO 30 NOVEMBER 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 30 November 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 the 8-month period April to November 2007 St. Leger Homes evicted 64 tenants for rent arrears and 3 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 behavior, 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 behavior is to work with perpetrators to change their behavior and apply other sanctions such as Acceptable Behavior Contracts, Injunctions, Anti-Social Behavior 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 67 evictions:

Table 1 gives a breakdown of all evictions by length of tenancy. This shows that 30 evictions, equating to 45% of all evictions, were of tenants occupying their tenancy for less than two years. Of these 10 (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	4	6	1	3	0	2	1	2	1	5	25
West	6	14	2	4	6	3	1	1	0	5	42
01/04/07 to 30/11/07 Total	10	20	3	7	6	5	2	3	1	10	67

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, Cusworth 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	7	0.81
Rossington	4	0.37	Carcroft	6	1.3
Cantley	3	0.29	Mexborough	11	0.59
Intake	2	0.16	Balby	4	0.28
Dunscroft	2	0.3	Woodlands	3	0.43
Armthorpe	1	0.14	Denaby Main	4	0.34
Moorends	3	0.78	Bentley	1	0.12
Kirk Sandall	2	1.15	Askern	2	0.41
Stainforth	3	0.31	Scawthorpe	1	0.2
Town Centre	1	0.12	Highfields	2	1.08
Clay Lane	1	0.85	Cusworth	1	1.32
East total	25		West total	42	

Table 3 gives a breakdown of evictions by family type. This shows that single person households account for 36% of evictions.

Area	Self	Self + 1	Self + 2	Self + 3	Self + 4	Self + 5	Left in Occupation	Total
East	9	6	3	5	2	0	0	25
West	15	9	9	6	1	2	0	42
Total	24	15	12	11	3	2	0	67

Table 4 gives a breakdown of evictions by age. This shows that 60% of evictions were of people between the ages of 31 and 60 with 39% 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	6	7	6	5	0	0	0	26
West	4	16	12	5	8	0	0	1	46
Total	6	22	19	11	13	0	0	1	72

The total 72 includes 5 joint tenancies.

Table 5 shows eviction by ethnicity and gender. This reveals that 82% of tenants evicted were White British. There were more males (38) evicted than females (34).

Area	White British	Other	Unknown	Total
East	23	0	3	26
West	36	0	10	46
Total	59	0	13	72

Male	Female	Total
13	13	26
25	21	46
38	34	72

The total 72 includes 5 joint tenancies.

Summary of Findings

- During the period 1 April to 30 November 2007 there were 64 evictions for rent arrear and 3 for other reasons;
- there were more evictions for rent arrears in the West (40) than the East (24), with July having the highest number (16);
- the average amount of arrears per eviction across the whole Borough was £1289. This average figure is higher in the East (£1428) than the West (£1206);
- the highest number of evictions were on the West of the borough (40) with the highest number as a percentage of the stock in the Cusworth area (1.32%);
- 36% of all evictions are of single people;
- 60% of tenants evicted were between the ages of 31 and 60; and

- 82% of evictions are White British with more males (38) evicted than females (34).

Analysis of Evictions for rent arrears

7. During the period 1 April to 30 November 2007 there were 64 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 (62.5%) than the East (37.5%).
8. There is a slight difference in the average amount of debt at the time of eviction between the areas with £1428 the average arrear on the East and £1206 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	4	2	4	-	-	-	-	24
West	4	3	3	9	6	5	5	5	-	-	-	-	40
Total	6	4	5	16	8	9	7	9	-	-	-	-	64

Analysis of evictions for reasons other than for rent arrears

9. During the period 1st April to the 30th November 2007 there were three 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, June & October.
10. 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
Balby	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 behavior 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 the 17th 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 the 27 June 2007. The tenant left with rent arrears of £1500.

Case 3 : Balby

The tenancy was held by a single white British man, 45 years of age. He held the tenancy for 4 years 7 months and during this time he contravened the Tenancy Agreement on numerous occasions as a result of making excessive noise, assaulting a neighbour (88 years old), and general acts of anti-social behaviour. The tenant was served with a Noise Abatement Notice and Injunction before obtaining a Suspended Possession Order. The tenant then breached the terms of the Possession Order and was evicted on the 8th October 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.