

ST LEGER HOMES OF DONCASTER LTD

Company limited by guarantee registered in England
Company Number 05564649

West Area Board Meeting

REPORT

Date : 10 March 2008

Item : 8

Subject : Analysis of Evictions 1 April 2007–
31 January 2008

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
2007 & 31 January 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
EAST AND WEST AREA BOARDS**

**Agenda Item No.8
Date: 10 March 2008**

Report Title

1. **ANALYSIS OF EVICTIONS – 1 APRIL 2007 TO 31 JANUARY 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 January 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 10-month period April to January 2008 St. Leger Homes evicted 78 tenants for rent arrears and 10 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 88 evictions:

Table 1 gives a breakdown of all evictions by length of tenancy. This shows that 39 evictions, equating to 44% of all evictions, were of tenants occupying their tenancy for less than two years. Of these 13 (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	9	3	6	0	2	1	2	1	6	35
West	8	17	5	5	7	3	1	1	0	6	53
01/04/07 to 31/01/08 Total	13	26	8	11	7	5	2	3	1	12	88

Table 2 gives a breakdown of all evictions by location. At the moment St Leger Homes manage 21,135 properties. There are 9,994 on the east of the borough and 11,141 on the west. Therefore as a percentage of the housing stock there has been 0.35% of evictions on the east and 0.48% on the west.

Area- (East)	Number Of Evictions	Housing Stock
Wheatley	4	860
Rossington	4	1078
Cantley	3	1032
Intake	5	1245
Dunscroft	3	662
Armthorpe	1	686
Moorends	3	383
Kirk Sandall	2	174
Stainforth	4	910
Town Centre	3	865
Clay Lane	2	114
Edenthorpe	1	179
East Total	35	

Area- (West)	Number Of Evictions	Housing Stock
Edlington	9	873
Carcroft	6	458
Mexborough	16	1873
Balby	5	1403
Woodlands	3	685
Denaby Main	5	1160
Bentley	2	839
Askern	2	490
Scawthorpe	1	501
Highfields	2	181
Cusworth	2	76
West Total	53	

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	8	3	6	2	0	0	35
West	24	10	10	6	1	2	0	53
Total	40	18	13	12	3	2	0	88

Table 4 gives a breakdown of evictions by age. This shows that 58% of evictions were of people between the ages of 31 and 60 with 40% 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	3	9	12	5	7	0	0	0	36
West	8	17	13	8	9	0	0	2	57
Total	11	26	25	13	16	0	0	2	93

The total 93 includes 5 joint tenancies.

Table 5 shows eviction by ethnicity and gender. This reveals that 81% of tenants evicted were White British. There were more males (51) evicted than females (42).

Area	White British	Other	Unknown	Total
East	30	3	4	37
West	45	0	11	56
Total	75	3	15	93

Male	Female	Total
20	16	36
31	26	57
51	42	93

The total 93 includes 5 joint tenancies.

Summary of Findings

- During the period 1 April to 31 January 2008 there were 78 evictions for rent arrear and 10 for other reasons;
- there were more evictions for rent arrears in the West (47) than the East (31), with July having the highest number (16);
- the average amount of arrears per eviction across the whole Borough was £1299. This average figure is higher in the East (£1434) than the West (£1209);
- the highest number of evictions as a percentage of the housing stock occurred on the West of the borough (0.48%);

- 45% of all evictions are of single people;
- 58% of tenants evicted were between the ages of 31 and 60; and
- 81% of evictions are White British with more males (51) evicted than females (42).

Analysis of Evictions for rent arrears

7. During the period 1 April to 31 January 2008 there were 78 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 (60.25%) than the East (39.75%).
8. There is a slight difference in the average amount of debt at the time of eviction between the areas with £1434 the average arrear on the East and £1209 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	5	5	1	-	-	31
West	4	3	3	9	6	5	5	5	2	5	-	-	47
Total	6	4	5	16	8	9	7	10	7	6	-	-	78

Analysis of Evictions for reasons other than for rent arrears during the period 1st December 2007 to 31st January 2008.

9. During the period 1 December 2007 to 31 January 2008 there were four evictions for reasons other than for non payment of rent and the details are as follows:

Case 1

The tenancy was held by a 20 year old white British female. She held the tenancy for 28 months. The problem was the tenant would not maintain the garden. Numerous visits and letters failed to have any impact. The tenant was perfectly capable of maintaining the garden so a notice was served on 25 August 2006. The assistance of Social Services and Families First did not resolve the situation and a 14 day Possession Order was granted by the court. The tenant still failed to maintain the garden therefore eviction took place on 3 December 2007.

Case 2

The tenancy was held by a 28 year Iraqi male. He held the tenancy for 27 months. Information was received in June 2007 that the tenant was not occupying the property and an illegal occupant was residing at the address. The illegal occupant was interviewed and checks were carried out with the Benefits Agency and The Police.

A Notice to Quit was served on both parties and a 14 day possession order was granted in October 2007. An eviction was carried out on 12 December 2007.

Case 3

The tenancy was held by a single white British male aged 33 years. He held the tenancy for three years. Reports of Anti-social behaviour were received and investigated in 2006 and then the property was reported abandoned in May 2007. Following letters, visits and investigation of abandonment, a Notice to Quit was served on 24.05.07 and the court granted immediate possession with an eviction taking place on 13.12.07

Case 4

The tenancy was held by a 20 year old white British male for a period of 8 months. Investigations revealed that the tenant failed to take up residence and spent some of the time in prison. Liaison with the Homeless Department and Support Worker at Marshgate prison failed to resolve the problem. A Notice to Quit was served on 5 June 2007 and a possession order was granted by the court giving four weeks' notice. The tenancy terminated on 28 January 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.