

ST LEGER HOMES OF DONCASTER
LTD

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

East Area Board Meeting

Date: 10 November 2008

Item: 9

Subject: Analysis of Evictions –
1 April 2008 to 30 September 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 & 30 September 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.

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**To the Chair and Members of the
ST. LEGER HOMES OF DONCASTER
EAST AREA BOARDS**

**Agenda Item No.9
Date: 10 November 2008**

Report Title

1. **ANALYSIS OF EVICTIONS – 1 APRIL 2008 TO 30 SEPTEMBER 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 2008 and 30 September 2008.

Recommendation

3. It is recommended that Board members note the contents of the report; and
4. that the Board continues 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 6-month period April 2008 to September 2008 St. Leger Homes evicted 40 tenants for rent arrears and 5 for other reasons.

Eviction for reasons other than rent arrears is 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 45 evictions:

Table 1 gives a breakdown of all evictions by length of tenancy. This shows that 14 evictions, equating to 31% of all evictions, were of tenants occupying their tenancy for less than two years. Of these 2 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	0	3	3	4	2	1	2	1	0	4	20
West	2	9	4	2	1	2	1	0	1	3	25
01/04/08 to 30/09/08 Total	2	12	7	6	3	3	3	1	1	7	45

Table 2 gives a breakdown of all evictions by location. At the moment St Leger Homes manage 21,010 properties. There are 10,020 on the East of the Borough and 10,990 on the West. Therefore as a percentage of the housing stock there has been 0.2% of evictions on the East and 0.23% on the West.

East Area	Number of Evictions	Housing Stock
Armthorpe	1	686
Dunscroft	1	661
Intake	3	1244
Kirk Sandall	1	173
Rossington	6	1077
Town Centre	8	866
East Total	20	

West Area	Number of Evictions	Housing Stock
Askern	1	490
Balby	1	1402
Bentley	3	844
Carcroft	3	457
Denaby Main	4	1157
Edlington	2	830
Mexborough	8	1822
Scawsby	1	242
Toll Bar	1	166
Woodlands	1	677
West Total	25	

Table 3 gives a breakdown of evictions by family type. This shows that single person households account for 42.6% of evictions.

Area	Self	Self + 1	Self + 2	Self + 3	Self + 4	Self + 5	Left in Occupation	Total
East	9	4	5	1	1	0	0	20
West	11	8	3	3	0	0	0	25
Total	20	12	8	4	1	0	0	45

Table 4 gives a breakdown of evictions by age. This shows that 61% of evictions were of people between the ages of 31 and 60 with 37% 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	0	8	7	4	1	0	1	0	21
West	1	9	8	6	4	0	0	0	28
Total	1	17	15	10	5	0	1	0	49

The total 49 includes 4 joint tenancies.

Table 5 shows eviction by ethnicity and gender. This reveals that 59% of tenants evicted were White British. There were more males (25) evicted than females (24).

Area	White British	Other	Total
East	12	9	21
West	17	11	28
Total	29	20	49

Male	Female	Total
11	10	21
14	14	28
25	24	49

The total 49 includes 4 joint tenancies.

Summary of Findings

- During the period 1 April 2008 to 30 September 2008 there were 40 evictions for rent arrears and 5 for other reasons;
- there were more evictions for rent arrears in the West (21) than the East (19), with September having the highest number (12);
- the average amount of arrears per eviction across the whole Borough was £1364. This average figure is higher in the East (£1412) than the West (£1386);
- the highest number of evictions as a percentage of the housing stock occurred on the West of the Borough (0.23%);

- 42.6% of all evictions are of single people;
- 61% of tenants evicted were between the ages of 31 and 60; and
- 59% of evictions are White British with more males (25) evicted than females (24).

Analysis of Evictions for Rent Arrears

7. During the period 1 April 2008 to 30 September 2008 there were 40 evictions for rent arrears across the Borough. This equates to approximately 6.67 evictions per month. For rent arrears there have been more evictions on the West of the Borough (52.5%) than the East (47.5%).
8. There is a slight difference in the average amount of debt at the time of eviction between the areas with £1412 the average arrear on the East and £1386 on the West.

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

	Apr 08	May 08	Jun 08	Jul 08	Aug 08	Sep 08	Oct 08	Nov 08	Dec 08	Jan 09	Feb 09	Mar 09	Total
East	2	3	2	3	5	4	-	-	-	-	-	-	19
West	2	0	3	4	4	8	-	-	-	-	-	-	21
Total	4	3	5	7	9	12	-	-	-	-	-	-	40

Table 7 identifies the number of evictions carried out borough wide within monetary bands (year to date).

	£200 - £749.99	£750 - £999.99	£1000 - £1249.99	£1250 - £1499.99	£1500 - £1749.99	£1750 - £1999.99	£2000 - £2999.99	£3000 and over
Total	7	3	7	7	9	2	3	2

Analysis of Evictions for reasons other than for rent arrears during the period 1 August 2008 to 30 September 2008.

9. During the period 1 August 2008 to 30 September 2008 there was one eviction for reasons other than for non payment of rent and the details are as follows:

Case 1

In this case, the 29 year old tenant held the tenancy of a 2 bedroom first floor flat in the Mexborough area. The tenant lived at the address with his girlfriend, they were both

white British. The tenancy began on 27 February 2006. The reason for eviction was noise nuisance caused by loud music, visitors to the property, repairing and revving motorbikes, drinking and shouting.

Various visits were made to the property and letters were sent. The Notice of Seeking Possession was served on the 28th February 2008 and the case was heard in court. The tenant was evicted on 20 August 2008.

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

15. None.