

ST LEGER HOMES OF DONCASTER
LTD

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

West Area Board Meeting

Date: 14 July 2008

Item: 10

Subject: Analysis of Evictions – 1 April 2008
to 31 May 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 & 31 May 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
WEST AREA BOARD**

**Agenda Item No.10
Date: 14 July 2008**

Report Title

1. ANALYSIS OF EVICTIONS – 1 APRIL 2008 TO 31 MAY 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 31 May 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 2-month period between the 1st April and 31st May 2008 St. Leger Homes evicted 7 tenants for rent arrears and 1 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 8 evictions:

Table 1 gives a breakdown of all evictions by length of tenancy. This shows that 4 evictions, equating to 50% of all evictions, were of tenants occupying their tenancy for less than two years. Of these 0 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	2	1	0	0	0	1	0	0	1	5
West	0	2	1	0	0	0	0	0	0	0	3
01/04/08 to 31/05/08 Total	0	4	2	0	0	0	1	0	0	1	8

Table 2 gives a breakdown of all evictions by location. At the moment St Leger Homes manage 21,000 properties. There are 9,982 on the East of the Borough and 11,018 on the West. Therefore as a percentage of the housing stock there has been 0.05% of evictions on the East and 0.03% on the West.

East Area	Number of Evictions	Housing Stock
Rossington	3	1077
Intake	1	1244
Town Centre	1	866
East Total	5	

West Area	Number of Evictions	Housing Stock
Edlington	1	830
Mexborough	1	1822
Bentley	1	844
West Total	3	

Table 3 gives a breakdown of evictions by family type. This shows that single person households account for 25% of evictions.

Area	Self	Self + 1	Self + 2	Self + 3	Self + 4	Self + 5	Left in Occupation	Total
East	2	2	1	0	0	0	0	5
West	0	1	2	0	0	0	0	3
Total	2	3	3	0	0	0	0	8

Table 4 gives a breakdown of evictions by age. This shows that 33% of evictions were of people between the ages of 31 and 60 with 56% 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	3	0	1	0	0	1	0	5
West	0	2	2	0	0	0	0	0	4
Total	0	5	2	1	0	0	1	0	9

The total 9 includes 1 joint tenancy.

Table 5 shows eviction by ethnicity and gender. This reveals that 44% of tenants evicted were White British. There were more females (5) evicted than males (4).

Area	White British	Other	Unknown	Total	Male	Female	Total
East	1	0	4	5	2	3	5
West	3	0	1	4	2	2	4
Total	4	0	5	9	4	5	9

The total 9 includes 1 joint tenancy.

Summary of Findings

- During the period 1 April 2008 to 31 May 2008 there were 7 evictions for rent arrears and 1 for other reasons;
- There were more evictions for rent arrears in the East (5) than the West (2), with April having the highest number (4);
- The average amount of arrears per eviction across the whole Borough was £1630. The average figure in the East was £1740. The average figure in the West was £1354 ;
- The highest number of evictions as a percentage of the housing stock occurred on the East of the Borough (0.05%);
- 25% of all evictions were of single people;

- 33% of tenants evicted were between the ages of 31 and 60; and
- 44% of evictions are White British with more females (5) evicted than males (4).

Analysis of Evictions for Rent Arrears

7. During the period 1 April 2008 to 31 May 2008 there were 7 evictions for rent arrears across the Borough. This equates to approximately 3.5 evictions per month. For rent arrears there have been more evictions on the East of the Borough (5) than the West (2).
8. There is a difference in the average amount of debt at the time of eviction between the areas with £1740 the average arrear on the East and £1354 on the West. Looking at the cases in detail, there was one case in the East that totalled £3018.33; this raised the average amount of arrears in the East. Excluding this case, the difference in the averages would have only been £100.
9. This case has been reviewed by the Rent Collection and Policy Manager as to why the arrears were so high. It is felt that the Rent Arrears Officer followed the correct procedures, however, the eviction was suspended by the County Court on 3 occasions, as the rent was £56.01 per week this allowed the arrears to mount up fairly quickly.

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	0	0	0	0	0	0	0	0	0	0	5
West	2	0	0	0	0	0	0	0	0	0	0	0	2
Total	4	3	0	0	0	0	0	0	0	0	0	0	7

Analysis of Evictions for reasons other than for rent arrears during the period 1st April 2008 to 31 May 2008.

9. During the period 1 April 2008 to 31 May 2008 there was 1 eviction for reasons other than for non payment of rent and the details are as follows:

Case 1

The joint tenancy was held by a white British couple. The female tenant was 21 years old and the male was 40 years old. The Tenancy commenced on the 28th August 2006 and lasted less than two years. A Notice to Quit was served on the 7th June 2007 however the eviction did not take place until the 2nd April 2008 because one of the tenants kept returning to the property before leaving on a permanent basis. The Estate Officer spent a lot of time trying to trace the tenants. In total 18 visits were made to the property and contact cards left. Three letters were sent to the tenants and the mother of the female tenant was telephoned 6 times. The neighbours were interviewed and

other lines of investigation like the Police were followed. On the rare occasion that the female tenant was contacted she failed to give a reasonable explanation for her continued absence from the property. The ground for possession was non-occupation.

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.