



Everyone should have a home

Preventing Eviction

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Evictions in the social rented sector

- Current focus in the media on repossessions
- Social rented evictions are also on the rise
- Local authorities and RSLs evicted over 3,500 tenants in 2007-2008
- 2,089 tenants lost their council tenancy
- 1,484 tenants lost their RSL tenancy
- The majority of these evictions were for rent arrears

Evictions in 2007-2008

Local authorities

- Out of 26,877 lettings local councils evicted 2,089 tenants
- Evictions accounted for just under 8% of all council lettings in Scotland in 2007-2008

Registered Social Landlords

- Out of 24,461 lettings RSLs evicted 1,484 tenants
- Evictions accounted for 6% of all RSL lettings in Scotland in 2007-2008

Eviction as a last resort?

- Of the 3,573 social rented sector evictions...
 - How many were truly a last resort?
 - How many may have been prevented?
- Tenants threatened with eviction identified as a group particularly 'at risk' of homelessness
- 97% of social rented evictions in 07-08 were for non payment of rent
 - Better ways to recover rent arrears?

Why do we need to prevent evictions?

- There is a much bigger problem of evictions by private landlords, however we have no data for the actual numbers
- There does seem to be an appetite amongst social landlords to find alternatives to eviction
- Eviction is not an effective way of recovering rent arrears from a tenant and should be used as a last resort
- As the 2012 homelessness target approaches social landlords should be looking to prevent homelessness through eviction, where appropriate

Group discussion

- What do you think about current eviction levels? Should we continue to evict tenants at this rate?
- What can be done before eviction is considered? What alternative courses of action would you like to see taken?
- Are there examples of good practice you'd like to share from either councils or housing associations? What alternatives to eviction have you come across?