

# The importance of preventing evictions in a homelessness strategy

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# Role of the Scottish Government

- Co-ordination of activity around 2012 homelessness target
- Monitoring progress
- Achieving best possible outcomes for those at risk of homelessness

# Scottish Government/COSLA 2012 Steering Group

- Membership – SG, COSLA, SOLACE, ALACHO (NAC), SFHA
- Focus on homelessness prevention & early intervention
- Joint SG/COSLA Prevention event June 2010

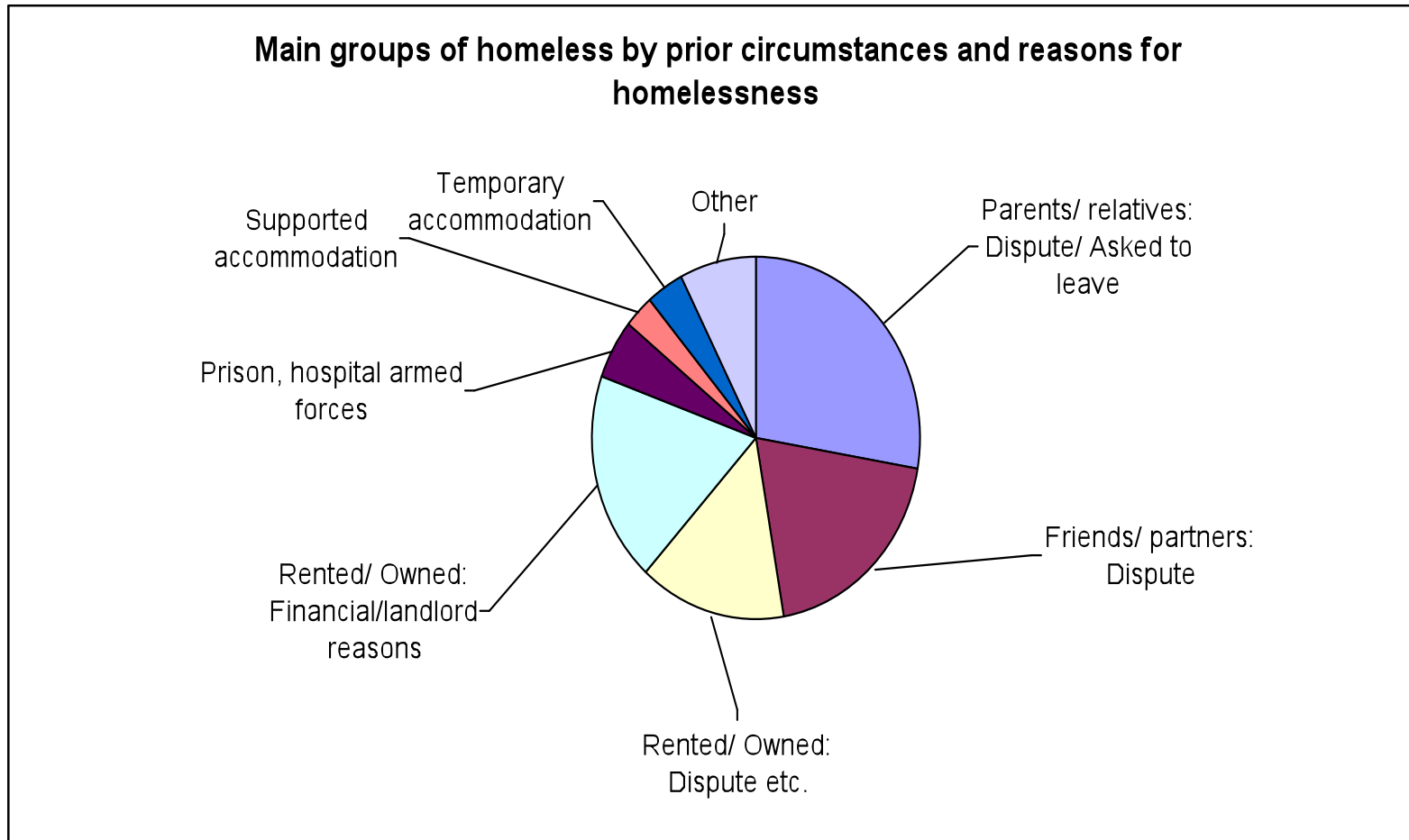
# Current Steering Group Prevention Priorities Include: -

- Promotion of 'Housing Options' approach
- Housing options 'hubs'
- Looking at particular factors facing young people

# Tenancy Sustainment

- Supporting transitions budget – £57.2m
  - Wider Role
  - Regeneration Programmes
  - Community Engagement
  - Tackling and Preventing Homelessness
  - Housing Voluntary Sector Grant Scheme
  - Home Owners Support Fund
  - Open Market Shared Equity
  - Private Housing

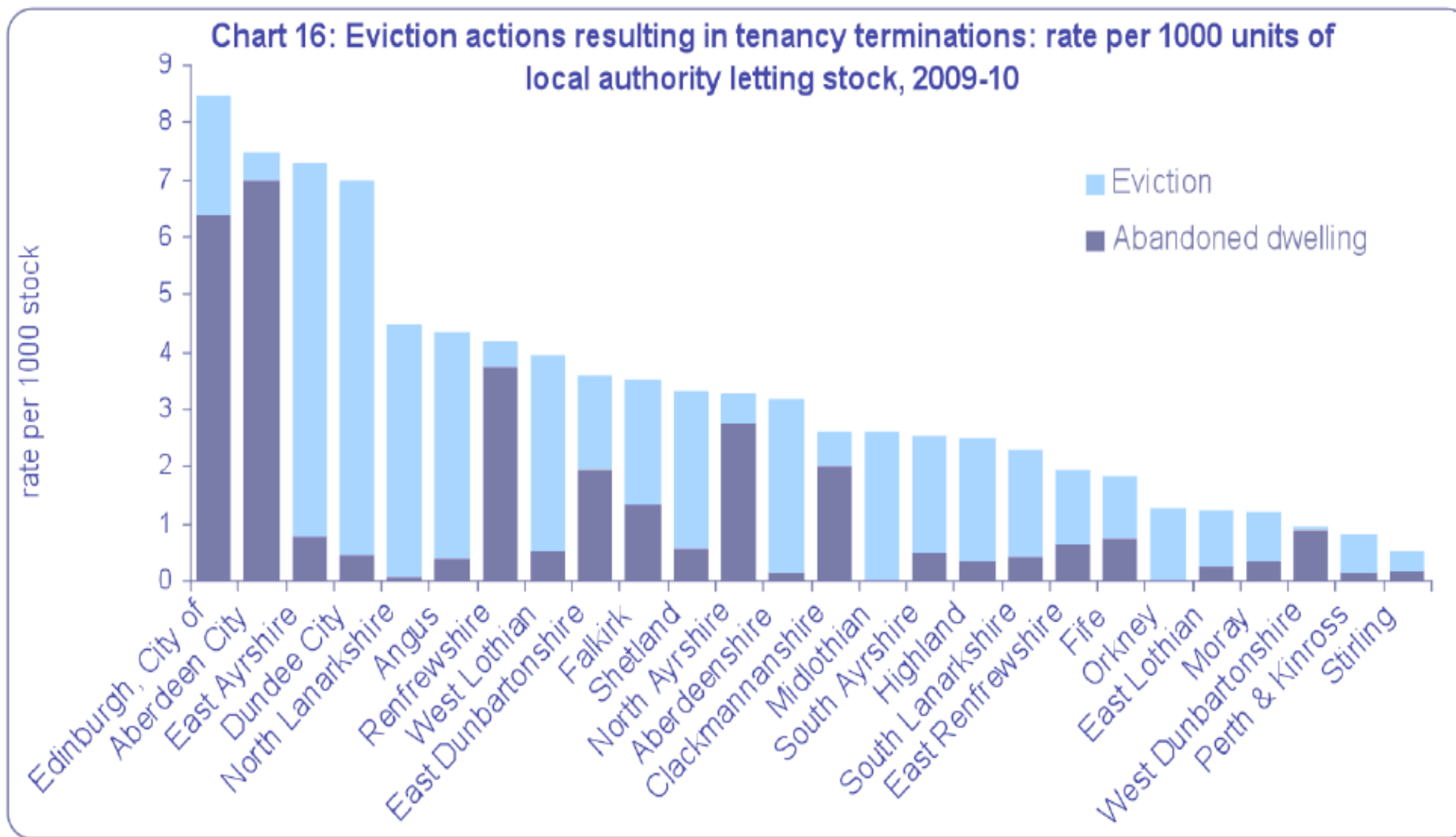
# Main drivers of homelessness



# Level of Evictions in Scotland – Positive Signs

- Reduction in evictions in Scotland 2009/10
- Local Authorities - evictions down from 1,773 in 2008/09 to 1,262 in 2009/10
- RSLs – 942 evictions or abandoned dwellings in 2009/10 - down 38%

# Local Authority Evictions 2009/10





# Level of Rent Arrears in Scotland



# Cost of Eviction

- Cost of homelessness is £5,300 based on temporary accommodation and re-housing costs only (Pawson).
- SHR study estimated cost of evicting and re-housing at over £17,000.
- Scottish Council for Single Homeless estimate cost of temporary accommodation, rent arrears and court costs at £23,000.
- Homelessness Guidance produced last year produced a range of costs (and scenarios) from £15,000 to £83,000.

# But Further Challenges Ahead

- Continuing Impact of Recession
- Spending Cuts
- Welfare Reforms

# Current Landlord Initiatives To Prevent Eviction

- Increasing early intervention activity & face-face contact with tenants;
- Increasing flexibility around payment of rent/arrears;
- Increasing partnership working e.g. with Benefits and Homelessness teams;
- Revising current processes around tenant's needs.

# Strengthening Protection for Tenants

Housing Scotland (Bill) – Stage 2 amendments

- Pre-action requirements and
- Strengthening protection around repossession orders

# Next Steps

- Need for more innovative ways to meet our priorities
- Emphasis on Housing Options and preventing homelessness
- Introduction of evictions measures within the Housing (Scotland) Bill