



Yenaa Housing

Evictions & Termination Policy 2024



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Policy Checklist	
Date of Implementation	Feb 24
Date of Last Review	Feb 24
Date of Next Review	Feb 26

1. Policy Statement

Yenaa Housing is committed to providing secure and stable accommodation for our residents. Eviction is always a last resort and will only be considered after all other reasonable attempts to resolve the issue have been exhausted. We will ensure that all eviction proceedings are carried out in accordance with the law and with due regard to the rights and welfare of the resident.

2. Policy Objectives

- * To minimise the need for evictions.
- * To ensure that all eviction proceedings are fair, transparent, and lawful.
- * To provide residents with support and advice to prevent eviction wherever possible.
- * To protect the rights and welfare of residents throughout the eviction process.
- * To comply with all relevant legislation and best practice guidelines.

3. Scope

This policy applies to all residents of Yenaa Housing's supported accommodation.

4. Grounds for Eviction

Eviction may be considered in the following circumstances:

Breach of Tenancy Agreement: Violation of the terms and conditions of the tenancy agreement, such as causing nuisance or damage to the property.

Anti-Social Behaviour: Engaging in behaviour that causes harassment, alarm, or distress to other residents or neighbours.

Criminal Activity: Engaging in illegal activities on the premises.

Safeguarding Concerns: Where a resident's behaviour poses a significant risk to themselves or others.

Abandonment: Abandoning the property without notice.

False Information: Providing false or misleading information to obtain accommodation.

5. Prevention of Eviction

Yenaa Housing will take all reasonable steps to prevent eviction, including:

Early Intervention: Identifying and addressing potential issues at an early stage.

Service charge Arrears Management: Implementing a robust system for managing service charges arrears, including:

- * Providing clear information about service charges payment obligations.
- * Sending regular reminders when service charges is due.
- * Offering support and advice to residents struggling to pay rent, including signposting to benefits advice and debt management services.
- * Agreeing to reasonable repayment plans where appropriate.

Mediation and Conflict Resolution: Offering mediation services to resolve disputes between residents.

Support Planning: Developing and implementing support plans to address the underlying issues contributing to the risk of eviction.

Referral to External Agencies: Referring residents to external agencies for specialist support, such as mental health services or substance misuse services.

6. Eviction Procedure

If all attempts to prevent eviction have failed, the following procedure will be followed:

1. Written Warning: The resident will be given a written warning explaining the reasons for concern and the actions required to avoid eviction.
2. Discussion with the registered provider responsible for the property, to get advice and support.

7. Safeguarding Considerations

- * Yenaa Housing will ensure that all eviction proceedings are carried out with due regard to the safeguarding needs of the resident and any other vulnerable individuals who may be affected.
- * Referrals will be made to relevant safeguarding agencies where necessary.

8. Responsibilities

Sean Gilligan (Responsible Person): Overall responsibility for ensuring the implementation and effectiveness of this policy.

Housing Officers/Support Workers: Implementing the policy, providing support to residents, and managing eviction proceedings.

Senior Management: Reviewing and approving eviction decisions.

9. Monitoring and Evaluation

- * The number of evictions will be monitored and analysed to identify trends and areas for improvement.
 - * This policy will be reviewed and updated regularly to ensure it remains effective and compliant with legislation.
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