

## **Evictions Policy**

Our approach is to help tenants to sustain tenancies and to avoid eviction wherever possible.

We will always view eviction of our tenants as a last resort and only relevant where it is proportionate to the breach of tenancy or where the tenancy has come to the end of its term and is not be renewed.

Tenants have a responsibility to actively manage their tenancy to prevent the need for possession proceedings including paying the rent, not using the home for illegal or immoral purposes, respecting neighbours and the neighbourhood.

We will:

- i. seek to sustain tenancies through other management remedies where appropriate
- ii. take into account any vulnerabilities or disadvantage and give appropriate support
- iii. comply with requirements of the Equalities Act 2010
- iv. provide early intervention to try to prevent eviction
- v. work with other agencies where relevant such as Social Services or debt advice agencies
- vi. apply policies and procedures in a consistent way
- vii. comply with pre-Court action protocol for possession claims by social landlords
- viii. protect the wellbeing and interests of occupiers and other residents in the community
- ix. protect the assets and income of Women's Pioneer Housing and its subsidiary.

Most evictions occur when we have pursued possession proceedings on grounds of rent arrears and been granted a possession order by the Court. However, we may evict people who have broken other terms of agreement, for example:

- using the home for illegal or immoral purposes
- anti-social behaviour including by other occupants and visitors
- We may also seek to evict a tenant or other occupant where a superior landlord requires Women's Pioneer to return vacant possession at the end of a lease, where we have decided to end a starter or not issue a further fixed term tenancy or where we need to end an assured shorthold tenancy.

In cases such as these we will act in accordance with such steps from i to ix above as are appropriate.

Approval to apply for a warrant of eviction can only be given by the CEO or other senior manager on the recommendation of the Director of Housing.

### Protections for tenants

Tenants can access free legal advice, including seeing the duty solicitor at Court. We will advise tenants that they can seek legal advice via Citizens Advice Bureaux and law centres. In the case of evictions for breaches of tenancy other than for arrears, we will inform tenants of what they can do to remedy the breach and avoid eviction.