



Eviction Policy

Who does this policy apply to:	Board, staff, tenants and licensees
Review Date (minimum every three years)	Approved date – February 2024 Review date – February 2027
Policy Author/Reviewer and Job Title	Nicky Anderson – Head of Operations

POLICY

Purpose and Scope of the Policy:

The purpose of this policy is to outline the association's position on tenant and licensee evictions in the context of its regulatory and statutory duties.

This policy does not address tenure, allocations and lettings, antisocial behaviour or arrears. Other policies more fully cover those areas.

Policy Details:

From time to time tenants and licensees fail to meet their obligations under the tenancy or licence agreement. On rare occasions this is serious enough to trigger actions by WFHA such as legal proceedings for possession of the property.

At the end of these proceedings, and as a last resort, WFHA may evict a tenant. Where a licensee has been unable to sustain their licence despite our best efforts, we may equally have to serve a notice to quit.

No WFHA tenant or licensee will lose their home without receiving help to correct the problem and successfully maintain their tenancy.

Tenancy Sustainment

The association will work with tenants and licensees to support and empower them to sustain their tenancy. Difficult economic times present particular difficulties for tenants on low incomes and WFHA will work with them to ensure they can pay their rent and arrears.

WFHA will make efforts to ensure tenants and licensees have a safe and secure home for life including:

- Housing people on low incomes who need it most.
- Allocating properties to tenants within their financial means and help tenants under-occupying larger properties than they need, to move on.
- Preventing and addressing tenancy fraud.

- Offering, or signpost to, appropriate advice on benefit/income maximisation, other types of funding or affordable alternative housing when eviction is a possibility.
- Clearly explaining the rights and obligations of tenants under the terms of their tenancies at sign up and whenever asked.
- Actively inviting tenants at risk of eviction to meet with us at a time that is convenient to discuss how their tenancy might be sustained.
- Regularly and widely publishing information to tenants about various methods of rent payment.
- Regularly publishing information to prevent various types of antisocial behaviour that might otherwise put tenancies or licences at risk.

Eviction

As a last resort, we will seek to evict tenants by following the appropriate current legal processes, where there has been a serious breach of tenancy that cannot be remedied in any other way. Such breaches may include:

- Arrears, in line with our arrears policy and procedure.
- Severe or repeated harassment of other tenants, staff, or visitors.
- Severe or on-going nuisance or disturbance.
- Violence, or threat of violence, towards, staff, other tenants, or visitors
- Non-occupation of the accommodation or using it for inappropriate or illegal purposes or any other purpose against the terms of the tenancy agreement.
- Unlawful occupation of a property with no succession rights after a tenant has died.

The association will comply with all legal and regulatory guidance when considering an eviction and will ensure that any changes to these will be reflected in a policy review.

WFHA operates a robust appeals procedure that will be advertised generally and specifically sent to any tenant or licensee at risk of eviction.

This policy will be given to tenants in an easy-to-read format, at the start of their tenancy or licence to ensure they are aware of their responsibilities. It will also be available through our website and on request.

Related Policies:

- Rent Arrears
- Harassment
- Anti-Social Behaviour
- Allocations and Lettings
- Safeguarding
- Tenancy Guidance
- Consumer Standards 2024

Equality Impact Statement:

We will ensure that this policy is applied fairly and consistently, we will not discriminate against any person on any grounds set out in our Equality policy.

Document History:

Date of Last Review: February 2024

Date Approved by the Human Resources, Remuneration and Governance Committee (with delegated authority from the Chair of the Board):



WFHA Policy Equality Impact Assessment Form

1.0	Name of the policy being assessed	Eviction Policy									
2.0	Is this a new policy or a revision?	Revision									
3.0	Person responsible for assessment	Michael Pughsley									
4.0	Briefly describe the aims, objectives and purpose of the policy	The purpose of this policy is to outline the association's position on tenant and licensee evictions in the context of its regulatory and statutory duties.									
5.0	What outcomes are wanted from this policy i.e. benefits for our tenants	That our properties are used to house those most in need of them and that they are helped to sustain those tenancies. The needs of the organisation and other tenants are protected. Fairness and equity are applied when seeking possession of someone's home.									
6.0	Does the policy affect any of the protected characteristics as noted below? If yes, tick those that apply:	Yes YES					No If no, go straight to section 10.0				
7.0	What protected characteristics could be effected by this policy:	Age	Marriage or civil partnerships	Disability	Race	Pregnancy / Maternity	Gender	Religion or belief	Gender Reassignment	Sexual Orientation	

	Signed	
	Date this Equality Impact Assessment was completed	15 January 2024
	Please attach the completed document as an appendix the policy.	