

Resident Summary

Eviction

Version: 08/2007

Introduction

This resident summary explains what happens if we have to take back your home by order of a court.

This summary applies to all rented tenants with:

- Southern Housing Group Ltd,
- Southern Home Ownership Ltd.

Different rights apply to different groups of tenants so you should also refer to your tenancy agreement.

Eviction as a last resort

All of our tenants have "security of tenure". This means that you cannot be forced to leave your home unless we get an order for possession from the County Court because you have broken the terms of your tenancy agreement.

We only use eviction as a last resort. This means we will only apply to court for possession of your home when there are no alternative actions we can take.

But we do evict people who have persistently shown they are not able to keep to repayment arrangements for rent and other charges they owe us and where a court agrees the debt is not likely to be repaid.

We may also evict people who have broken other terms of their tenancy agreement;

- Are convicted of using their home for immoral or illegal purposes;
- Are causing anti-social behaviour. This also applies to other people living with them and visitors to their home;
- Have committed an arrestable offence in their home or near to it;;
- This also applies to other people living with them and visitors to their home.

Avoiding eviction

If we seek to evict you, we will always make sure you understand why and what actions you can take to put things right. We will do this by contacting you and visiting you in your home.

If we proceed with our action we will apply to court for a warrant to evict you. We will let you know when we have taken this action.

If you believe we have acted incorrectly or have not got all of the facts you may lodge an appeal directly to us.

Whilst we are considering this appeal, we will not immediately delay our action therefore we recommend you also lodge an appeal with the court direct. This is known as a request to stay the warrant. We can advise you how to make this appeal or you can contact the local County Court directly for advice.

What happens when you are evicted

If the eviction does go ahead, we will arrive at the property with the court bailiff at a time set by the court.

The bailiff will ask you to vacate the property immediately. You shouldn't rely on being given extra time to pack. If you don't leave, the bailiff has the power to instruct police to remove you from the property.

Neither you nor your family will be allowed to return to the property.

Where will you live?

If you are evicted, you may find that you are considered to be intentionally homeless and may not be entitled to further housing assistance from the local Council.

We recommend that you contact the Council Homelessness team for advice if you are to be evicted.

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If you need Housing Benefit assistance we strongly recommend that you seek advice also from the Council Housing Benefit team.

Your goods and possessions

If you are evicted and you have not properly prepared to leave the property then you may need to make arrangements with us to collect your goods and possessions at a later date.

If you fail to collect these as agreed then you will be recharged for the costs of removal and disposal of these items.

Further information

If you would like any more information on this or any of our other policies please contact us using the details over the page.

Owner of the version: PST

Date of next review: TBC

Contact us

If you live anywhere in the UK except the Isle of Wight, phone us on **0300 303 1771**

If you live on the Isle of Wight, phone us on **0300 303 1772**

All residents

Service Centre opening hours
8am to 8pm, Monday to Friday

Email us at
service.centre@shgroup.org.uk

Write to us at **Service Centre,**
Southern Housing Group,
PO Box 643, Horsham RH12 1XJ

Visit our website at
www.shgroup.org.uk

For help with translations, or if a large type, Braille or audio summary would be useful, please contact the Service Centre.

Arabic

لمساعدتك في الترجمة يرجى الاتصال بمركز الخدمة على هاتف 0300 303 1771.

Bengali

অনুবাদ সাহায্য পেতে হলে সার্ভিস সেন্টারে 0300 303 1682 নম্বরে ফোন করুন।

French

Si vous souhaitez recevoir de l'aide avec vos traductions, appelez le 0300 303 1771.

Somali

Wixii ah caawimo turjumaan ka soo wac Xarunta Adeegga telefoonka 0300 303 1771.

Spanish

Si necesita que le ayudemos con alguna traducción, llámenos al 0300 303 1771.

Turkish

Tercüme konusunda yardım için 0300 303 1683 'den Hizmet Merkezi'ni arayın.