

## **Bradford Eviction Prevention Protocol**

### **Aim of the Protocol:**

Prevent, Reduce & Eradicate evictions to help reduce homelessness and rough sleeping in the Bradford District, by engaging members of the whole system to support tenants and landlords in enabling those already accommodated avoid evictions wherever possible. We aim to:

- Prevent and reduce the number of evictions in the Bradford District
- Facilitate moves to alternative accommodation to prevent unnecessary evictions and homelessness
- Ensure a consistent and fair approach to behaviours and situations potentially leading to eviction

### **Scope:**

This protocol is aimed at all Landlords within the Bradford district who offer statutory, non-statutory, supported, un-supported, commissioned and non-commissioned tenancies/licences. Although primarily focussed to housing organisations, the principles of the protocol are relevant to private landlords and the aspirations to prevent evictions and homelessness are applicable to all.

This protocol applies to all activities potentially leading to an unplanned move due to breaches of the terms of occupancy agreements, including within statutory homeless services. It obligates Landlords and members of the forum, to work collaboratively to find solutions for tenants and prevent unnecessary service withdrawals and evictions from their homes.

This protocol does not replace individual organisational pre-eviction protocol policies & procedures but sets out minimum standards and processes that all providers should follow. It should be used alongside evidence-based best practices, such as alternative sanctions and warnings, preventing and managing rent arrears, and reducing abandonments.

### **Key Activities**

1. Housing providers and landlords develop service withdrawal policies focusing on positive risk management and additional support options
2. Partner organisations are engaged to support housing providers and their residents to avoid placement breakdown by offering timely additional support
3. When continuation of tenancies is not possible, providers should make every effort to find alternative accommodation suited to the individual's needs and look at transfers to other housing provision or moves to other accommodation before any notices expire
4. If all options have been explored but an eviction will still occur, partner agencies should be engaged to make them aware of a placement breakdown and to limit the impact of homelessness, and wherever possible avoid rough sleeping

It is also recommended that organisations review the best practice guidance on the Homeless Link website:

[Preventing evictions and abandonment | Homeless Link](#)

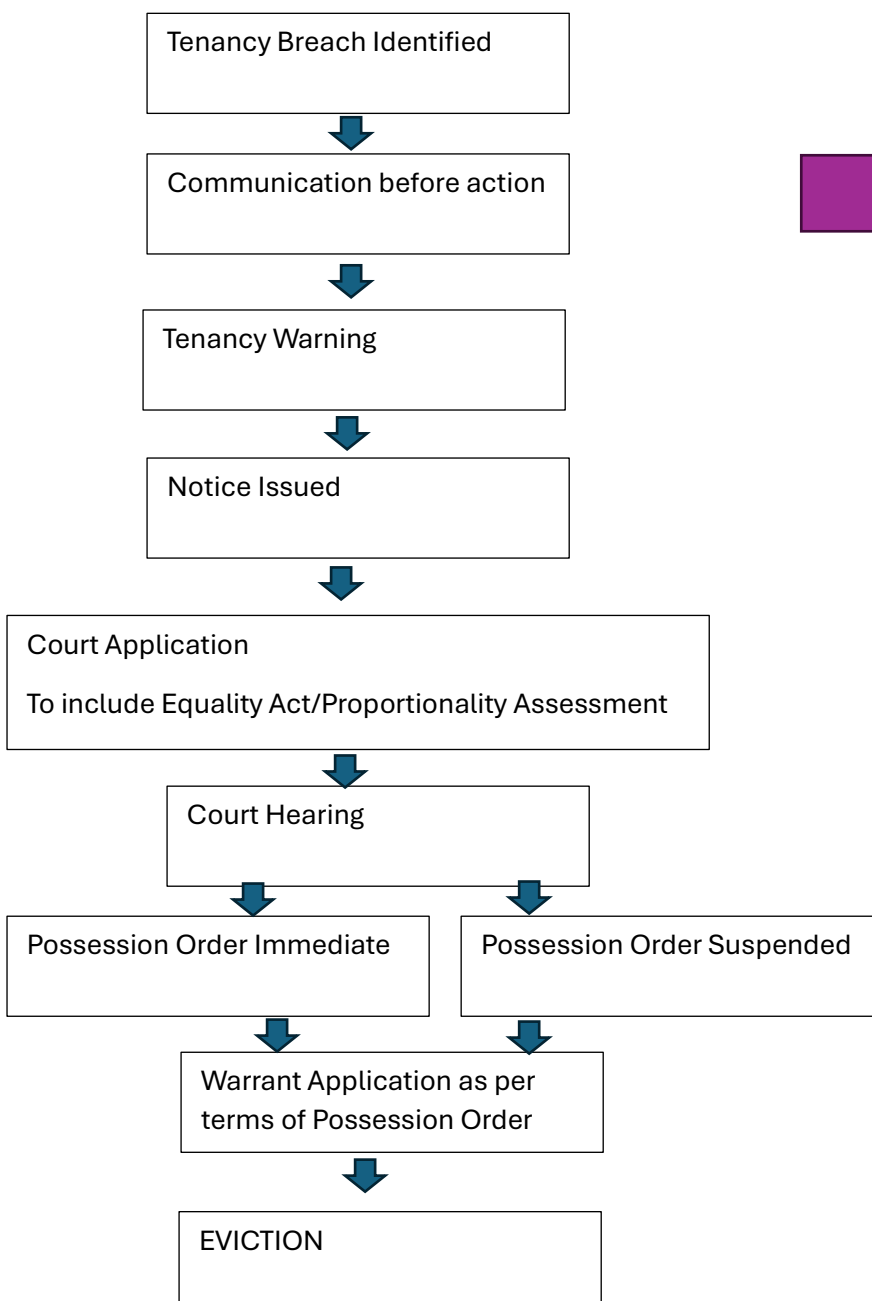
## Pledge

Organisations are asked to pledge their commitment to work in partnership to deliver the Bradford Eviction Prevention Protocol in the District and deliver the Key Activities to ensure the success of this Protocol. Organisations who make this pledge may display the Eviction Prevention Protocol logo on their documentation and website.



Organisations should monitor any evictions and report to the People Housing Partnership who oversee the Protocol to report on progress and outcomes. Case studies of prevention of evictions should be shared to encourage learning and best practice to be adopted.

### LANDLORD'S ROLE/PROCESS:



### THE PARTNERSHIP 'S ROLE:

Partners are aware of the Protocol and additional support is given to Housing Providers to enable them to sustain tenancies and avoid evictions.

Timely interventions

Flex support to avoid evictions

## **Eviction Criteria**

Providers must clearly define their eviction criteria in their own policies, ensuring they are proportionate and tailored to the behaviour patterns of their client groups.

Eviction criteria may include:

- Persistent refusal to engage with support services despite comprehensive efforts
- Consistent non-payment of rent or service charges after all strategies have been exhausted
- Acts of violence or threats that pose a significant risk to staff, other residents, or the property

Providers are encouraged to adopt a proactive, trauma and psychologically informed approaches, identifying risks early and implementing strategies to reduce the likelihood of eviction. Notices to quit should not be issued for behaviour that does not meet the established eviction criteria.

## **Responding to Incidents**

Providers should employ a range of responses to manage resident behaviour, including discussions and the provision of additional support for minor issues.

For behaviours needing modification but not meeting eviction criteria, alternative sanctions such as behaviour contracts should be considered. All responses should be documented to justify any future actions taken.

Where appropriate other specialist support services should be engaged to enable individuals to address behaviour that challenges, being especially mindful to be trauma informed in the methodology of support.

## **Warnings**

A warning system should be in place to address problematic behaviour early. Warnings should be reserved for serious or persistent breaches.

Warnings should be delivered in person and followed up in writing, clearly explaining the behaviour in question, expected changes, available support, and potential consequences for non-compliance.

Providers should inform all involved agencies of issued warnings to coordinate efforts and support the resident in addressing the behaviour.

## **Dealing with Rent Arrears**

Rent arrears should not be grounds for eviction unless all other solutions have been exhausted. Providers must have clear policies for managing rent arrears, including offering tailored support to address barriers to payment and establishing re-payment plans to reduce arrears.

## **Moves to Alternative Accommodation**

When an individual's support needs or behaviour suggest that alternative accommodation would be more suitable, providers should consider this option, especially if it might mitigate risks or better meet the individual's needs. Where accommodation is offered as part of the Council's commissioned services, this should be discussed with Housing Options Service to seek alternative accommodation.

Providers must ensure that an up-to-date support plan and risk assessment are available to the receiving provider, and a transition plan should be developed.

## **Issuing a Notice to Quit**

Notices to quit are to be issued only when necessary and as a last resort, typically when behaviour poses significant risk and all other interventions have failed.

Immediate eviction may be warranted in extreme cases, such as violence or severe threats, following a thorough risk assessment, and only in the cases where appropriate housing tenure arrangements are in place to allow this course of action.

### **Notifications**

Providers must notify Housing Options service before issuing a notice to quit, to explore all potential alternatives beforehand, including the possibility of alternative accommodation.

In cases where immediate support withdrawal is necessary for safety reasons, providers must notify Housing Options immediately.

Comprehensive documentation of the circumstances leading to eviction must be provided to Housing Options, including any potential risks and efforts made to mitigate them.

If a resident is evicted without alternative accommodation and is at risk of rough sleeping, providers must notify Bradford Homeless Outreach Partnership (BHOP) immediately with close consultation with Housing Options and other appropriate agencies.

### **Abandonment**

Providers must have policies outlining the process for dealing with abandonment, including efforts to contact the resident and the issuance of a notice to quit if the resident cannot be reached.

Where this is a commissioned service, Housing Options team must be informed of any confirmed abandonment, and outreach teams should be notified if there is a risk of the individual sleeping rough.

### **Death in Service**

Where accommodation is offered as a part of a commissioned service, Providers must immediately notify the Housing Options Service of any resident deaths and provide a brief report detailing the situation.