



Evictions and Abandonments Data from CHAIN

Analysis undertaken for Homeless Link's
Evictions and Abandonments Research Project



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Introduction

This report presents analysis undertaken by Broadway for the Homeless Link Evictions and Abandonments Research in November and December 2009.

CHAIN, the Combined Homelessness Information Network is funded by Communities and Local Government (CLG) and managed by Broadway. It contains records, beginning in the late 1990s, about more than 20,000 individuals seen sleeping rough in London. The system is recognised as the most comprehensive source of information about rough sleeping in England.

CHAIN records information about:

- encounters between rough sleepers and homelessness outreach staff
- movements by rough sleepers into and out of short- or long-term accommodation
- admissions of rough sleepers to hospitals, drug treatment clinics and prisons
- movements back to a rough sleeper's home area
- a rough sleeper's basic demographic and support needs profile.

All figures presented are based on information from the CHAIN system and describe cohorts of people who experienced an eviction or abandonment from an accommodation project that reports to CHAIN in 2007/08. 2007/08 was selected rather than 2008/09 to ensure that the analysis could look at what happened to people post abandonment or eviction.

Analysis of evictions

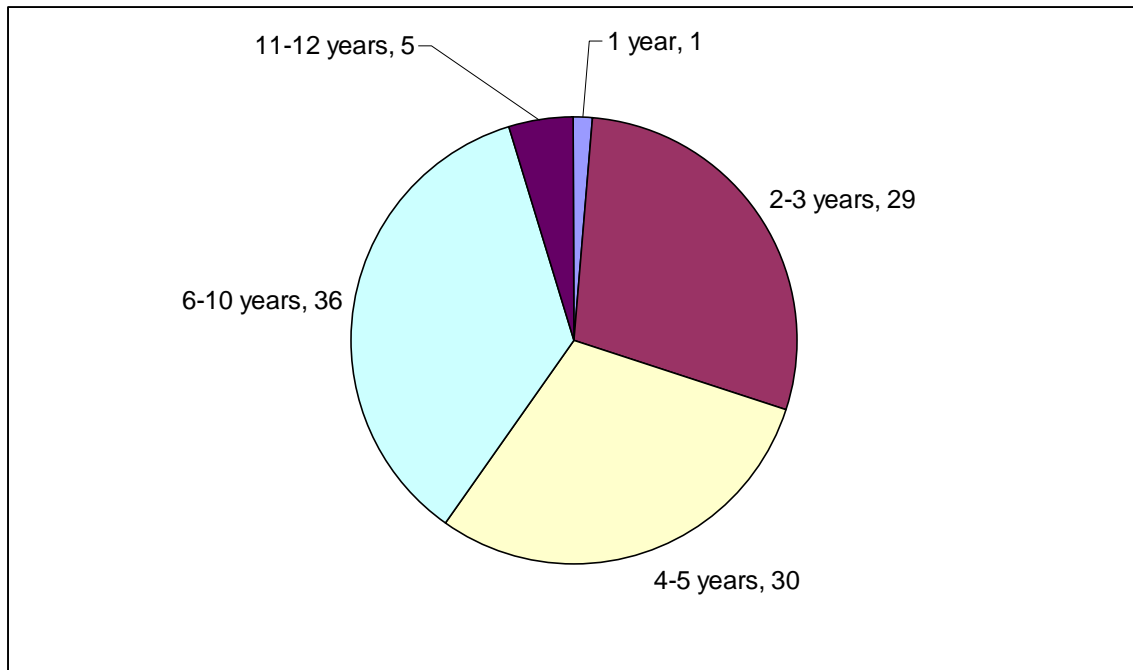
283 CHAIN clients were evicted from short term accommodation in 2007/08.

This analysis looks in depth at a cohort of 283 CHAIN clients who were evicted in 2007/08. These 283 people had 313 eviction actions in the year period. In a ten year period (10/09/1999 - 08/09/2009) this cohort accounted for 546 evictions.

These clients tended to be people who had been in the CHAIN population for some time.

Figure (a) shows that a high proportion of evictees had been in the CHAIN population for years before being evicted once or more in 2007/08. Only 1% had just been seen in one year and 71% had been seen in four or more years.

Figure (a) Profile of Evictees - how many years had cohort been active in the CHAIN population between 1996 and 2009 (i.e. had any kind of CHAIN action)

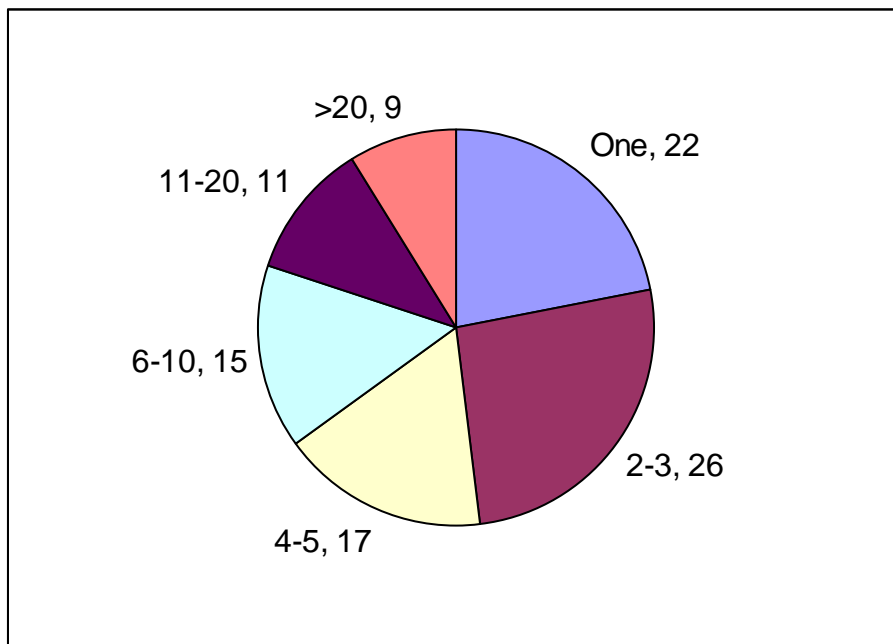


Years seen on CHAIN	Count	Percentage
1	4	1%
2	32	11%
3	49	17%
4	50	18%
5	34	12%
6	36	13%
7	14	5%
8	19	7%
9	22	8%
10	10	4%
11	12	4%
12	1	0%
Total	283	100%

The volume of rough sleeping observed prior to eviction varies - a third of people in the cohort were only seen rough sleeping once or twice before their eviction. One in ten people were seen more than 20 times.

Recent research shows that many rough sleepers are only seen once or twice. In the cohort of evictees just over a third (36%) had only been seen rough sleeping once or twice before their eviction in 2007/08. Just under a third had been seen sleeping rough seven or more times including one in ten (9%) who had been seen rough sleeping more than 20 times.

Figure (b) Rough sleeping contacts prior to eviction in 2007/08*

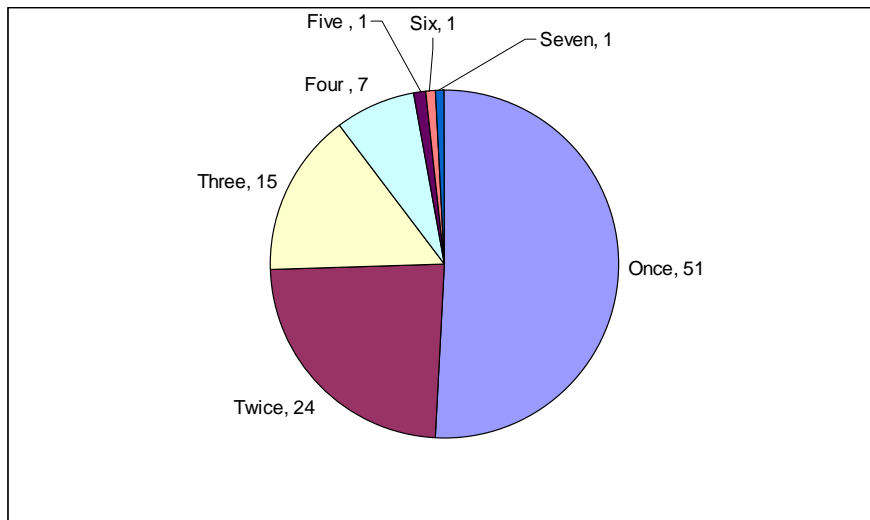


RS contacts	Count	Percentage
1	60	22%
2	38	14%
3	34	12%
4	22	8%
5	24	9%
6	11	4%
7-10	31	11%
11-20	32	11%
21-30	12	4%
30+	15	5%
TOTAL	279**	100%

* If the person had more than one eviction in 2007/08 the first eviction is used in analysis so this would be all rough sleeping contacts prior to the first eviction in that period.

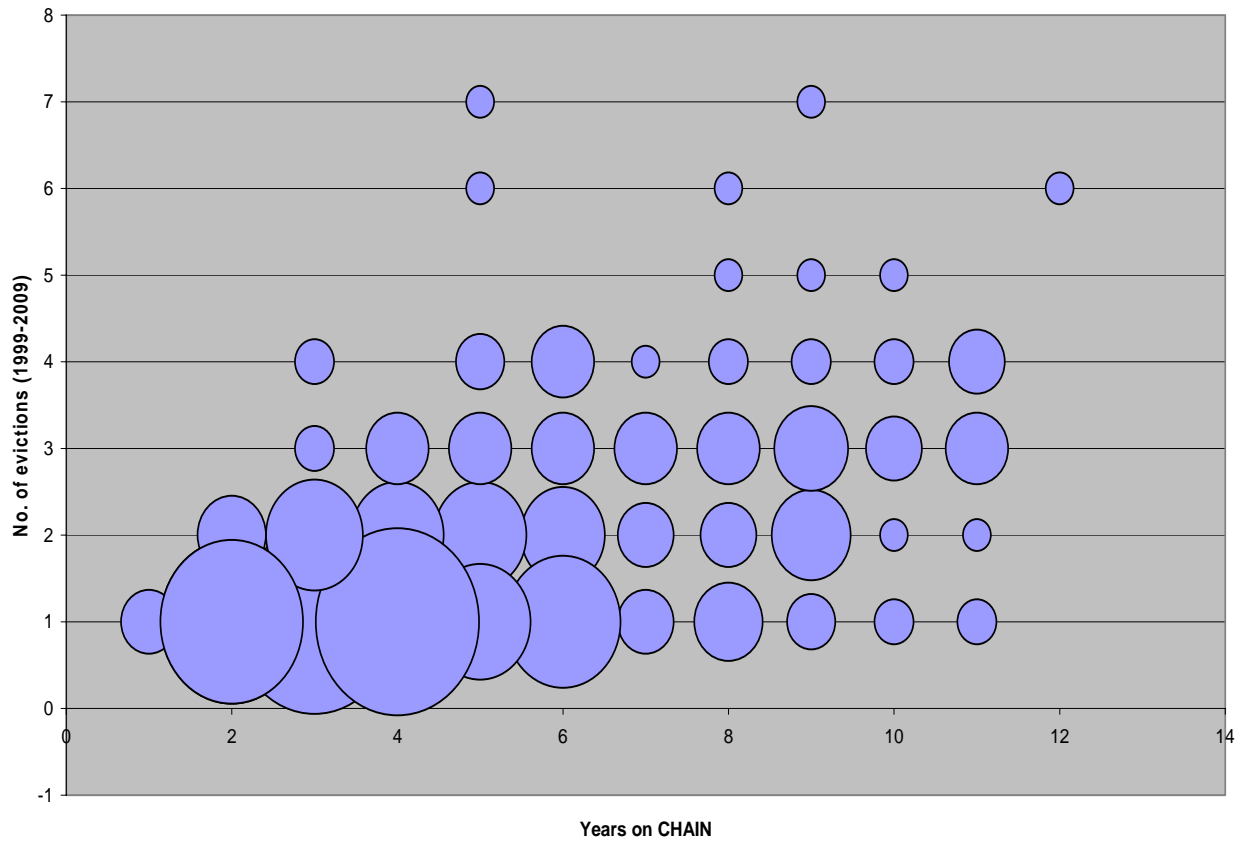
** four people had never slept rough before their eviction

Figure (c) Number of times been evicted in whole 'CHAIN history' (pie) and number of evictions by number of years active on CHAIN



Years on CHAIN	Number of evictions (1999-2009)							Grand Total
	1	2	3	4	5	6	7	
1	4							4
2	26	6						32
3	33	12	2	2				49
4	34	11	5					50
5	13	11	5	3		1	1	34
6	17	9	5	5				36
7	4	4	5	1				14
8	6	4	5	2	1	1		19
9	3	8	7	2	1		1	22
10	2	1	4	2	1			10
11	2	1	5	4				12
12						1		1
Grand Total	144	67	43	21	3	3	2	283

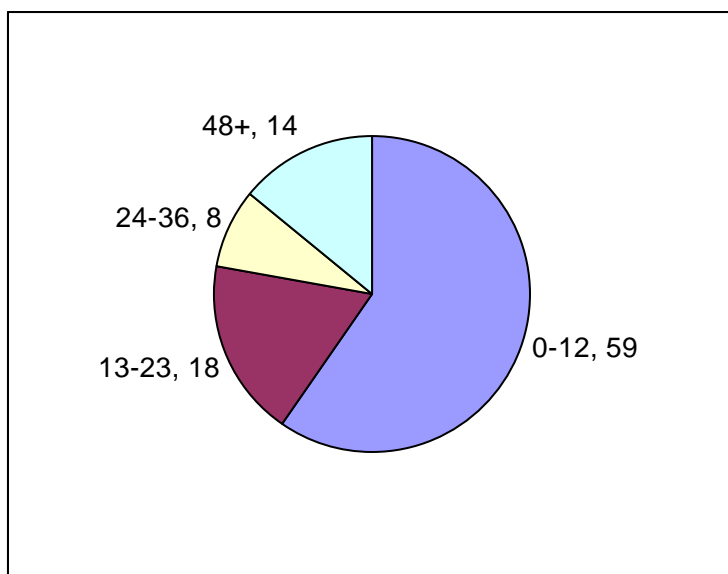
Figure (c) Number of times been evicted in whole 'CHAIN history' by number of years active on CHAIN



Most of those evicted had been seen sleeping rough recently - three quarters (77%) within 2 years

All but four clients had been seen sleeping rough before they were evicted in 07/08. The majority (59%) of these had been seen sleeping rough within a year of their eviction - in some cases this might be while they were resident in the hostel. There was a significant minority who had not been seen rough sleeping for some time prior to eviction - probably because they were longer residents in the accommodation they were evicted from. 14% of clients had not slept rough for 3 years or more before they were evicted.

Figure (d) How long ago most recently (in months) seen rough sleeping prior to eviction



Most recent month	Count	Percentage
0-12	164	59%
12-24	51	18%
24-36	23	8%
36-48	14	5%
48-60	8	3%
60-72	9	3%
72-84	6	2%
84-96	3	1%
108-120	1	0%
Grand Total	279	100%

41% of those evicted in 2007/08 were seen rough sleeping in subsequent years (i.e. in 2008/09 and 2009/10 up to 18th September 2009).

Of the 283 people who were evicted from short term accommodation in 2007/8, 116 (41%) were seen rough sleeping the following financial year. A fifth (17%) were seen rough sleeping in one quarter in the following year periods, a quarter were seen sleeping rough in two or more quarters in the years after their 07/08 eviction/s.

Figure (e) No. quarters evictees from 07/08 were seen rough sleeping between 01/04/08 to 18/09/09

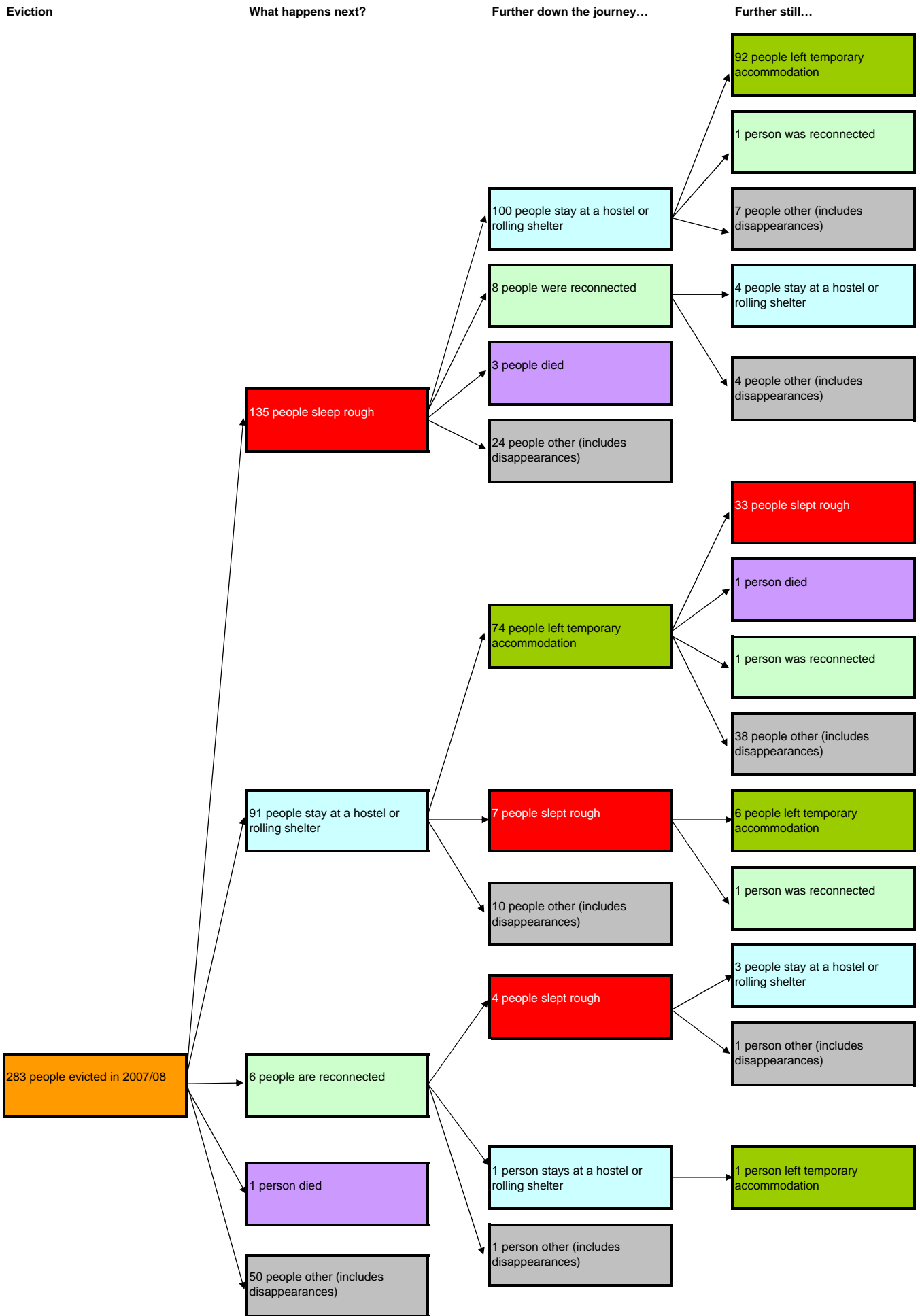
Quarters seen RS	Count	Percentage
0	167	59%
1	49	17%
2	28	10%
3	16	6%
4	10	4%
5	9	3%
6	4	1%
Total	283	100%

People who are evicted are likely to be seen sleeping rough as their next action type or to arrive at another short term accommodation project. Many of those whose next action type is sleeping rough then go on to stay in short term accommodation. The chances of someone going back into short term accommodation after being evicted are high.

Analysis was conducted to see 'what happens next' when people in our cohort are evicted. This was based on looking at the sequence of key action types - rough sleeping, arrivals at hostels, reconnections, death and then an 'other' group. This information is summarised in figure (f). This shows the sequence of events for people - the sequence for different people will cover different time periods.

The first event following an eviction is usually rough sleeping (48%), but for a third of people the next event is an arrival at short term accommodation. Furthermore for a third of people the next two actions after eviction are to sleep rough *then* go into short term accommodation. There is a pattern of those who are evicted securing alternative short term accommodation - and possibly in some cases being able to return to the accommodation they had been evicted from.

Figure (f) What happens after eviction?



There is usually a significant gap between being evicted and arriving at a short term accommodation project - for more than a quarter the gap is of six months or more.

The tables below look more closely at those who were evicted and went into temporary accommodation again in their next three action types (i.e. in the sequence analysis). Figure (g) shows that a quarter of people who were evicted in 07/08 and went on to arrive at a hostel accessed the second accommodation within a month of the eviction. For the rest the intervening period was longer, indeed for more than a quarter (27%) it was more than 6 months before they arrived at short term accommodation. The whereabouts of these people between being evicted and accessing short term accommodation vary. Some will have been into clinics or detox or bed and breakfast, some will have been rough sleeping, some are likely to have been hidden homeless or staying with friends or family.

Figure (g) Gap between eviction and subsequent arrival at short term accommodation

Difference	Count	Percentage
Under 1 week	11	6%
1-2 weeks	16	8%
2-3 weeks	8	4%
3-4 weeks	14	7%
1-2 months	30	15%
2-4 months	35	18%
4-6 months	32	16%
6 months - 1 year	20	10%
1 year+	33	17%
Total	199	100%

Base: All those who had an arrival as one of the next three significant actions

Just over half of the 199 sleep rough between being evicted and arriving at short term accommodation.

There is a pattern of rough sleeping before arrival with 54% of this group being seen bedded down between eviction and arrival and 18% being seen more than 10 times.

Figure (h) Rough sleeping actions between being evicted and next arriving at short term accommodation

RS actions	Count	%
0	92	46%
1	19	10%
2	15	8%
3	6	3%
4	6	3%
5	8	4%
6-10	18	9%
11-20	19	10%
21-50	12	6%
50+	4	2%
Total	199	100%

The full-page chart at the end of this section shows that the second or third action for some clients after eviction is leaving a short term accommodation project. The table below provides a breakdown of their destinations.

The prevalence of support needs amongst evictees is high.

Workers record their assessment of a clients support needs on CHAIN. Six in ten (62%) evictees had an alcohol support need recorded, the same proportion (64%) had a drug related support need. Four in ten had mental health problems recorded. In the case of drugs and alcohol the profile of evictees shows a much higher proportion of people with support needs than the comparison data provided. Hostels are often only available to people with a support need which means that the overall profile of hostel residents would show a higher level of support need than CHAIN clients overall. Support needs data on CHAIN is top line information - a recent exercise to review this data found that drugs and alcohol supports needs information is likely to be more accurate than data on mental health from the system. Hostels are likely to record a more detailed and regularly updated support needs assessment for clients. 43% of evictees had a physical health need recorded.

Information about how likely people with support needs are to be evicted compared to others is also available in the CHAIN research report - Profiling rough sleepers.

Figure (i) Support needs of 07/08 evictees with all CHAIN figures for comparison

Combination of support needs*	Count of evictee cohort	% of evictee cohort	%All those contacted 08/09 for comparison**
Alcohol and drugs	59	21%	10%
Alcohol and mental health	28	10%	8%
Alcohol only	44	16%	16%
Alcohol, drugs and mental health	41	15%	7%
All 3 no	13	5%	14%
All 3 no, not known or not assessed	2	1%	16%
All 3 not known or not assessed	4	1%	3%
Drugs and mental health	27	10%	5%
Drugs only	49	18%	12%
Mental health only	12	4%	9%
Grand Total	279	100%	100%
Alcohol sub total	172	62%	41%
Drugs sub total	176	64%	34%
Mental health sub total	108	39%	29%
One or more support need sub total	260	94%	67%

* based on more recent support needs assessment completed for the client

* base 4676

Analysis of abandonment

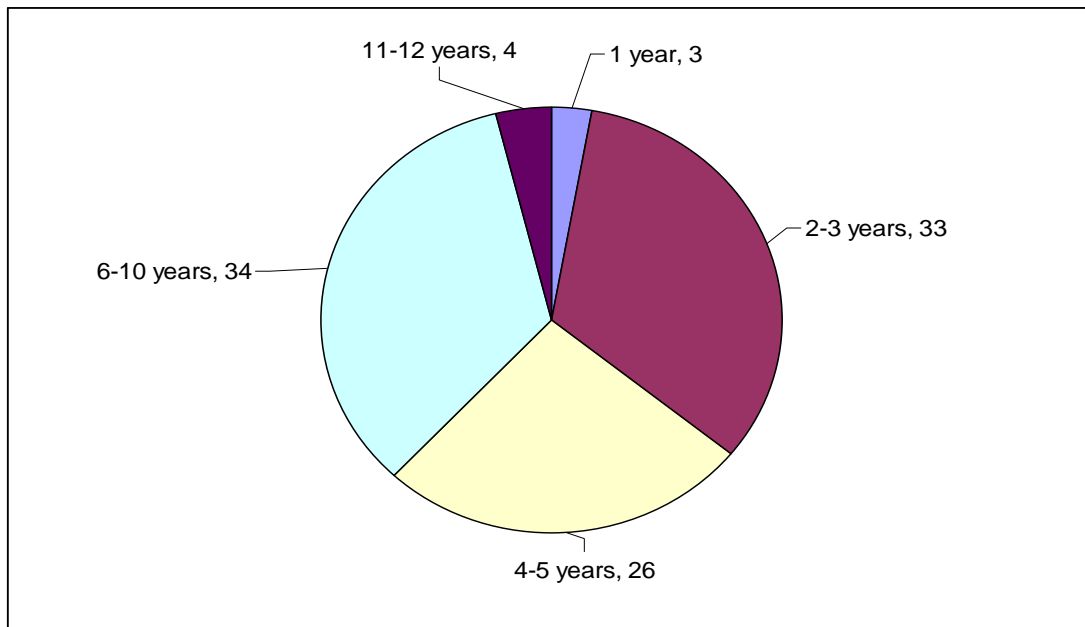
277 CHAIN clients abandoned from short term accommodation in 2007/08.

This analysis looks in depth at a cohort of 277 CHAIN clients who abandoned in 2007/08. These 277 people had 310 abandonment actions in the year period. In a ten year period (10/09/1999 - 08/09/2009) this cohort accounted for 567 abandonments.

These clients tended to be people who had been in the CHAIN population for some time.

Figure (j) shows that a high proportion of cohort had been in the CHAIN population for years before abandoning once or more in 2007/08. Only 3% had just been seen in one year and 64% had been seen in four or more years.

Figure (j) Profile of Cohort - how many years had people who abandoned been active in the CHAIN population between 1996 and 2009 (i.e. had any kind of CHAIN action)

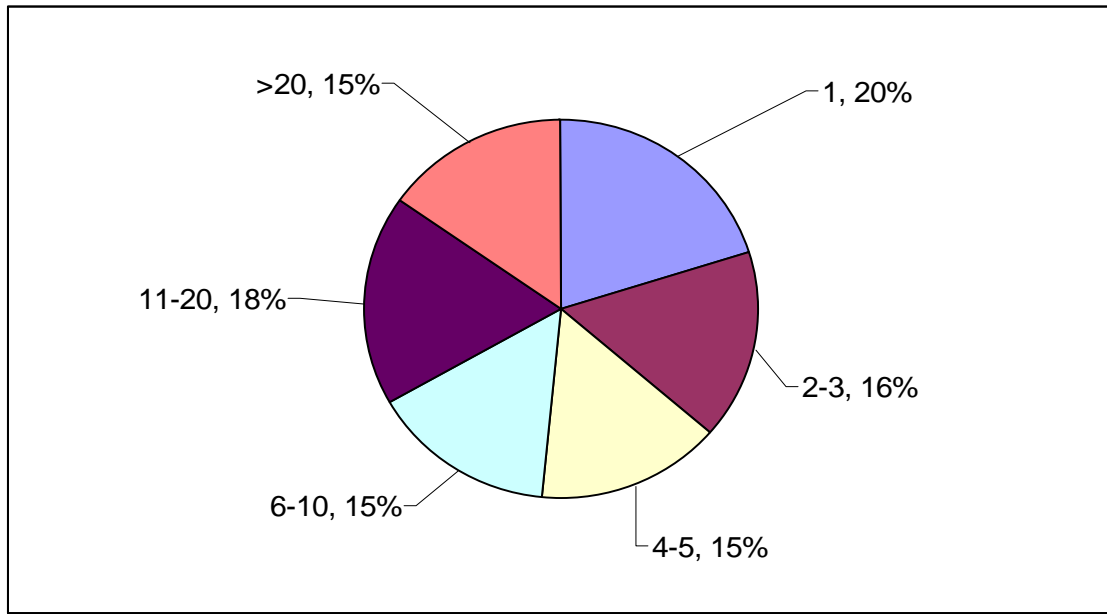


Years seen on CHAIN	Count	Percentage
1	8	3%
2	42	15%
3	51	18%
4	39	14%
5	32	12%
6	30	11%
7	16	6%
8	19	7%
9	11	4%
10	17	6%
11	11	4%
12	1	0%
Total	277	100%

The volume of rough sleeping observed prior to abandonment varies - just under a third (31%) of people in the cohort were only seen rough sleeping once or twice before their abandonment. A third of people were seen more than 10 times.

Recent research shows that many rough sleepers are only seen once or twice. In the cohort of people who abandoned in 2007/08 under a third (31%) had only been seen rough sleeping once or twice before their abandonment in 2007/08.

Figure (k) Rough sleeping contacts prior to abandonment in 2007/08*

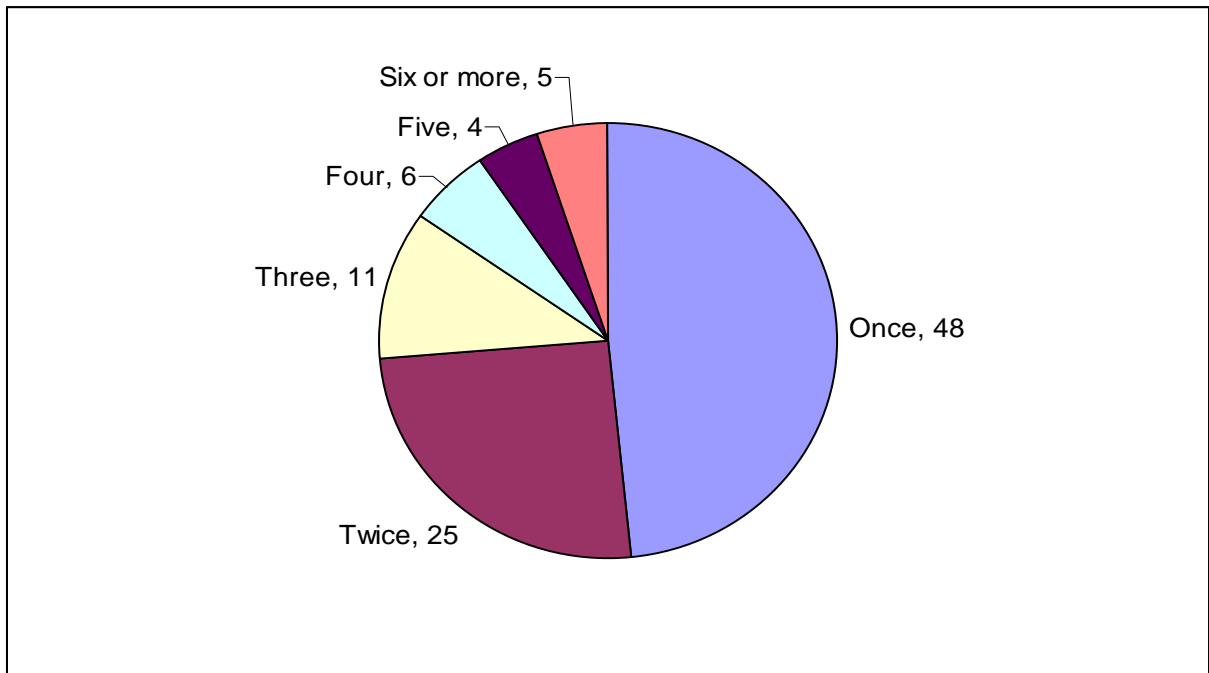


RS contacts	Count	Percentage
1	53	20%
2	29	11%
3	14	5%
4	14	5%
5	27	10%
6	13	5%
7-10	28	10%
11-20	48	18%
21-30	25	9%
30+	17	6%
TOTAL	268*	100%

* If the person had more than one abandonment in 2007/08 the first abandonment is used in analysis so this would be all rough sleeping contacts prior to the first abandonment in that period.

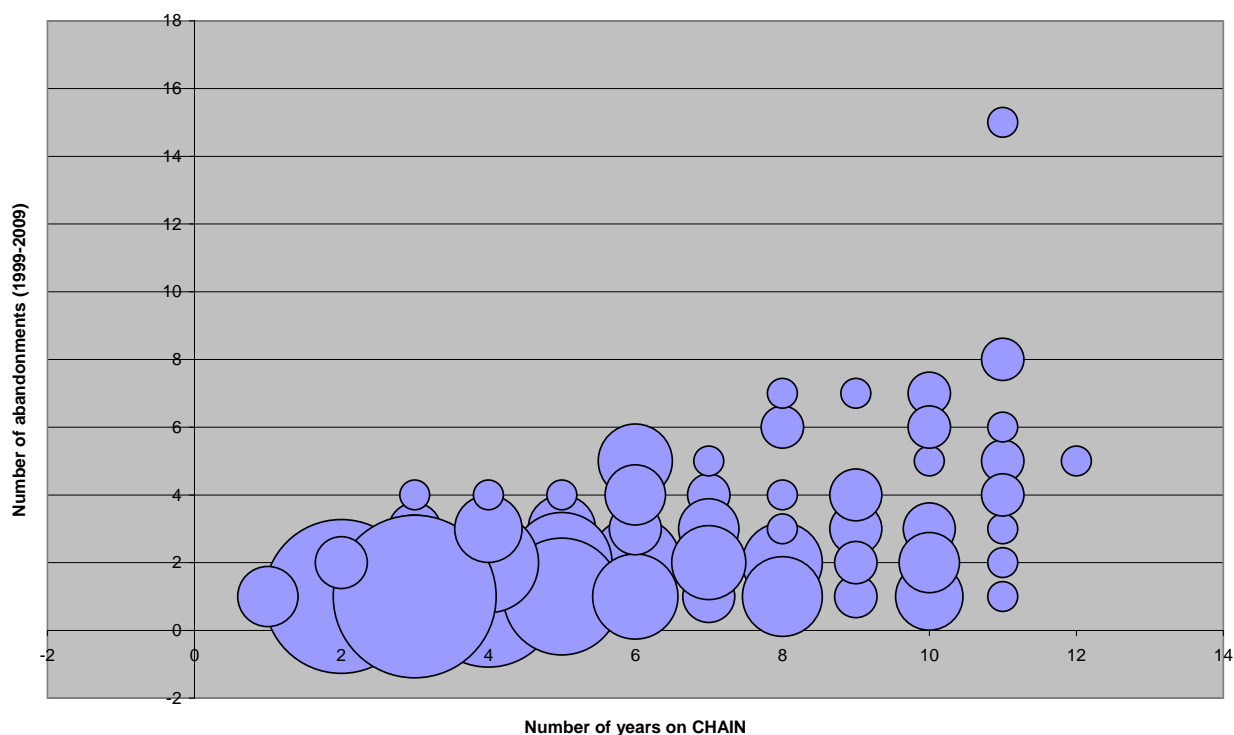
** nine people had never slept rough before their abandonment

Figure (I) Number of times abandoned in whole 'CHAIN history' (pie) and number of abandonments by number of years active on CHAIN



Years on CHAIN	Number of abandonments (1999-2009)									Grand Total
	1	2	3	4	5	6	7	8	15	
1	4									4
2	26	3								29
3	29	10	3	1						43
4	22	11	5	1						39
5	15	11	5	1						32
6	8	9	3	4	6					30
7	3	6	4	2	1					16
8	7	7	1	1		2	1			19
9	2	2	3	3			1			11
10	5	4	3		1	2	2			17
11	1	1	1	2	2	1		2	1	11
12					1					1
Grand Total	122	64	28	15	11	5	4	2	1	252

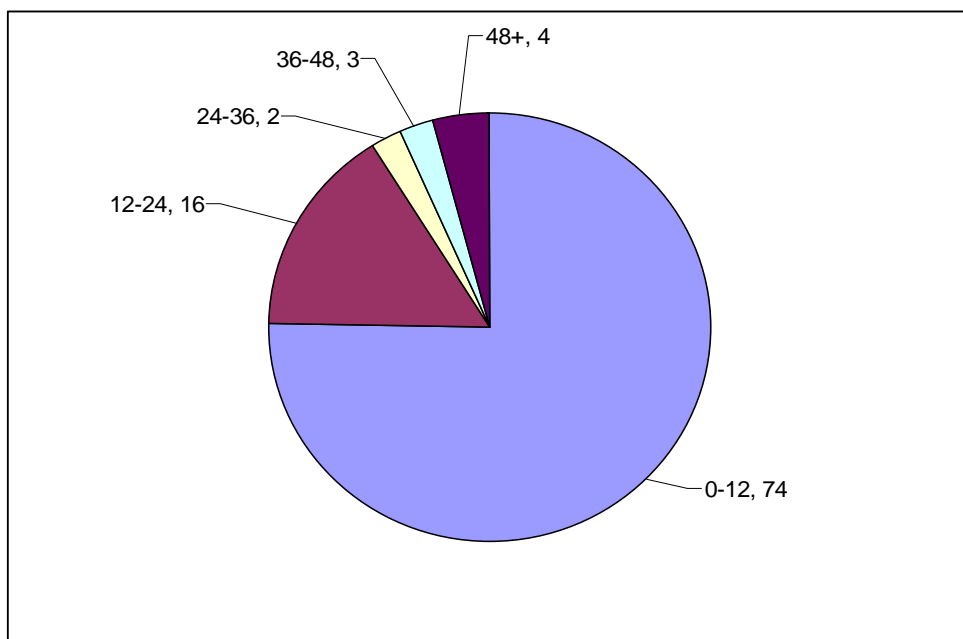
Figure (m) Number of times abandoned in whole 'CHAIN history' by number of years active on CHAIN



Most of those who abandoned had been seen sleeping rough recently - three quarters (74%) within one year and 90% within two years.

All but nine clients had been seen sleeping rough before they abandoned in 07/08. The majority (74%) of these had been seen sleeping rough within a year of their abandonment - in some cases this might be while they were resident in the hostel. There was a significant minority who had not been seen rough sleeping for some time prior to abandonment - probably because they were longer residents in the accommodation they abandoned from.

Figure (n) How long ago most recently seen rough sleeping prior to abandonment (in months)

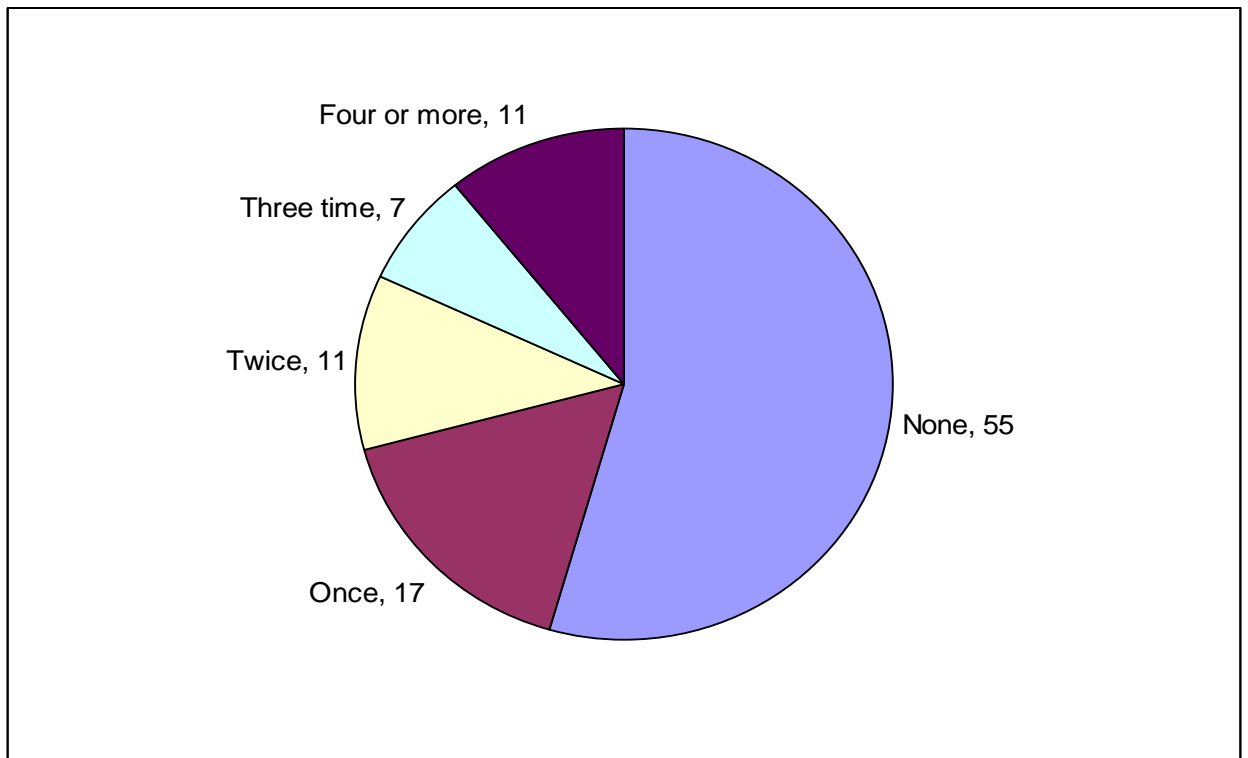


Most recent month	Count	Percentage
0-12	199	74%
12-24	42	16%
24-36	6	2%
36-48	7	3%
48-60	4	1%
60-72	3	1%
72-84	3	1%
84-96	4	1%
Grand Total	268*	100%

*9 people did not sleep rough prior to their abandonment

2007/8, 152 (55%) were not seen rough sleeping the following six quarters after the end of the financial year 2007/08. Just under a fifth (17%) were seen rough sleeping in one quarter, three in ten (29%) were seen sleeping rough in two or more quarters in the period after their 2008/09 - Sept 09.

Figure (o) No. quarters cohort from 07/08 were seen rough sleeping between 01/04/08 to 18/09/09



Quarters seen RS	Count	Percentage
None	152	55%
1	46	17%
2	31	11%
3	20	7%
4	11	4%
5	10	4%
6	7	3%
Total	277	100%

People who abandon are likely to be seen sleeping rough as their next action type or to arrive at another short term accommodation project. Many of those whose next action type is sleeping rough then go on to stay in short term accommodation. The chances of someone going back into short term accommodation after abandoning are high.

Analysis was conducted to see 'what happens next' when people in our cohort abandon. This was based on looking at the sequence of key action types - rough sleeping, arrivals at hostels, reconnections, death and then an 'other' group. Figure (p) shows the sequence of events for people - the sequence for different people will cover different time periods.

The first event following abandonment is usually rough sleeping (46%), but for 28% of people the next event is an arrival at short term accommodation. Furthermore for a third of people the next two actions after abandonment are to sleep rough *then* go into short term accommodation. There is a pattern of those who abandon securing alternative short term accommodation - and possibly in some cases being able to return to the accommodation they had abandoned.

Figure (p) What happens after abandonment?



The chart shows that the second or third action for some clients after abandonment is leaving a short term accommodation project. The table below provides a breakdown of their destinations.

Figure (q) Reasons for leaving short term accommodation (those whose second and third action types after abandoning were leaving short term accommodation)

Destination on departure of short term accommodation for those whose second action type of was leaving short term accommodation	Count
Move to another hostel - Specify in other details	16
Not known - abandoned	14
Not known - evicted	8
Move to long-term accommodation	6
Prison	5
Move to other temporary accommodation	4
Not known - left of own accord	4
Hospital	3
Clinic	2
Area Outside London	1
Grand Total	63

Destination on departure of short term accommodation for those whose third action type of was leaving short term accommodation	Count
Move to another hostel - Specify in other details	29
Not known - abandoned	25
Move to other temporary accommodation	7
Not known - evicted	6
Move to long-term accommodation	5
Not known - left of own accord	5
Area Outside London	3
Clinic	3
Return to home area	2
Return to streets	2
Not known - end of time limited stay	1
Prison	1
Grand Total	89

For 22% of people who went on to arrive at temporary accommodation the gap between the arrival and preceding abandonment was less than a month. For more than a third the gap is six months or more.

The tables below look more closely at those who abandoned and went into temporary accommodation again up to September 2009. Figure (r) shows that a fifth of people who abandoned in 07/08 and went on to arrive at a hostel accessed the second accommodation within a month of the abandonment. For the rest the intervening period was longer, indeed for more than a third (36%) it was more than 6 months before they arrived at short term accommodation. The whereabouts of these people between abandoning and accessing short term accommodation vary. Some will have been into clinics or detox or bed and breakfast, some will have been rough

sleeping, some are likely to have been hidden homeless or staying with friends or family.

Figure (r) Gap between abandonment and subsequent arrival at short term accommodation

Difference	Count	Percentage
Under 1 week	20	11%
1-2 weeks	7	4%
2-3 weeks	4	2%
3-4 weeks	8	5%
1-2 months	22	13%
2-4 months	33	19%
4-6 months	20	11%
6 months - 1 year	38	22%
1 year+	24	14%
Total	176	100%

Base: All those who had an arrival after their abandonment in 2007/08

The majority (61%) of those who return to temporary accommodation sleep rough in the period between abandonment and arrival.

Four in ten people who went back to temporary accommodation after their 2007/08 abandonment were not seen sleeping rough before their arrival. A fifth were seen rough sleeping once or twice before returning to temporary accommodation. At the other extreme a fifth were seen rough sleeping more than ten times before returning to temporary accommodation.

Figure (s) Rough sleeping actions between being evicted and next arriving at short term accommodation

RS actions	Count	Percentage
0	69	39%
1	19	11%
2	15	9%
3	6	3%
4	6	3%
5	8	5%
6-10	18	10%
11-20	19	11%
21-50	12	7%
50+	4	2%
Total	176	100%

The prevalence of support needs amongst cohort is high though not as high as for those in the evictions cohort.

Workers record their assessment of a clients support needs on CHAIN. Six in ten (56%) cohort had an alcohol support need recorded, half had a drug related support need. Just over a third had mental health problems recorded. In the case of drugs and alcohol the profile of cohort shows a much higher proportion of people with support needs that the comparison data provided. Hostels are often only available to people with a support need which means that the overall profile of hostel residents would show a higher level of support need than CHAIN clients overall. Support needs data on CHAIN is top line information - a recent exercise to review this data found that drugs and alcohol supports needs information is likely to be more accurate than data on mental health from the system. Hostels are likely to record a more detailed and regularly updated support needs assessment for clients. 41% of cohort had a physical health need recorded this lower than for those on CHAIN overall.

Information about how likely people with support needs are to be evicted compared to others is also available in the CHAIN research report - Profiling rough sleepers.

Figure (t) Support needs of 07/08 cohort with all CHAIN figures for comparison

Combination of support needs*	Count of cohort	% of cohort	%All those contacted 08/09 for comparison**
Alcohol and drugs	45	17%	10%
Alcohol and mental health	35	13%	8%
Alcohol only	47	18%	16%
Alcohol, drugs and mental health	24	9%	7%
All 3 no	26	10%	14%
All 3 not known or not assessed	7	3%	16%
Drugs and mental health	17	6%	3%
Drugs only	46	17%	5%
Mental health only	17	6%	12%
Grand Total	268	100%	9%
			100%
Alcohol	151	56%	41%
Drugs	132	49%	34%
Mental Health (w)	93	35%	29%
Physical health	110	41%	67%

* based on most recent support needs assessment completed for the client

* **base 4676

Profile of those who have had an abandonment, eviction or both in 2007/08

Appendix

	Abandonment count											Grand Total
	0	1	2	3	4	5	6	7	8	15		
0		107	42	17	11	4	1		1	1		184
1	104	44	21	7	4	4	3		1			188
2	42	18	10	7		1		1				79
3	17	12	5	5	2	2		2				45
4	8	7	4	2	1		1	1				24
5	1	2					1					4
6	2		1	1								4
7	2							1				3
Grand Total	176	190	83	39	18	11	6	5	2	1		531