

PUBLIC HOUSING — EVICTIONS

1050. Hon Dr Brad Pettitt to the Leader of the House representing the Minister for Housing; Lands; Homelessness; Local Government:

- (1) Please provide the following details for the years 2011–2021 or if only available from 2018:
 - (a) the number of evictions from public housing tenancies, broken down by:
 - (i) vacant possession after termination notice;
 - (ii) vacant possession after Court order; and
 - (iii) vacant possession after Bailiff attends to enforce order;
 - (b) the number of households evicted with Aboriginal tenants (or household members), as recorded by the Housing Authority;
 - (c) the number of households evicted where there are children in the household; and
 - (d) the total number of the children listed as household members where the household has been evicted?
- (2) Does the Housing Authority record the reason for termination of a tenancy:
 - (a) what categories does the Housing Authority use:
 - (i) please disclose the number of tenancies terminated (resulting in eviction) for each basis of termination, for the years 2011–2021 or if only available from 2018; and
 - (ii) how are cases with multiple kinds of breach recorded and reflected in this data; and
 - (b) do the categories cover these issues: rent arrears, property standards, disruptive behaviour, serious damage, injuries to neighbours or Housing Authority staff?

Hon Sue Ellery replied:

- (1) (a) Eviction is a last resort for the Department of Communities. Communities works with tenants to ensure they are given every opportunity to rectify the issues impacting on their tenancy. This includes making appropriate referrals to supports and programs such as Thrive, which provides support to public housing clients.

Where a tenant is at risk of eviction, Communities will increase their contact with the client and link them with relevant support services to help address the issues impacting their tenancy and, in most cases, people remedy the issues impacting their tenancy.

Where tenants are experiencing arrears, Communities supports tenants through repayment arrangements and the Debt Discount Scheme, which in some cases requires tenants to pay back only 50% of their debt.

‘Vacates following’ occurs where an individual relinquishes the property after a termination notice or court order. Termination notices and court orders often do not lead to eviction and Communities will continue to work with tenants to rectify issues impacting their tenancy, even following eviction orders, tenants have the opportunity to remediate their tenancy and engage with Communities.

- (i) Tenants voluntarily vacating following termination notices are not evictions. When given a termination notice, tenants still have the opportunity to remediate their tenancy and engage with Communities to sustain their tenancies.

Financial Year	Voluntarily Vacates following Termination Notice
2013–14	70
2014–15	36
2015–16	43
2016–17	225
2017–18	339
2018–19	242
2019–20	171

2020–21	43
2021–22	95

- (ii) Tenants voluntarily vacating following court orders are not evictions. When given a court order, tenants still have the opportunity to remediate their tenancy and engage with Communities to sustain their tenancies.

Financial Year	Voluntarily Vacates following Court Order
2013–14	134
2014–15	120
2015–16	137
2016–17	162
2017–18	102
2018–19	279
2019–20	207
2020–21	42
2021–22	118

- (iii) Bailiff evictions follow where tenants repeatedly and egregiously fail to rectify their behaviour or engage with Communities to sustain their tenancies.

Financial Year	Bailiff Eviction
2013–14	252
2014–15	233
2015–16	315
2016–17	293
2017–18	159
2018–19	167
2019–20	93
2020–21	7
2021–22	43

- (b) To support tenants who have disclosed ATSI status, Communities provides culturally appropriate supports as well as engaging service providers to help deliver sustainable, longer term support networks.

It is important to note that when applying, the ATSI field is not a mandatory option for tenants to indicate as to whether they identify as ATSI. Applicants for public housing in WA are not required to identify their ethnicity when applying for housing assistance.

Please refer to table below, noting that this data includes voluntary vacations after termination notices, court orders or where tenants subject to a bailiff eviction have sought to work with Communities and not been evicted. Where termination notices or court orders are given, tenants still have the opportunity to remediate their tenancy and engage with Communities to sustain their tenancies.

Historically, reportable data before system changes in 2017–18 were recorded at a tenancy and application level, if at all, with a low confidence level. Subsequently, comparative data prior to June 2018 is not available.

Financial Year	Tenancies where at least one householder has identified as ATSI
2018–19	384
2019–20	246

2020–21	53
2021–22	129

- (c)–(d) Where children are involved, Communities provides additional supports to help sustain the tenancy. Communities also has processes which ensure that Child Protection and Family Support officers are notified when termination or eviction proceedings are initiated for households that include children, to provide child protection officers the opportunity to engage the family with appropriate support or intervention. This often results in referrals and engagement of tenants in collaborative support programs such as Thrive, or alternative supported accommodation options. Clients also remain eligible to reapply for further housing assistance.

It should be noted that this data may include children who are listed on the tenancy agreement but are not residing at the property.

Financial Year	Total No. of Tenancies with Children	Total No. of Children
2016–17	171	388
2017–18	80	176
2018–19	85	199
2019–20	42	81
2020–21	4	6
2021–22	9	12

- (2) (a)–(b) The Department of Communities categorises tenancies terminated by;

Illegal Use of Premises

Disruptive Behaviour

Arrears where they are excessive no repayment arrangement agreed (Arrears)

Other

Tenants voluntarily vacating following termination notices are not evictions. When given a termination notice, tenants still have the opportunity to remediate their tenancy and engage with Communities to sustain their tenancies.

Financial Year	Category	Voluntarily Vacates following Termination Notice
2013–14	Illegal Use of Premises	–
	Disruptive Behaviour	16
	Arrears	28
	Other	26
	Total	70
2014–15	Illegal Use of Premises	–
	Disruptive Behaviour	5
	Arrears	21
	Other	10
	Total	36
2015–16	Illegal Use of Premises	1
	Disruptive Behaviour	12
	Arrears	13
	Other	17
	Total	43

2016–17	Illegal Use of Premises	0
	Disruptive Behaviour	3
	Arrears	163
	Other	59
	Total	225
2017–18	Illegal Use of Premises	–
	Disruptive Behaviour	11
	Arrears	207
	Other	121
	Total	339
2018–19	Illegal Use of Premises	–
	Disruptive Behaviour	6
	Arrears	125
	Other	111
	Total	242
2019–20	Illegal Use of Premises	–
	Disruptive Behaviour	11
	Arrears	71
	Other	89
	Total	171
2020–21	Illegal Use of Premises	–
	Disruptive Behaviour	6
	Arrears	11
	Other	26
	Total	43
2021–22	Illegal Use of Premises	–
	Disruptive Behaviour	2
	Arrears	50
	Other	43
	Total	95

Tenants voluntarily vacating following court orders are not evictions. When given a court order, tenants still have the opportunity to remediate their tenancy and engage with Communities to sustain their tenancies.

Financial Year	Category	Voluntarily Vacates following Court Order
2013–14	Illegal Use of Premises	9
	Disruptive Behaviour	22
	Arrears	55
	Other	48
	Total	134
2014–15	Illegal Use of Premises	3
	Disruptive Behaviour	20
	Arrears	52

	Other	45
	Total	120
2015–16	Illegal Use of Premises	3
	Disruptive Behaviour	25
	Arrears	65
	Other	44
	Total	137
2016–17	Illegal Use of Premises	6
	Disruptive Behaviour	16
	Arrears	75
	Other	65
	Total	162
2017–18	Illegal Use of Premises	5
	Disruptive Behaviour	10
	Arrears	52
	Other	35
	Total	102
2018–19	Illegal Use of Premises	7
	Disruptive Behaviour	43
	Arrears	120
	Other	109
	Total	279
2019–20	Illegal Use of Premises	9
	Disruptive Behaviour	31
	Arrears	85
	Other	82
	Total	207
2020–21	Illegal Use of Premises	3
	Disruptive Behaviour	16
	Arrears	9
	Other	14
	Total	42
2021–22	Illegal Use of Premises	5
	Disruptive Behaviour	29
	Arrears	35
	Other	49
	Total	118

Bailiff evictions follow where tenants repeatedly and egregiously fail to rectify their behaviour or engage with Communities to sustain their tenancies.

Financial Year	Category	Bailiff Eviction
2013–14	Illegal Use of Premises	4
	Disruptive Behaviour	43

	Arrears	148
	Other	57
	Total	252
2014–15	Illegal Use of Premises	1
	Disruptive Behaviour	31
	Arrears	111
	Other	90
	Total	233
2015–16	Illegal Use of Premises	11
	Disruptive Behaviour	42
	Arrears	165
	Other	97
	Total	315
2016–17	Illegal Use of Premises	12
	Disruptive Behaviour	36
	Arrears	142
	Other	103
	Total	293
2017–18	Illegal Use of Premises	3
	Disruptive Behaviour	16
	Arrears	75
	Other	65
	Total	159
2018–19	Illegal Use of Premises	3
	Disruptive Behaviour	18
	Arrears	76
	Other	70
	Total	167
2019–20	Illegal Use of Premises	6
	Disruptive Behaviour	12
	Arrears	37
	Other	38
	Total	93
2020–21	Illegal Use of Premises	—
	Disruptive Behaviour	3
	Arrears	2
	Other	2
	Total	7
2021–22	Illegal Use of Premises	4
	Disruptive Behaviour	9
	Arrears	11

	Other	19
	Total	43
<ul style="list-style-type: none">• Tenancies terminated with multiple action including Disruptive Behaviour are reported under the 'Disruptive Behaviour' category, and multiple action excluding Disruptive Behaviour are reported under the 'Arrears' category.• Note: in 2019 and 2020 vacates and/or bailiff eviction figures were updated due to data processing errors. Therefore, some historical figures released prior to these updates will differ.		