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# Anti-Social Behaviour Strategy

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**August 2008**



# Anti-Social Behaviour Strategy

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# Anti-Social Behaviour Strategy

## 1. Introduction and Aims Overview

Although there is currently no single legal definition of what constitutes Anti-Social Behaviour (ASB), it is broadly agreed as *“Behaviour which impacts negatively on resident’s quality of life in and around their homes”*.

It is accepted that in the context of social housing provision this can be anything from low level, persistent nuisance to serious violence and other criminal behaviour.

Any definition of ASB must acknowledge the right of individuals to lead differing lifestyles provided they do not impinge upon their neighbours or cause a general or specific nuisance to others.

Rykneild Homes Ltd (RHL) acknowledges that varying social, ethnic and age groups will perceive what constitutes ASB differently.

It is accepted and acknowledged in the Tenancy Agreement, that ASB can be caused both by residents and non-residents including visitors to tenants or lessees and can affect both.

The definitions of ASB adopted by RHL are based on the Crime and Disorder Act 1998 and the Housing Act 1996, these being:

***“Behaviour that causes or is likely to cause harassment, alarm or distress to one or more persons not of the same household.”***

***“Conduct causing or likely to cause a nuisance or annoyance to a person residing, visiting or otherwise engaged in lawful activity in the locality.”***

For the purpose of this Strategy, ASB is defined as conduct which:

- is capable of causing nuisance or annoyance to any person; and
- directly or indirectly relates to or affects housing management functions of a relevant landlord; or
- consists of or involves using or threatening to use housing accommodation owned or managed by a relevant landlord for an unlawful purpose. (Anti-Social Behaviour Act 2003);
- unlawfully interferes with a person’s use or enjoyment of their land or property, or with their health, comfort or convenience (private nuisance);
- is a result of act or omission which is a statutory nuisance as defined in the Environmental Protection Act 1990 (statutory nuisance);.
- involves violence which may be verbal or physical and which includes attacks on property as well as on the person, suffered by individuals or groups because of their colour, race, nationality, ethnic or national origins when the victim believes that the

perpetrator was acting on racial grounds and/or there is evidence of racism (hate crime/racial harassment);

- deliberately interferes with the peace, comfort or safety of any person on grounds of race, colour, religion, sex, sexual preference, disability, ill health or age including incidents of graffiti, damage to property, abuse, threats or physical attacks (hate crime/harassment);
- impacts negatively on residents' quality of life in and around their homes.

Rykneld Homes Ltd recognises that providing a quality housing service involves:

- effectiveness in tackling ASB and addressing the problems it creates;
- recognising that ASB can be a destructive force within communities and that the lives of a significant number of residents, lessees and their families can be blighted by the behaviour of an unreasonable minority.

Rykneld Homes Ltd contends that ASB in all its forms creates an avoidable and unacceptable drain on staff and financial resources which could otherwise be utilised in providing more beneficial services, improvements to housing stock and safer and more pleasant environments.

The aim of the ASB Strategy is to build on the substantial work and measures already introduced by Neighbourhood Service to tackle ASB within the Council's housing stock.

In order to achieve this objective, the existing tried and tested powers and measures available to social landlords and their agents will remain at the core of the Strategy. In addition, the Strategy also seeks to bring up to date, to put in place and to agree with tenants and other stakeholders a framework of new measures that have been introduced by legislation or that have been identified as good practice.

As well as retaining partnerships and links which have been developed to date, where relevant, the Strategy will also seek to build on and further develop new and effective working between RHL Neighbourhood Service Division, North East Derbyshire District Council (NEDDC) Departments and other external public agencies such as the Police, Social Services; Education etc.

An example of existing partnership working in relation to ASB is demonstrated by the Director of Neighbourhood Service, Team Leaders, Respect Champion and Neighbourhood Champions representing the service, at both core and operational levels, as members of the North East Derbyshire Community Safety Partnership which is supported by Officers from:

- Community Safety Partnership.
- Derbyshire Fire and Rescue.
- Derbyshire Constabulary.
- Probation Service.
- Connexions.
- Social Services.
- Education.
- Youth Offending Team.
- Drugs and Alcohol Team.

The remit of the group is to discuss ongoing issues, share information, and agree joint approaches to find joint solutions to issues, awareness of ongoing work/initiatives within the areas covered by the partner agencies.

Rykneld Homes Ltds' ASB Strategy comprises of three key **Strategic Objectives**, which are:

### 1.1. **Prevention**

To continue using existing measures and to introduce new measures and Policies that will reduce, prevent and deter the opportunity for and incidence of crime and ASB in the housing stock.

### 1.2. **Enforcement**

To achieve continuous improvement in the service to tenants and others reporting ASB, to continue using existing measures and to introduce new measures that allow for more effective and broader based action against the perpetrators.

### 1.3. **Community Involvement**

To engage tenants, residents and other stakeholders in developing pleasant, safe communities where ASB is recognised as being unacceptable. To empower tenants to assist in this process and to develop sustainable communities which encourage respect and responsibility between all stakeholders.

The Strategy also has **Guiding Principles** which represent a Policy Statement in relation to dealing with complaints of ASB and identifies the principles that will be followed in tackling it. The major principles include:

- working in partnership with tenants, leaseholders, other agencies and stakeholders;
- mainstreaming Crime and Disorder issues and including, where appropriate, measures to prevent and deter ASB as key elements of other Housing Policies and Strategies;
- using measures to combat ASB to link with and contribute to other plans and Strategies;
- considering the use of all reasonable measures available to Local Authority Landlords and their agents to tackle ASB;
- contributing to tackling ASB to be a key objective of RHL;
- aiming to prevent ASB from occurring in preference to taking enforcement action;
- taking a holistic multi-agency approach to tackling ASB;
- ensuring enforcement against ASB is proportionate and upholds the Human Rights, Disability Discrimination, Children and Race Relations Act(s) in respect of victims and perpetrators;
- following the Code of Practice for Social Landlords in Tackling Racial Harassment;

- identifying and respecting issues of Equality and Diversity and recognising groups and individuals with varying or special needs;
- employing early intervention and persuasion before seeking legal or enforcement action;
- using eviction as a measure of last resort;
- regularly monitoring and publishing performance and progress and reviewing the Strategy to incorporate changes to legislation or new powers made available to social landlords;
- working towards the needs, protection and support of victims and witnesses whilst at the same time being mindful that perpetrators, especially the young and vulnerable, may also require help;
- review and publish procedures and Policies for tackling ASB on a regular basis in accordance with legislation;
- provide adequate and timely training for staff dealing with the prevention and resolution of ASB.

#### **1.4. Current measures available to Social Landlords to prevent and tackle ASB**

The principle powers and enforcement measures available to Local Authority Landlords and their agents with which to tackle ASB. Measures include:

- the use of persuasion and warning letters;
- the use of injunctive action through the County Court, including additional powers introduced by the ASB Act 2003;
- enforcement action for breaches of the Tenancy Agreement including in extreme cases, seeking possession of the property through the County Court;
- the use of Introductory Tenancies;
- the use of Demoted Tenancies to demote the tenancies of persons who behave anti socially from secure to non-secure;
- the flexibility for Local Authority Landlords to withhold consent for a mutual exchange and obtain Court approval to suspend a tenant's Right to Buy.
- application to the Magistrates Court for an ASB Order (ASBO) in consultation with the Police and other relevant agencies and the removal of reporting restrictions;
- powers available under the Homelessness Act 2002 to treat as ineligible or not give preference to, housing applicants who have been guilty of serious ASB;
- the use of Acceptable Behaviour Contracts (ABCs);
- support measures for witnesses or vulnerable persons and the potential for using professional witnesses;
- mediation in cases of neighbour dispute or nuisance where applicable.

## **2. Strategic Objectives**

### **2.1. Prevention**

To prevent crime and ASB by:

- using and developing available resources, including publishing Policies/Procedures and Service Standards to promote responsible behaviour and develop a culture within communities where ASB will not be tolerated;
- through Choice Based Lettings (CBL), continuing to check an applicant's eligibility to register on the Housing Register by asking for details of whether the applicant(s) have any history of being involved in committing criminal offences or having been engaged in ASB. In some cases, based on the individual details of any previous offences, applicants may be deemed to be ineligible or suspended from joining the Housing Register;
- continuing to develop the existing 'sign-up' procedure to communicate to new tenants what is considered to be acceptable behaviour, identify their rights and responsibilities in respect to the conduct of their tenancy;
- continuing Accompanied Viewing (introduced in September 2006) which involves the Neighbourhood Champions accompanying prospective tenants on viewing visits to properties for which they are being considered for the tenancy. This early contact as part of the allocation process, allows Officers to not only introduce themselves to new tenants, but also provides an opportunity for face to face discussion with the potential tenants regarding the expectations which RHL places on tenants in respect of ASB;
- introducing specific Service Standards based initially on 'Response times to Complaints' and 'Complaints Satisfaction' which will be monitored against agreed Performance Indicators and analysed to inform Policy/Procedure/practice changes;
- developing electronic workload management systems within ANITE to manage, analyse and report on incidents of ASB as an integral part of Tenancy and Estate management;
- Neighbourhood Champions spending a large proportion of their working hours actually out on the estates and building a rapport with local residents;
- undertaking publicised estate 'Tours' with Tenant Representatives and also representatives from other agencies who work in the area;
- undertaking regular Estate Inspections to ensure early identification and action in respect of 'actual' or 'potential' problems e.g. Graffiti, Fly tipping, damage to Council property, Abandoned Vehicles etc. The inspections being scored in accordance with a 'weighting' matrix agreed with tenants and residents which will allow the overall condition of the estates to be monitored for improvement/deterioration and allow for the targeting of staff resources into areas requiring more extensive management. Using the agreed inspection procedure and common scoring matrix, this will ensure consistency across the District;

- continuing, and expanding wherever possible, joint working with NEDDC Departments, the North East Derbyshire Community Safety Partnership, Safer Neighbourhood Teams and other partner agencies;
- in partnership with NEDDC, Community Involvement staff in RHL, and other partner agencies, promote and identify funding for the provision of services for children and young people;
- providing an ongoing training programme for RHL staff in tackling ASB and other related issues;
- using all available resources, including publishing procedures and Service Standards to promote responsible behaviour and develop a culture within communities where ASB is clearly defined and recognised as unacceptable;
- continuing to use Mediation and use ABCs to encourage parental responsibility and tackle ASB in young people;
- reviewing Equality and Diversity issues in the context of preventing crime and disorder, and ASB;
- treating as paramount, the needs, protection and support of victims and witnesses at the same time being mindful that perpetrators, especially the young and vulnerable, may also require help;
- develop with partner agencies a Family Intervention Project.

## 2.2. Enforcement

To achieve continuous improvement in the service to tenants or others reporting ASB by undertaking to:

- continue to use existing, and implementing new measures which allow for effective and broad based enforcement action against the perpetrators;
- taking early 'firm but fair' enforcement action against breaches of Tenancy Conditions;
- taking the lead in respect of enforcement action against Leaseholders where there is a breach of their lease which constitutes ASB;
- continue the use of Mediation Services, where appropriate;
- continue the use of Professional Witnesses in appropriate cases;
- continue and expand where possible, joint working with other Council Departments or outside agencies;
- use fixed/portable/relocatable CCTV to gather evidence/support witnesses where applicable;
- continue to use Digital Audio Tape (D.A.T) recording equipment to gather evidence/support witnesses where applicable;

- continue to use ABCs to encourage parental responsibility and tackle ASB in young people;
- utilise the powers available under the Introductory Tenancy scheme to, where necessary and appropriate, bring tenancies to an end more quickly and easily;
- utilise the powers available under the Introductory Tenancy scheme to extend the initial 12 month duration of a tenancy where incidents of ASB are ongoing
- utilise Demotion Orders/Demoted Tenancies;
- review Equality and Diversity issues in the context of enforcing crime and disorder, and ASB;
- refer to the Respect Champion, the more serious or protracted cases where normal tenancy or estate remedial actions have failed to provide a satisfactory resolution; or where urgent legal action e.g. injunctive action, is required.

In some situations whilst investigating alleged ASB, it may be necessary to undertake covert surveillance i.e. surveillance carried out in a manner calculated to ensure that the person(s) subject to the surveillance are unaware of it taking place. If undertaking covert surveillance, RHLs' staff will have to comply with the Human Rights Act 1998.

**This does not apply to:**

- 'General observations' whilst undertaking normal duties, such as observing cars being mended in gardens, witnessing general noise or observing rubbish being dumped.
- 'Surveillance' carried out by a tenant on his/her own initiative, such as information recorded on diary sheets by a tenant who wishes to pass these on to us or videotapes recorded by a tenant.

**It would apply to:**

- Instructing a tenant to video record incidents.
- Placing a Neighbourhood Champion to covertly observe a house or area.
- Using professional witnesses to covertly observe activity.

If a Neighbourhood Champion wishes to use covert surveillance, this must be authorised by one of the NEDDC's 'Authorising Officers'. The 'Authorising Officer' when considering the RIPA application, must consider whether the authorisation is necessary on one of the following grounds:

- In the interests of National security.
- For the purpose of preventing or detecting crime or of preventing disorder.
- In the interests of economic well being of the United Kingdom.
- In the interest of public safety.
- For the purpose of protecting public health.

- To assess or collect any tax, duty, levy or other charge payable to a Government Department protection of the rights or freedoms of others.

Authorisation will not be given unless the 'Authorising Officer' is satisfied that the RIPA request is both Necessary and Proportionate.

### 2.3. Community Involvement

A key element of the Strategy through which a multi-agency approach to problem solving can be achieved by:

- engaging with tenants and other stakeholders in developing pleasant, safe communities where ASB is recognised as being unacceptable, where those engaging in such behaviour can be readily identified, held accountable and dealt with, by the appropriate agencies;
- enabling and empowering tenants to assist in combating ASB;
- developing communities and neighbourhoods that are sustainable, where tenants and other stakeholders treat each other with respect and where people are encouraged to take responsibility for their own actions.
- promoting Tenants and Residents or Leaseholder Groups, through the Community Involvement Team, to encourage social inclusion and local resolution of problems;
- continuing to undertake, promote and publicise 'Estate Tours' and encourage local residents and members from other agencies to join the Neighbourhood Champions during the tours;
- Neighbourhood Champions accompanying prospective tenants on viewing visits to properties for which they are being considered for the tenancy. This early contact as part of the allocation process, allows Officers to not only introduce themselves to new tenants, but also provides an opportunity for face to face discussion with the tenants regarding the expectations which RHL places on tenants in respect of ASB;
- Neighbourhood Champions spending a large proportion of their working hours actually out on the estates and building a rapport with local residents;
- Rykneld Homes Ltd staff supporting and attending Tenant and Resident Group meetings where applicable;
- reviewing Equality and Diversity issues in the context of Community Involvement both in preventing and enforcing crime and disorder and ASB;
- the Community Involvement Team are willing to lend support to community activities that help to prevent ASB. They will also organise diversionary activities throughout the year. Tenants and Residents are welcome to get in touch.

Contact details via email at – [get.involved@rykneldhomes.org.uk](mailto:get.involved@rykneldhomes.org.uk)

Telephone - 01246 217895

### 3. Guiding Principles

To achieve the strategic objectives, RHL will endeavour to uphold the following principles:

- the needs, protection and support of victims and witnesses will be treated as paramount whilst at the same time being mindful that perpetrators, especially the young and vulnerable, may also require help;
- where applicable and beneficial to either party, work in partnership with Tenants, Leaseholders, other stakeholders and external agencies;
- action contributing to the reduction of crime and disorder and ASB will be mainstreamed and where applicable, measures to 'prevent and deter' will form key elements of other RHL's Policies, Procedures and Strategies;
- measures to address ASB will link with and contribute to plans and strategies, especially those aimed at tackling crime and ASB;
- wherever practicable RHL will use all reasonable measures available to tackle ASB involving NEDDC tenancies and against non-tenants where their behaviour adversely impacts on housing or estates within its management areas;
- aim to intervene early in cases of ASB and apply persuasive measures before formal or legal enforcement action is instigated;
- the main aim will be to prevent crime and ASB from occurring rather than relying on enforcement action;
- use eviction as a measure of last resort to resolve cases of crime and disorder or ASB;
- enforcement action will be proportionate to the seriousness of the ASB that is encountered and will recognise and uphold the Human Rights Act, Disability Discrimination Act, Children Act and Race Relations Act in relation to victims and perpetrators;
- where appropriate, encourage and facilitate a holistic multi-agency approach to tackling ASB;
- in applying its ASB Strategy, seek to identify and respect issues of Equality and Diversity and recognise groups and individuals with different or special needs;
- in appropriate cases, when the victim believes that the ASB was/is racially motivated, follow the Racial Harassment Policy;
- measure progress and performance in tackling ASB and comply with the obligations placed on social landlords and their agents detailed in the "*Anti-Social Behaviour: Policy and Procedure – Statutory Code of Guidance for Local Housing Authorities and Housing Action Trusts*" (ODPM 2004) by reviewing and publishing its policies and procedures on a regular basis;
- support the implementation of new legal powers made available to Social Landlords and their agents;

- work towards a situation where RHL, NEDDC and outside agencies such as the Police, Probation, Fire and Rescue etc. are working together in partnership to address ASB;
- firm but fair enforcement of the Conditions of Tenancy, tempered where appropriate, by support and assistance to groups or individuals to deter or prevent ASB from occurring, for example diversionary activities for young people and children;
- promote a focus on parents to be responsible for ensuring the acceptable behaviour of their children and in enforcing discipline;
- the involvement of Tenants and Leaseholders in the process of tackling ASB;
- the publication of information about policies, procedures and services for tackling ASB;
- investigate and, if appropriate introduce, new and innovative methods to prevent, deter or tackle ASB.

#### **4. Partners to the Strategy**

Rykneld Homes Ltd recognises the need to adopt a multi-agency approach to resolving ASB, and the issues that surround and cause it.

As well as working closely with Tenants and Leaseholders, RHL is committed to working in partnership with other stakeholders, for example:

- The North East Derbyshire Community Safety Partnership (where RHL and any other interested Council Departments and external agencies such as the Police, Fire and Rescue Service, Social Services, Mental Health Team, Education Welfare Service; meet to discuss and by sharing information, agree action to prevent or resolve individual or general cases of ASB).
- North East Derbyshire District Council.
- Parish Councils.
- Community Partnerships.
- Safer Neighbourhoods Teams.
- CHART (CHesterfield Area Regeration TTeam).
- The Federation of North East Derbyshire Tenants and Residents.
- Tenants and Residents Groups.

##### **4.1. Engagement with other Council Plans and Strategies**

To achieve success it is essential that the RHL ASB Strategy is not viewed or operated in isolation. Measures to combat ASB must link with and contribute to both the NEDDC's corporate and community priorities and other RHL Strategies, Policies and practices and

also with strategies of other outside agencies working towards the same aims and objectives.

North East Derbyshire District Council – Corporate Plan 2008 - 2011

[www.ne-derbyshire.gov.uk/council-democracy/plans--strategies/corporate-plan](http://www.ne-derbyshire.gov.uk/council-democracy/plans--strategies/corporate-plan)

North East Derbyshire District Council – Housing Strategy 2006 - 2009

<http://www.ne-derbyshire.gov.uk/housing/strategic-housing-service/housing-strategy>

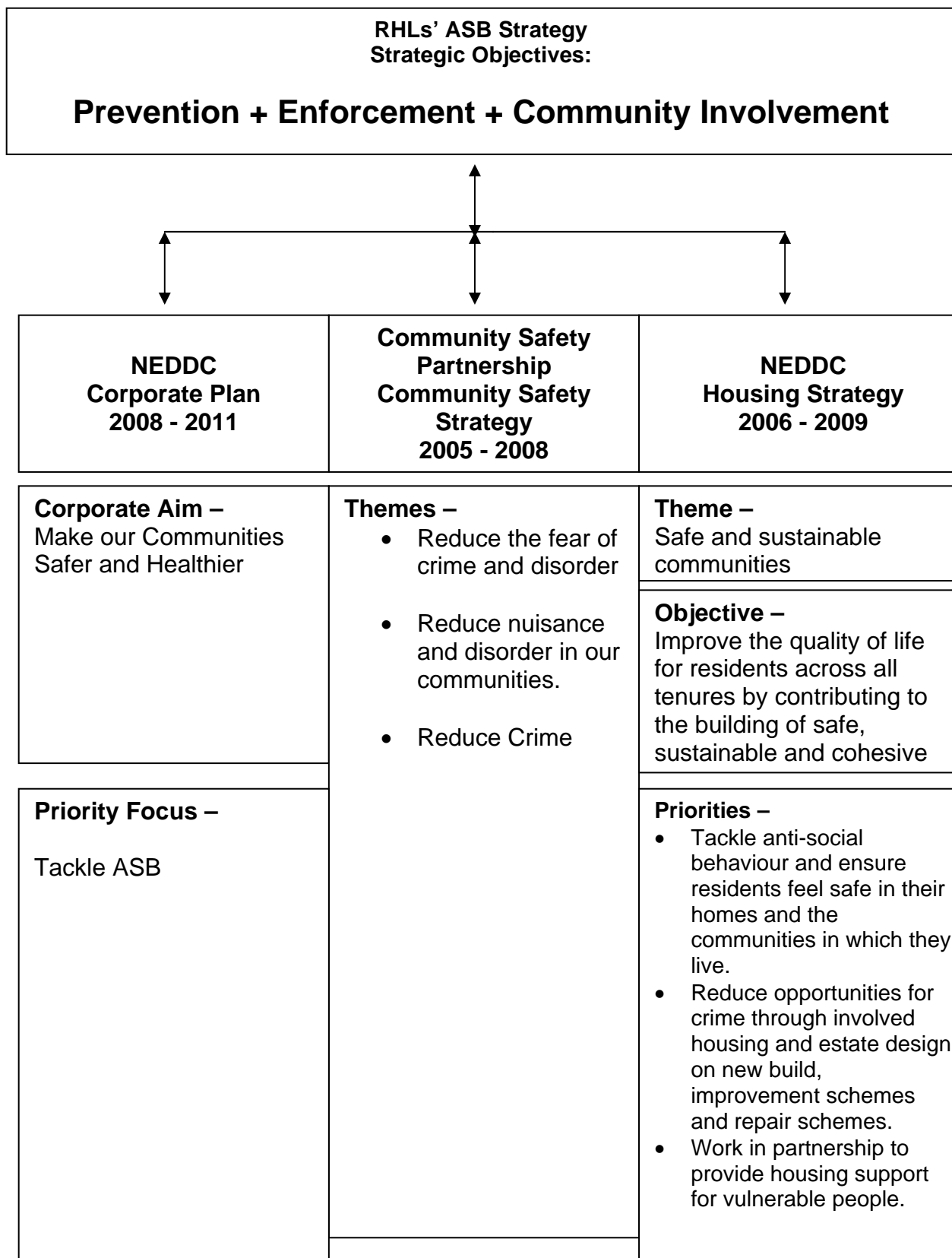
Community Strategy for Chesterfield and North East Derbyshire 2005 - 2015

[North East Derbyshire District Council](#)

North East Derbyshire Community Safety Partnership Strategy

[http://www.saferderbyshire.gov.uk/in\\_your\\_area/partnerships/chesterfield/default.asp](http://www.saferderbyshire.gov.uk/in_your_area/partnerships/chesterfield/default.asp)

**How do the 3 Strategic Objectives within RHLs' ASB Strategy link with priorities and themes of other Strategies and Plans?**



## **5. Corporate Plans and Strategies**

The ASB strategy aligns with the Council's corporate priorities as outlined in the Corporate Plan for 2008 - 2011 and will directly contribute to a number of key priorities.

The Council's priorities are:

- Make our Communities Safer and Healthier.
- Develop a Stronger Community.
- Create a Cleaner Greener More Attractive Environment.
- Meet Housing Need in the District.
- Build a better Council.

The Corporate Plan, under the overarching vision - *To improve the quality of life for people in Chesterfield Borough and North East Derbyshire so the residents, workers and visitors can benefit from what the area has to offer*, has 6 strategic themes and associated sub aims, these being:

### **5.1. Strategic Theme – Crime and Community Safety**

#### Sub Aims

- Reduce the fear of crime and disorder.
- Reduce nuisance and disorder in our communities.
- Reduce crime.

### **5.2. Healthy Communities and Well-being**

#### Sub Aims

- Health economies – links to income, education and employment.
- Housing quality – affordable warmth and accident prevention.
- Engaging communities and individuals.
- Preventing illness and provide effective treatment and care.

### **5.3. Leisure and Culture**

#### Sub Aims

- Raise awareness and understanding of culture and champion its benefits.
- Expand the enjoyment and community access to leisure and cultural facilities.
- Support and develop the cultural economy.
- Promote leisure and culture as a means to improve the health and well-being of the community.

- Promote leisure and cultural benefits offered through local natural and historic environment.

#### **5.4. Economic Regeneration**

##### Sub Aims

- Address employment Issues.
- Support business growth.
- Attract new businesses, visitors and investment.
- Develop a high quality infrastructure to support businesses and visitors.

#### **5.5. Environment and Transport**

##### Sub Aims

- Achieve the sustainable use of natural resources.
- Protect both human health and the environment by reducing pollution levels in land, air and water.
- Protect and improve the natural and built environment.
- Achieve clean and attractive streets, parks and neighbourhoods.

#### **5.6. Homes and Neighbourhoods**

##### Sub Aims

- Improve the standard of public sector housing stock.
- Monitor the condition of private sector housing stock to support improvement and renovation campaigns.
- Promote energy conservation and efficiency in existing and new homes to reduce fuel poverty.
- Ensure better land use within neighbourhoods.
- Address the needs of the homeless.
- Improve the quality of life within neighbourhoods.

Under the strategic theme of 'Crime and Community Safety', the aim of the RHL ASB Strategy is to continue implementing and introducing a range of measures and works that make individual dwellings and estates safer and more pleasant places and areas in which people wish to live, work and visit.

The successful implementation of the RHL ASB Strategy will make a significant and direct contribution to the Council achieving a number of its corporate aims and sub-aims.

## **6. Service Plans and Strategies**

The ASB Strategy will continue to link to a range of other Housing Strategies and Policies:

### **6.1. Housing Strategy**

Within the Housing Strategy it acknowledges that the Council recognises that ASB is a key concern for residents within the District and that it works closely with Derbyshire County Council and Derbyshire Constabulary in the North East Derbyshire Community Safety Partnership. This has included agreeing plans to support those with drug related support needs to maintain tenancies, as well as other interventions and support mechanisms. The Partnership works to a successful casework protocol for addressing issues common to all agencies involved to provide a more cohesive service.

Successful implementation of an ongoing RHL ASB Strategy to tackle nuisance and ASB/crime will contribute to maintaining partnership working within the District to not only address, but also to prevent incidents of ASB within the District. Within the Housing Strategy, ASB is dealt with under:

**Theme** – Safe and Sustainable Communities.

**Objective** – To improve the quality of life for residents across all tenures by contributing to the building of safe, sustainable and cohesive communities.

**Priority** – To tackle ASB and ensure residents feel safe in their homes and the communities in which they live.

### **6.2. Neighbourhood Services – Service Plans**

Service Plans are a vital part of the 'Golden Thread' which links community and corporate objectives, to Departmental and through to individual performance plans and contribute to achieving overall objectives. Within the Plans, objectives are prioritised, planned and assigned to specific Officers/Groups for completion. Within the Neighbourhood Services Plan 'To continue to provide Council housing estates which are well managed' is a priority objective. The prevention/reduction of ASB would be an indicator of well managed estates.

### **6.3. Race Equality Scheme**

The Strategy recognises the duty to eliminate unlawful discrimination and harassment and to promote good race relations between different racial and ethnic groups.

### **6.4. Service Improvement Plans**

The Audit Commission Housing Inspectorates 'Key Lines of Enquiry' define the criteria that will be used to identify and compare how Social Landlords are tackling nuisance and ASB. The ASB Strategy has been produced with the aim of continuing with and introducing new measures, Policies and Procedures which will demonstrate an organisation that seeks to achieve a high standard in this crucial aspect of the Tenancy and Estate Management Service.

## **6.5. Housing Allocation Scheme**

Rykneld Homes Ltd administers the allocation of accommodation in accordance with the requirements of the Housing Act 1996 (as amended by the Homelessness Act 2002), which covers eligibility for consideration and the categories of people to whom reasonable preference must be given. Rykneld Homes Ltd adopted Choice Based Lettings on 30 November 2007.

Under the current allocations regime, RHL seeks to control ASB where evidence exists that an applicant has been guilty of behaviour that would have enabled them to obtain an outright Possession Order (had they been a tenant of the Council) then they can be excluded from the Housing Register.

Where an applicant is an existing tenant of the Council, checks are made into the conduct of their tenancy. For other Housing Register applicants a reference is sought from their present landlord. There may be exceptions i.e. where the Council has a statutory obligation to rehouse an applicant with a history of ASB. In these cases, sensitive allocations would be made, based on the previous offence(s), for example, that a registered child sex offender would not be allocated accommodation with close proximity to a school or play area.

Where it is considered that an exceptional allocation outside of the CBL Policy needs to be made in order to prevent or reduce ASB, a report will be submitted for the consideration of the Solutions and Support Service Manager or Director of Neighbourhood Services.

## **6.6. Equality and Diversity Assessment**

There is a requirement for Local Authorities and their agents to take into account equality and diversity in their Policies and Procedures and the manner in which they operate. The RHL ASB Strategy provides a commitment to mainstreaming issues of equality and diversity when tackling behaviour of this nature when it is caused, by or negatively impacts upon, persons who have different or special needs.

## **6.7. Housing Revenue Account Business Plan**

Anti-social and nuisance behaviour wastes financial resources and staff time that could otherwise be directed towards providing better services and improvements to the housing stock. Successful implementation of an ongoing RHL ASB Strategy to tackle nuisance and ASB/crime will contribute to maintaining a healthy and sustainable Housing Revenue Account.

## **6.8. Efficiency Savings**

Rykneld Homes Ltd is required to make year on year efficiency savings. The ASB Strategy will indirectly contribute to this process by seeking to minimise the amount that needs to be expended on making good as a result of vandalism and misuse brought about by ASB by prevention and combating the behaviour at source.

|                                     |  |
|-------------------------------------|--|
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| <b>Author</b>                       | <b>M Cromack/P. Brightmore</b>   |
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| <b>Linked Policies / Procedures</b> | <b>Statement of ASB Policies; Statement of ASB Procedures; Summary of ASB Policies and Procedures; Estate Inspections; Estate Walkabouts</b> |
| <b>BVPI / LPI</b>                   |  |