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REPORT TO:	HOUSING AND COMMUNITY SERVICES COMMITTEE	AGENDA ITEM:	8
DATE OF MEETING:	6 <sup>th</sup> JANUARY 2005	CATEGORY:	DELEGATED
REPORT FROM:	DIRECTOR OF COMMUNITY SERVICES	OPEN	
MEMBERS' CONTACT POINT:	DAWN DAWSON (Ext 5797)	DOC:	
SUBJECT:	HOUSING SERVICES ANTI-SOCIAL BEHAVIOUR POLICY	REF:	
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE:	HCS01

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### 1.0 Recommendations

- 1.1 Members approve the Housing Services Anti-Social Behaviour Policy shown at Annex One.

### 2.0 Purpose of Report

- 2.1 To obtain Members authorisation to implement the Anti-Social Behaviour Policy.

### 3.1 Background

- 3.1 Increasingly, instances of anti-social behaviour are becoming more common and the Community as a whole is becoming less happy to allow this to pass unchallenged. Central Government has recognised this issue and introduced increased powers in the Housing Act 1996, to encourage Local Authorities to deal with this behaviour.

- 3.2 These increased powers had limited success, since they were restricted to Local Authorities and there was very little support available in relation to implementing these new powers. It was therefore recognised that anti-social behaviour needed to be tackled as a stand alone issue, and the Anti-Social Behaviour Act 2003 was formulated.

- 3.3 The Anti-Social Behaviour Act 2003 received Royal Assent on 20<sup>th</sup> November 2003, and has been implemented on a phased basis. Section 12 of the Act introduces the new Section 218A to the Housing Act 1996, which places a new requirement on all social landlords to prepare and

publish Statements and Summaries of their policies and procedures in relation to anti-social behaviour.

- 3.4 A key part of tackling anti-social behaviour is to ensure that tenants know exactly what Housing Services will do when it occurs. Although every effort is currently made to keep complainants abreast of steps taken, some tenants may feel that they do not know what options are available to them and to Housing Services as their Landlord. The introduction of a new Policy and Procedures will ensure that this type of information is readily available to tenants, and will also ensure that Housing staff are able to deal with complaints in a fair and consistent manner.
- 3.5 The Policy clearly sets out Housing Services principles, objectives and general approach to anti-social behaviour as well as clearly stating what standards of behaviour are acceptable, and options available to deal with said behaviour.
- 3.6 This Policy also clearly ensures that the relevant Partner agencies/departments will be included as appropriate to ensure that anti-social behaviour is tackled effectively, in a timely manner and with a consistent approach.

#### **4.0 Financial Implications**

- 4.1 None relating directly to this report.

#### **5.0 Corporate Implications**

- 5.1 The Housing Services Anti-Social Behaviour Policy is a tool by which the Council can ensure that anti-social behaviour is tackled effectively for the benefit of the community.

#### **6.0 Community Implications**

- 6.1 The Anti-Social Behaviour Policy establishes a fair, open and readily understandable mechanism for dealing appropriately with instances of anti-social behaviour for the benefit of the community.

#### **7.0 TACT View**

- 7.1 The Tenants Advisory and Consultation Team (TACT) were involved in the training and discussions around the Anti-Social Behaviour Act 2003, and the implications for the Council. TACT are fully supportive of the policy and believe that it will enable Housing Services, and the Council as a whole to deal appropriately with Anti-Social Behaviour, in a timely manner, thus benefiting the community as a whole.