



# BRENT HOUSING PARTNERSHIP

## ANTI-SOCIAL BEHAVIOUR STATEMENT OF POLICY AND PROCEDURES

### STATEMENT OF POLICY

#### 1. Definition of anti-social behaviour

Anti-social behaviour is any conduct which

- Is capable of causing a nuisance or annoyance to any person and
- Directly or indirectly relates to or affects the housing management functions of Brent Housing Partnership or any of its subsidiaries or agents or
- Consists of or involves using or threatening to use housing accommodation owned or managed by Brent Housing Partnership for an unlawful purpose

Examples of such behaviour include

- Noise nuisance (for example, loud parties, shouting, slamming doors, barking dogs, noise from TVs, radios, Hi-fis and burglar alarms);
- Intimidation and harassment;
- Local environmental quality issues (for example, litter, dog fouling, graffiti, dumping rubbish and nuisance vehicles);
- Aggressive and threatening language and behaviour and/or being offensively drunk;
- Actual violence against people and property (including sexual abuse, damage to council property and property belonging to other residents);

- Hate behaviour that targets members of identified groups because of their perceived differences (for example, race, colour, nationality, culture, sexual orientation, gender, age, marital status, creed or religious belief, mental health or physical disability); and
- Using housing accommodation to use and/or sell drugs or for other unlawful purposes (for example, prostitution or handling stolen goods)

## **2. What do we mean by anti-social behaviour?**

Brent Housing Partnership has established the following categories to classify different types of anti-social behaviour:

Alcohol and Solvent Abuse  
 Boundary Dispute  
 Criminal Behaviour  
 Damage to Property  
 Domestic Violence and Abuse  
 Misuse of Drugs  
 Overgrown or untidy gardens  
 Intimidation  
 Misuse of Communal Areas  
 Noise Nuisance  
 Pets and Animals  
 Racial Harassment  
 Rubbish  
 Feeding pigeons  
 Verbal Abuse  
 Others

## **3. General Policy Statement**

3.1 Brent Housing Partnership will demonstrate by its actions that it will not tolerate anti-social behaviour.

3.2 Brent Housing Partnership has signed up to the Government's Respect Standard for Housing Management and will meet all the six measures within the Standard. Tenants & Leaseholders will each get a copy of BHP's 'Respect Standard- a guide to residents'.

3.3 Brent Housing Partnership will make absolutely clear to all its tenants and prospective tenants that behaviour causing or capable of causing a nuisance or annoyance to others will not be tolerated. Nor will the use of housing accommodation for unlawful purposes.

3.4 Brent Housing Partnership recognises that anyone has the right to their chosen lifestyle providing this does not spoil the quality of life of others. This implies some degree of tolerance of and respect for the requirements and needs of others. Brent Housing Partnership has a role as managing agent in ensuring that such

rights and obligations are protected in individual cases. This means we will take action against any person or persons, whether or not they are tenants of the Council, considered responsible for anti-social behaviour as described in this statement. Brent Housing Partnership also has a larger role within the arena of the public interest to promote and protect the interests of those living within its properties and the immediate neighbourhood around them. To this end:

- Every report of anti-social behaviour will be quickly and formally acknowledged;
- Every report of anti-social behaviour will be investigated
- Investigations will seek to identify and interview all interested parties;
- Investigations will start at the earliest possible time after receipt of the complaint and be conducted with all reasonable speed;
- Investigating officers will, in the first place, assume that the complaint is justifiable;
- Responses will, as necessary and appropriate, move from advice, conciliation and support for tenants' own action to legal action by Brent Housing Partnership on behalf of victims of anti-social behaviour;
- Action against perpetrators will include injunctions, committal proceedings, anti-social behaviour orders and possession and eviction proceedings. Brent Housing Partnership is considering the use of demotion of the tenancy, which has the effect of removing security of tenure and allowing faster eviction if offences are repeated.
- Anti-social behaviour, unless stopped as a result of action taken by Brent Housing Partnership, could lead to imprisonment, loss of home through eviction, or both. In all cases, Brent Housing Partnership will seek to recover the costs of any action it has to take against those responsible for anti-social behaviour.
- All action taken by Brent Housing partnership will be part of a multi-agency response to anti-social behaviour. This will include discussion and agreement with the relevant agencies to:
  - An action plan to address and modify the behaviour of perpetrators through mediation, diversionary activities, referral to support agencies and/or agreement of "Acceptable Behaviour Agreements" (ABAs)
  - An action plan to support the victim or victims of anti-social behaviour
- Brent Housing Partnership is aware that anti-social behaviour can be caused through the vulnerability of the perpetrator and will address that concern as part of a multi-agency action plan.

- In all cases Brent Housing Partnership will have regard to the rights of both victims and perpetrators under English law, including the Human Rights Act

#### **4. Confidentiality and witness support**

- In all cases Brent Housing Partnership will respect the confidentiality of witnesses, including use of professional witnesses, Brent Housing Partnership staff testifying on behalf of witnesses in court and other means to protect their identity.
- Where witnesses are called upon to testify in court, or face additional harassment as a result of the actions taken by Brent Housing Partnership, we will discuss additional support to individual victims or additional security measures in the area pending a resolution of the matter.

#### **5. Publicity**

- Brent Housing Partnership reserves the right, at its discretion, to publish the details of all Anti-Social Behaviour Orders obtained in the courts. Publication may include all aspects of the Order, including the photographs, names and addresses of all persons named in such an order.
- Publication helps to inform the community of the action we have taken, and to advise us when someone is seen openly to breach the terms of the order. It also helps to stress, to all concerned, that anti-social behaviour is unacceptable.
- The permission of any victim of anti-social behaviour who might be identified will always be sought before publication, which will not proceed without that permission.
- Before taking a decision to publicise details, each case will be assessed with regard to the Human Rights Act and English law.

### **6 The Strategic Context**

6.1 This policy statement relates only to the landlord role performed by Brent Housing Partnership under a formal agreement with Brent Council.

6.2 Brent Council has a vigorous and successful strategy for dealing with anti social behaviour that extends across all aspects of community life in the borough. Developed within the Local Strategic Partnership, which includes the Police, Government agencies and community and business representatives, the Crime and Disorder Reduction and Community Safety Strategy can be found on the Council's website ([www.brent.gov.uk/commsafe.nsf](http://www.brent.gov.uk/commsafe.nsf)) or by telephoning 0220 8937 1058.

## 7. Obligations of tenants and leaseholders

- These are set out in the Tenancy conditions (Part F Nuisance and harassment) and in a handbook/guide to tackling anti-social behaviour. These make clear that tenants are responsible for the actions of their children and any visitors to their homes.
- Leaseholders are also covered by this policy and should refer to their leases for their particular obligations under their lease, which may be different according to where they live.

## 8. Related Policies

The following BHP/Brent Council policies also relate to anti-social behaviour and can be obtained by visiting the BHP website or by calling 020 8937 2951.

Domestic Violence		BHP Resident Participation Strategy	
Racial Harassment		Brent Crime and Disorder Reduction and Community Safety Strategy	
Brent Council's & BHP's Comprehensive Equality Policy		'Quiet Enjoyment' - BHP's ASB Strategy	

## 9. The Performance of Brent Housing Partnership

We will report on the website and in local publications our performance in tackling anti-social behaviour. This will include the number and nature of incidents reported, action taken and any anti social behaviour orders obtained. The categories reported will be as set out in section 2 of this statement. We will also take the opportunity, from time to time, to survey our residents to establish, amongst other issues, how effective the community considers we have been in tackling anti social behaviour.

## 10. Consultation and review

10.1 This statement of policy was distributed in draft form to:

- All resident advisory committee members
- Tenant and Resident association representatives
- Area Housing Board representatives
- Brent Housing Partnership Board

10.2 Their views have been taken into account in this statement, which will be reviewed after six months operation and annually thereafter. Brent Housing Partnership will make sure that communities affected by anti-social behaviour, and other groups not represented through the formal consultation processes are included in any survey or review. If you have any comments in the meantime they can be addressed to:

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Brent Housing Partnership  
Chancel House,  
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London NW10 2UF  
E-MAIL [christian.longdon@bhphousing.co.uk](mailto:christian.longdon@bhphousing.co.uk)

### **Translations**

Brent Housing Partnership is committed to providing Best Value Services to achieve continued customer satisfaction. Please contact your Brent Housing Partnership should you require a translated copy of this statement of anti-social behaviour policy and procedures. Copies are also available in large print or audio if required.