

SUBJECT: ANTI-SOCIAL BEHAVIOUR MANAGEMENT

DIRECTORATE: HOUSING AND INVESTMENT

REPORT AUTHOR: KEELEY JOHNSON, TENANCY SERVICES MANAGER

1. Purpose of Report

- 1.1 To update Housing Scrutiny Sub Committee on the management of anti-social behaviour across introductory and secure tenancies.

2. Background

- 2.1 The Antisocial Behaviour (ASB) Crime and Policing Act (2014) gave local authorities increased powers and tools to deal with ASB. Tenancy Services works closely with the Public Protection & Anti-Social Behaviour (PPASB) and Legal Teams to combat ASB and ensure the robust and proportionate management of cases.

3. Current Position

- 3.1 There are currently 72 open ASB cases within Tenancy Services as of the end of June 2023.

3.2	Anti-Social Behaviour Cases (YTD)	Cases
	Abbey	10
	Noise	10
	Birchwood	15
	Noise	8
	Other breaches	2
	Pets and animal nuisance	1
	Verbal abuse/harassment/intimidation/threatening behaviour	4
	Boultham	2
	Noise	2
	Carholme	5
	Noise	4
	Verbal abuse/harassment/intimidation/threatening behaviour	1
	Castle	3
	Noise	3
	Glebe	2
	Pets and animal nuisance	1
	Verbal abuse/harassment/intimidation/threatening behaviour	1
	Hartsholme	8
	Noise	7
	Physical violence	1
	Minster	5
	Noise	3

Verbal abuse/harassment/intimidation/threatening behaviour	2
Moorland	13
Litter/rubbish/fly-tipping	1
Noise	10
Other breaches	2
Park	8
Drugs/substance misuse/drug dealing	1
Noise	6
Verbal abuse/harassment/intimidation/threatening behaviour	1
Witham	1
Verbal abuse/harassment/intimidation/threatening behaviour	1
Grand Total	72

- 3.3 There are 53 ASB cases currently open for noise nuisance which equates to 74% of all open ASB cases. This supports that most of the complaints received are noise related. Ten cases (14%) are currently open for verbal abuse/ harassment/ intimidation/ threatening behaviour. Four cases (6%) are open for other general tenancy breaches, two cases (2.8%) are open for pet nuisance, one case (1.4%) is open for physical violence, one case (1.4%) open for drug related activity and one case (1.4%) open for litter/fly-tipping.

Tenancy Services are currently undergoing a review of its ASB management with the purpose of obtaining the HQN ASB Accreditation. The review is almost finalised with a decision due in the next month.

3.4 Notable Cases

- 3.4.1 Case 1 – Notice of Seeking Possession (NOSP) served, court hearing 22 February 2023, possession granted for ASB on mandatory ground 28 days.

Case 2 - NOSP for threatening staff served on tenants. NOSP served on 13 June 2023 but not with the intention to seek possession, but to control/improve standards of behaviour towards staff. Tenant is struggling with health difficulties.

Case 3 - Civil Injunction being sought for severe hoarding due to high fire risk to tenants and other residents.

Case 4 – Notice of Extension served on 25 May 2023 following gun incident at address with intention to support move out of area or seek possession if tenant does not engage.

Case 5 - NOSP served on 2 February 2023. Court Hearing on 9 May 2023, possession 28 days granted, warrant due to be executed 15 August 2023. NOSP was for prolonged verbal abuse, harassment, intimidation and acts of violence towards the neighbouring resident and criminal damage to their property.

Case 6 – Civil Injunction obtained December 2022 to exclude tenant from home due to arson and tampering of his electrics. Tenant later terminated his tenancy in March 2023.

4. Strategic Priorities

4.1 Let's deliver quality housing

Anti-social behaviour will continue to have an impact on our ability to deliver quality housing. Customers expect their homes to feel safe and free from nuisance and crime. The robust management of ASB is an essential part of maintaining public confidence and acts as a deterrent for perpetrators. The Tenancy Services Team work efficiently with the PPASB and Legal Teams to manage ASB using powers from the ASB Crime and Policing Act and tenancy agreement.

5. Organisational Impacts

5.1 Finance (including whole life costs where applicable)

N/A.

5.2 Legal Implications including Procurement Rules

N/A.

5.3 Equality, Diversity and Human Rights

The Public Sector Equality Duty means that the Council must consider all individuals when carrying out their day-to-day work, in shaping policy, delivering services and in relation to their own employees.

It requires that public bodies have due regard to the need to:

- Eliminate discrimination
- Advance equality of opportunity
- Foster good relations between different people when carrying out their activities

Tenancy services continues to comply with the Equality Act 2010 when making enforcement decisions. All enforcement requires a Public Sector Equality Duty Assessment to be carried out which ensure full considerations have been made for any vulnerabilities within the household.

6. Recommendation

6.1 That Members comment on the report and the content be noted.

Is this a key decision?

No

Do the exempt information categories apply?

No

Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply?

No

How many appendices does the report contain?

None

List of Background Papers:

None

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