



ANTI-SOCIAL BEHAVIOUR STATEMENT OF POLICY AND PROCEDURE 2023

1 Introduction

- 1.1 The Anti-Social Behaviour Act 2003 inserted a new section into the Housing Act 1996 – s218A. Subsection (2) requires a social landlord (SL) to publish policies and procedures relating to ASB. Subsection (7) requires SL's to have regard to relevant guidance issued by the Secretary of State when preparing or reviewing their ASB policies and procedures.
- 1.2 Under the Neighbourhood and Community Standard, The Regulator of Social Housing (RSH) requires all registered providers to publish a policy setting out, how in consultation with their tenants, they will maintain and improve the neighbourhoods associated with their homes. Registered suppliers are required to publish a policy on how they work with relevant partners to prevent and tackle ASB.

2 Scope and Purpose of the Statement

- 2.1 This Statement sets out our policies and procedures on ASB in relation to our role as landlord of Council homes and mainly applies to Council tenants and leaseholders.
- 2.2 We share the importance that the Government places on dealing with ASB. Publication of our policies and procedures will enable residents and staff alike to understand what is meant by ASB and the commitments we are making to deal with it.
- 2.3 The Statement of policy outlines our general approach to ASB and the specific policies we have for dealing with it.
- 2.4 The Statement of procedures outlines what we do when ASB occurs. It enables everyone to understand how we will deal with a complaint of ASB and what is expected of residents.

3 Policy Statement

- 3.1 We believe that residents have the right to live in their home in peace and free from fear, disturbance, distress or harm. No one should be expected simply to 'put up' with ASB. So we are committed to taking or supporting the full range of effective action to deal with ASB, whether this is by mediation, enforcement, prevention, diversion or rehabilitation.
- 3.2 There are many forms of ASB and MDH have a number of policies which detail the approach to these.

Type of ASB	Description	Relevant Policy
Domestic Violence	Abuse of a partner or household member	MDH ASB Policy
Verbal abuse, intimidation, threatening behaviour and harassment	Threats to cause harm to an individual(s), persistent behaviours which cause harm or upset	MDH ASB Policy
Neighbour Disputes	Two neighbours have a disagreement – for example over noise, boundaries, communal area	MDH Neighbourhood Management Policy
Noise nuisance	Where there is a noise from persistent dog barking, loud music, DIY or loud music during unsociable hours	MDH Neighbourhood Management Policy
Hate Crimes	Hate crime incidents based on race, sexual orientation, belief, gender, disability	MDH ASB Policy
Communal nuisance	Where people are congregating near and around our properties and are causing rowdy/threatening behaviour or vandalism to MDH property	MDH ASB Policy
Animal related problems	Animals fouling in communal areas and animals not under proper control	MDH Neighbourhood Management Policy
Environmental abuse	Fly tipping in communal areas, bonfires, graffiti, tagging etc.	MDH Neighbourhood Management Policy
Vehicle related nuisance	Abandoned cars, unnecessary noise pollution from cars and car repairs on communal land	MDH Neighbourhood Management Policy
Drugs, substance or alcohol abuse	Use and supply of illegal drugs. Alcohol related ASB. Cuckooing ,prostitution and related behaviours	MDH ASB Policy
Other criminal behaviour	Violence against people and property. Arson, prostitution and other sex related offences, gang, gun and knife crime, social media abuse.	MDH ASB Policy

4 Procedure Statement

4.1 The ASB procedures have been written and developed to support Mid Devon Housing's Anti-social behaviour policy.

- 4.2 It aims to provide clarity and consistency on the reporting, recording, monitoring and reviewing of ASB cases received by MDH

- 4.3 After reviewing the ASB service and collating information from our tenants, we have been able to tailor the ASB service and ensure that tenants feel safe in their homes and communities.