



Angmering Community Land Trust

ANTI-SOCIAL BEHAVIOUR POLICY

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1. Introduction and Aims

1.1 Angmering Community Land Trust (The Trust), is registered with the Financial Conduct Authority (FCA) as a Community Benefit Society (Registration Number 7201) and has been established to provide affordable housing for the people of Angmering.

1.2 Our aim is to provide affordable housing to people who live in the Parish and work in the Area. In so doing ACLT wishes to make it possible for those with employment or employment opportunities in the Area to live close to their place of work and for those with local family connections and responsibilities to live close by.

1.3 The Area is defined as the civil parish of Angmering and any adjoining rural civil parishes, namely Rustington, East Preston, Poling, Clapham or Ferring.

1.4 This Policy sets out The Trust's approach to dealing with Anti-Social Behaviour (ASB).

2. Definitions

2.1 There is no single definition of anti-social behaviour but it is defined by the Anti-Social Crime and Policing Act 2014 as;

- (a) Conduct that has caused or is likely to cause harassment, alarm or distress to any person.
- (b) Conduct capable of causing a nuisance or annoyance to a person in relation to that person's occupation of residential premises, or
- (c) Conduct capable of causing housing related nuisance or annoyance to any person.

Anti-Social Behaviour (ASB) is defined by the Housing Act 1996 as "Engaging in or threatening to engage in conduct causing or likely to cause a nuisance or annoyance to a person residing, visiting or otherwise engaging in a lawful activity in the locality.

The legal tests that govern the use of the anti-social behaviour powers are focused on the impact that the behaviour is having, or is likely to have, on victims and communities. When considering the response to a complaint of anti-social behaviour, agencies must consider the effect that the behaviour in question is having on the lives of those subject to it recognising. For example, agencies should recognise/consider the debilitating impact that persistent or repeated anti-social behaviour can have on its victims, and the cumulative impact if that behaviour persists over a period of time.

3. Examples of anti-social behaviour include:

- Noise nuisance
- Intimidation and harassment
- Threatening or aggressive behaviour
- Violence against people or property
- Racial harassment
- Hate behaviour which targets people because of their perceived differences
- Domestic violence
- Using housing accommodation for the possession, distribution or dealing of drugs, or other unlawful activity

- Criminal behaviour
- Overgrown and neglected gardens
- Graffiti
- Nuisance from pets and animals
- Fly tipping, litter and misuse of communal areas
- Motor vehicle nuisance and abandonment
- Serious neighbour disputes

4. **Regulatory Requirements**

4.1 The Homes and Communities Agency's regulatory framework requires housing associations to work in partnership with other public agencies to prevent and tackle anti-social behaviour (including harassment) in the neighbourhoods where they own homes.

5. **Breach of Tenancy Agreement**

New tenants are given clear information on the terms and conditions of the Tenancy Agreement including ASB and the consequences of causing ASB. The Trust will take action where appropriate and when there has been a breach of the Tenancy Agreement relating to ASB.

6. **Policy Statement**

6.1 The Trust deals with all cases of ASB in accordance with its Equality and Diversity Policy. The Trust is aware that diversity issues may impact on ASB.

6.2 The Trust will use appropriate legal remedies to enforce any serious or repetitive breaches of the Tenancy Agreement due to ASB. This may include seeking possession of the property and the use of injunctions.

7. **Data Protection**

7.1 All information regarding incidents of ASB will be dealt with in accordance with the Trust's Data Protection Policy. All information is securely stored and will not be disclosed unless the Complainant has given their consent or there is a clear duty to do so.

8. **Review**

8.1 This Policy will be reviewed annually to ensure that it reflects any changes in legislation or regulatory requirements.

9. **Equality and Diversity**

9.1 Equality is a revised term for equal opportunities - being the same/treated as the same; *diversity* recognises the differences in everyone that makes them unique and that an individual's needs are responded to.

9.2 Disability – In line with the Equality Act 2010, this includes anyone who has or has had a disability, as well as anyone who is perceived to have a disability. It also includes anyone

associated with a person with a disability which could result in that individual experiencing discrimination (e.g. a carer).

9.3 The Trust aims to promote equality of opportunity in relation to the accommodation it provides as a landlord.

10. **Legal Requirements**

10.1 The following legal requirements influence this Policy:

- General Data Protection Regulations 2016
- Anti-Social Behaviour, Crime and Policing Act 2014
- Equality Act 2010
- Domestic Violence, Crime and Victims Act 2004
- Anti-Social Behaviour Act 2003
- Criminal Justice Act 2003
- Crime and Disorder Act 1998
- Human Rights Act 1998
- Housing Act 1996
- Family Law Act 1996
- Information sharing and exchange protocols with local authorities, police and other partners
- Homelessness and housing strategies of the local authorities