

Anti Social Behaviour Policy

1.0 Statement of Intent

1.1 Orwell Housing Association is committed to the elimination of all forms of anti-social behaviour (ASB) in the areas in which we work.

1.2 Orwell considers that its all tenants and service users have a right to the peaceful enjoyment of their home and communities free from threats, risk or intimidation.

1.3 Orwell will not condone or tolerate any form of ASB from its tenants, employees or from agents acting on behalf of us.

2.0 'anti-social behaviour' means (ASB and policing Act 2014)

2.1 conduct that has caused, or is likely to cause, harassment, alarm or distress to any person,

2.2 conduct capable of causing nuisance or annoyance to a person in relation to that person's occupation of residential premises, or

2.3 conduct capable of causing housing-related nuisance or annoyance to any person.' Housing-related' means directly or indirectly relating to the housing management functions of Orwell.

3.0 'harassment' means (Equality Act 2010 harassment)

3.1 unwanted conduct related to a relevant protected characteristic, which has the purpose or effect of violating an individual's dignity or creating and intimidating, hostile, degrading, humiliating or offensive environment for that individual.

4.0 'hate crime means' (ASB and policing Act 2014)

4.1 Hate crimes are any crimes that are perceived to be targeted at a person because of hostility or prejudice towards that person's disability race or ethnicity, religion or belief, sexual orientation or transgender identity

5.0 We will

5.1 recognise that left unchallenged, anti-social behaviour can have a significant negative impact on the lives of our residents.

5.2 make use of the powers, orders and mechanisms available to us to deal with anti-social behaviour.

5.3 participate in joint working with partner agencies.

5.4 place victims and witnesses at the centre of our procedures.

5.5 act quickly to investigate and act upon all reported cases. We will use all appropriate measures including those provided by law and those recommended as good practice.

6.0 By the use of these methods we'll deliver a proportionate and flexible response to anti-social behaviour. We shall endeavour to prevent ASB occurring by:-

6.1 offering or facilitating support to tenants at risk of breaking their tenancy through ASB,

6.2 providing environments that minimise opportunity for committing ASB and promote a sense of community

6.3 supporting complainants, victims and potential witnesses and ensure we gather and respond to feedback about our approach.

7.0. Related Policy and Procedures

This policy should be read in conjunction with the following;

Tenancy Policy and Procedure

Lettings Policy and Procedure

ASB Procedures

Data Protection Policy and Procedures

Complaints and Compensations Policy (vexations complaints)