WARWICK DISTRICT COUNCIL	**Executive** **8 March 2017**	**Agenda Item No.** **5**

Title	Anti-Social Behaviour Policy (Housing)
For further information about this report please contact	Sue Sweeney Tenancy Manager 01926 456434 sue.sweeney@warwickdc.gov.uk
Wards of the District directly affected	All
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	No
Date and meeting when issue was last considered and relevant minute number	Not applicable
Background Papers	

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	No
Included within the Forward Plan? (If yes include reference number)	Yes, 826
Equality Impact Assessment Undertaken	Yes

Officer/Councillor Approval		
Officer Approval	**Date**	**Name**
Chief Executive/Deputy Chief Executive	20.2.17	Bill Hunt
Head of Service		
CMT	20.2.17	Bill Hunt
Section 151 Officer	20.2.17	Mike Snow
Monitoring Officer	20.2.17	Andy Jones
Finance		
Legal Services	10.2.17	Lara Macnab
Portfolio Holder(s)	15.2.17	Cllr Peter Phillips

Consultation & Community Engagement	
This report has already been discussed at Housing Advisory Group (HAG) on 16 January 2017 who were supportive of the updating of this policy. The draft Policy has been subject to wide internal consultation. The Policy was considered by Overview and Scrutiny Committee on the 7 February 2017.	
Final Decision?	No
Suggested next steps (if not final decision please set out below) Council March 2017	

1. Summary

1.1 This report seeks approval of an updated Anti-Social Behaviour Policy.

1.2 The policy covers the work of Housing and Property Services as it carries out its function as a landlord to tenants in the District. The current Policy is now outdated; the new policy updates and improves the current version. For example the current policy does not reflect new Powers that have come into force in the Anti-Social Behaviour and Policing Act 2014.

1.3 It is planned that the agreement to the updated Policy will assist in framing new procedures and training for staff and will help improve our services in this important area of business.

2. Recommendation

2.1 That Executive welcomes the updating of the Anti-Social Behaviour Policy.

2.2 That Executive recommends to Council the approval of this Policy.

2.3 That Executive notes the plans to develop procedures and training for staff in this area.

3. Reasons for the Recommendation

3.1 This Policy has been developed to replace the existing policy. The old policy requires updating and the new policy updates and improves the current version. For example the current policy does not reflect new Powers that have come into force in the Anti-Social Behaviour and Policing Act 2014.

3.2 Anti-social Behaviour has a detrimental effect on our residents and communities and is not acceptable. This Policy recognises the importance we place on responding to these issues and ensuring communities are safe and effective responses are in place for us to manage our council tenancies.

3.2 We believe that the development of this Policy will lead to improved coordination of our work, better liaison with other agencies and improved services in this area. Following approval of this Policy, an implementation plan will be agreed including new procedures, staff training and communications.

3.3 The Housing Department receive reports every week from residents who look to the Housing Department to take the relevant actions. We have a strong focus on sustaining tenancies and communities; the Policy therefore reflects the importance of resolving anti-social behaviour, making individuals accountable for their behaviour and working with partners reduce the impact on communities. The Policy will assist us more generally in ensuring good services in this area.

4. Policy Framework

4.1 This Policy will fit into the Policy framework that we have. It will form a basis for the development of procedures and training in this area.

4.2 The **Sustainable Communities Strategy** will benefit in the following ways:

4.2.1 **Housing theme** has as its aim "to address the housing needs of those who wish to live and work in Warwick District". This Policy ensures that there are effective responses to reports of Anti-Social Behaviour and this helps to sustain tenancies and promote strong communities.

4.2.2 **Health and Well Being theme** has at its aim "to enable and encourage the people of Warwick District to have an equal access to a healthy life and sense of wellbeing". Ensuring good advice and support to those affected by Anti-Social Behaviour is vital to residents' health and well-being.

4.2.3 **Safe Communities theme** has its aim "to work in partnership to reduce violent crime, anti-social behaviour and reoffending". Our work in partnership with the Police and other agencies to respond effectively will be enhanced by the development of this Policy and procedures and training.

4.3 **Impact Assessments**: We are undertaking an Equalities assessment. We do expect that the assessment will be positive as this renewed policy should impact positively on this area of work.

4.4 **Fit for the Future:**

There are no implications.

5. Budgetary Framework

There are no implications.

6. Risks

6.1 We currently have an anti-social behaviour policy, however it does not encompasses further powers given to landlords to carry out our business. The updating of this Policy will help ensure that services in the area are robust and that swift enforcement actions are taken when necessary.

6.2 Our Officers deal with some very difficult issues and the risks are that we do not respond effectively, this could lead to having no go areas and hard to let properties. The renewed policy will help set the framework for our work in this area.

7. Alternative Option(s) considered

7.1 Executive could decide not to approve this Policy and decide that no Policy is required or to amend this policy. It is consider good practice to have policy guidance to our staff on important areas of our work that has the approval of the Council.

8. Background

8.1 Housing and property Services aim is to prevent anti-social behaviour; intervene appropriately where we can and enforce tenancy conditions relating to anti-social behaviour when required. The general terms within our tenancy conditions relating to anti-social behaviour are consistent with the definition included in the Crime and Disorder Act 1998 definition, it defines anti-social behaviour as: 'Caused or was likely to cause harassment, alarm or distress to one or more persons not of the same household as the complainant'.

8.2 Warwick District Council's staff is primarily involved with reports of anti-social behaviour within our role as landlord to 5,500 council houses, and over 500 leaseholders.

8.3 Our staff are often the first point of contact to receive complaints of anti-social behaviour, most of these complaints can be resolved with some intervention from our Tenancy Officers. Sometimes this is not possible and despite various attempts with the individual, the case has to be referred to our Tenancy Enforcement Officers, these officers are more experienced and will also consider the use of legal interventions. We only take such action as a last result.

8.4 Warwick District Council are committed to work in partnership with others and therefore have good links with the police, Warwickshire County Council as well as a range of support services.