

AMBITIOUS

OPEN

TOGETHER

PROUD



**The way anti-social  
behaviour is dealt with by  
Social Landlords**

# Overview

- What do we mean by ASB
- Relevant legislation
- Policies and Procedures
- How do we deal with cases

# What do we mean by ASB

- 'Acting in a manner that caused or was likely to cause harassment, alarm or distress to one or more persons not of the same household as (the defendant).'

The Crime and Disorder Act (1998)

- The subjective nature of ASB and tenant expectations
- Parallel Estate Nuisance Policy- pets, overgrown gardens, parking

# What do we mean by ASB (2)

- Noise
- Rowdy behaviour
- Verbal abuse
- Vandalism, graffiti
- Dumped rubbish
- Vehicle nuisance
- Intimidation or threatening behaviour
- Drug dealing

# Relevant legislation

- Housing Act 1985 (1988 for RSLs)
- Housing Act 1996
- Crime and Disorder Act 1998
- Anti Social Behaviour Act 2003
- Anti Social Behaviour, Crime and Policing Act 2014
  - Civil injunctions
  - Closure orders
  
- Renting Homes Wales Act 2016

# Policies and procedures

- Vale Policy affirms:
  - Our commitment to tackling ASB
  - Importance of prevention
  - Partnership working
  - Information sharing
  - Twin track approach of enforcement alongside support
  
- Conscious decision not to adopt a procedure

# How we deal with cases

- Gather information, risk assessment
- Victim centred action plan
- Partnership work with Safer Vale- joint visits, problem solving group
- South Wales Police- information sharing project
- Twin track approach to using tools available alongside support
- Introduction of restorative approach focussing on 'vulnerability'

# The Newydd Approach

- Mirrored approach to the local authority
- Balance between support and enforcement
- Empowering communities to lead on their own solutions
- Tenants taking the lead
- Sustainable resolutions



# Service Improvements

- Restructure based on generic working
- Understanding the needs of our communities and tenants better
- Additional ASB/community safety resources
- Partnership working
- Restorative approach and understanding of ACEs, individual circumstances