

CHOICE HOUSING IRELAND LIMITED

HM 1

ANTI-SOCIAL BEHAVIOUR POLICY

SCREENING CARRIED OUT? (YES/NO)	
DATE OF SCREENING	

Approved By: SMT 03.07.17	Author: GD T&CS	Next Review Date: 07.05.19
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1. POLICY AIMS AND OBJECTIVES

- 1.1 This policy outlines Choice's approach to addressing Anti-social Behaviour at its properties.
- 1.2 The aim of this policy adheres to The Housing (Northern Ireland) Order 1983, The Housing (Northern Ireland) Order 2003 and The Housing (Amendment) Act (Northern Ireland) 2010 which provide Housing Associations with legal powers to address Anti-social Behaviour. These include the use of injunctions, introductory tenancies, eligibility for housing assistance and powers of repossession. All complaints of Anti-social Behaviour will be dealt with in accordance with this legislation.
- 1.3 The objectives of the policy are to ensure that procedures are in place to ensure that incidences of nuisance behaviour will be investigated by timely intervention and that appropriate actions are taken to address each incident.

2. POLICY SCOPE AND RESPONSIBILITIES

- 2.1 This Policy is controlled by the Board and delegated to the Tenant and Client Services Committee to oversee on behalf of the Board to provide assurance that the Association is not exposed to unnecessary risk.
- 2.2 This policy applies to all of Choice's housing stock, residents, their family members and visitors.
- 2.3 This policy is controlled by the Group Director of Tenant and Client Services.

3. POLICY STATEMENT

- 3.1 Choice acknowledges that everyone is entitled to live in peace within their neighbourhood and that in order to provide a comprehensive housing service to all its residents, Anti-Social Behaviour and the causes of Anti-Social Behaviour must be addressed effectively.
- 3.2 Choice will:
 - Do more than is legally required under the conditions of tenancy
 - Quickly and formally acknowledge all reports of unacceptable behaviour
 - Seek to investigate all instances of Anti-Social Behaviour in a timely manner
 - Provide advice and support
 - Identify and interview all interested parties
 - Establish inter-agency working where appropriate
 - Use legal action when deemed appropriate or when all efforts at conciliation have failed.
 - Take action on behalf of Choice tenants who are victims of Anti-Social Behaviour emanating from other properties
 - Seek to address proportionately the needs of vulnerable victims and witnesses.

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3.3 This policy will be communicated to the relevant Housing staff, Board and Tenant and Client Services Committee members so that all parties understand their responsibilities under the policy.

3.4 The following documents are relevant to this policy:

- Choice's Anti-Social Behaviour Procedure and
- Choice's Tenancy & Lease Agreements.

3.5 This policy should be read in conjunction with the Anti-Social Behaviour Procedure.

3.6 **Review**

3.7 This policy and the Anti-Social Behaviour procedure will be reviewed every two years from the date of its approval by the Tenant and Client Services Committee, unless operational experience, feedback from our residents, good management practice, or changes to legislation dictate that earlier amendment is necessary.

4. **RELATED EXTERNAL DOCUMENTS**

REF	TITLE	LOCATION
	The Housing (Northern Ireland) Order 1983	
	The Housing (Northern Ireland) Order 2003	
	The Housing (Amendment) Act (Northern Ireland) 2010	

5. **RELATED PROCEDURES**

REF	TITLE	LOCATION
	Anti-Social Behaviour Procedure	

6. **REFERENCE TO EXTERNAL STANDARD(S)**

STANDARD	CRITERIA/CLAUSE

7. **CHANGE CONTROL**

REV	SECTION	DATE	DESCRIPTION OF CHANGE	CHANGED BY
7	All Sections	13.01.15	All sections proofed and changed from OakleeTrinity to Choice	HM(E)

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8	All Sections	10.02.17	Full review of all sections	J Chapman
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