



Agenda

**Notice of a public meeting of Community Development
Directorate - Executive Members
and Corporate Director Meetings**

To: Councillors Mark Crane and Simon Myers.

Date: Wednesday, 20 November 2024

Time: 10.00 am

Venue:

Under his delegated decision making powers in the Officers' Delegation Scheme in the Council's Constitution, the Chief Executive Officer has power, in cases of emergency, to take any decision which could be taken by the Council, the Executive or a committee. Following on from the expiry of the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, which allowed for committee meetings to be held remotely, the County Council resolved at its meeting on 21 July 2021 that, for the present time, in light of the continuing Covid-19 pandemic circumstances, remote live-broadcast committee meetings should continue (as informal meetings of the Committee Members), with any formal decisions required being taken by the Chief Executive Officer under his emergency decision making powers and after consultation with other Officers and Members as appropriate and after taking into account any views of the relevant Committee Members.

The meeting will be available to view once the meeting commences, via the following link - www.northyorks.gov.uk/livemeetings Recordings of previous live broadcast meetings are also available there.

Business

1. Declarations of Interest

Items for decision by the Executive Member for Culture, Arts & Housing

- 2. Anti-Social Behaviour Policy (Landlord Services) and Good Neighbourhood Management Policy (Pages 3 - 46)**
- 3. Any Other Items of Business**
- 4. Date of Next Meeting : 11 December 2024**

Enquiries relating to this agenda please contact Tel:
or e-mail

Website: www.northyorks.gov.uk

Barry Khan
Assistant Chief Executive
(Legal and Democratic Services)

County Hall
Northallerton

Date Not Specified

North Yorkshire Council

20 November 2024

Anti-Social Behaviour Policy (Landlord Services) and Good Neighbourhood Management Policy

Report of the Corporate Director Community Development

1.0 PURPOSE OF REPORT

- 1.1 To seek approval from the Executive Member for Culture, Arts and Housing to adopt the revised Anti-Social Behaviour Policy (Landlord Services) and accompanying Good Neighbourhood management Policy following consultation.

2.0 SUMMARY

- 2.1 This report highlights the need for the Council to adopt a revised landlord Anti-Social Behaviour (Landlord Services) Policy. This policy harmonises the three existing policies which remain in operation in the former Harrogate, Richmondshire and Selby council areas. Registered Providers (and which includes North Yorkshire Council) are required by law to meet the expectations set out in the Regulator of Social Housing's consumer standards (Neighbourhood and Community Standard). The policy (at Appendix A) has been updated to ensure that we can fulfil the expectations set out in this particular standard.
- 2.2 There is an accompanying Good Neighbourhood Management policy (at Appendix B) which sets out what the Councils' response will be to concerns raised by tenants, but which do not meet the threshold of anti-social behaviour. This is deemed to be best practice in this area of housing management.

3.0 BACKGROUND

- 3.1 The Housing Service includes Landlord Services responsible for the management of the current housing stock and which is primarily located across the Harrogate, Richmond, and Selby, localities. It is necessary to adopt an Anti-Social Behaviour policy to set out how we will respond to tenants' concerns who are affected by this issue as well how we will deal with any tenants who may be responsible for carrying out such acts within our communities.

4.0 ANTI-SOCIAL BEHAVIOUR POLICY

- 4.1 This proposed policy is a revised policy developed in partnership with a specialist external practitioner to ensure that it is up to date, reflects current best practice and ensures that we remain compliant with the Regulator of Social Housing's consumer standards.
- 4.2 In line with current best practice, a supplementary Good Neighbourhood Management policy has also been developed.
- 4.3 In accordance with North Yorkshire Councils consultation principles, a public consultation was carried out before these policies were put forward for approval. The consultation ran from 12 August 2024 to 15 September 2024 for a period of 4 weeks. The draft policies and accompanying procedure were published on the consultation area of the NYC website, and we received 17 responses and met with 10 tenants to discuss the proposals in depth. The draft policy was also discussed with involved tenants and shared with stakeholders.

4.4 As part of the consultation activity a customer journey mapping exercise had been planned with residents who have lived experience of reporting of, being the victim of or being accused of anti-social behaviour but unfortunately there was insufficient interest. Therefore, this activity was replaced with 3 locality-based focus groups instead and as referred to in the consultation outcomes summary (see Appendix C). In addition, a report was presented to the Housing & Leisure Overview & Scrutiny Committee at their meeting held on 2 September 2024.

4.5 The results of the consultation activities have been analysed and taken into consideration in the review of the policies, accompanying procedure and in developing staff training which is scheduled to take place in December 2024. Staff training will focus on the communication aspects of the policies to ensure that tenants who report concerns to us will clearly understand what actions will be taken by the Council in response.

5.0 CONTRIBUTION TO COUNCIL PRIORITIES

5.1 The policy contributes principally to the following Council priorities:

- Place and Environment: Communities are supported and work together to improve their local area.
- People: People are free from harm and feel safe and protected.

6.0 ALTERNATIVE OPTIONS CONSIDERED

6.1 As a registered provider of social housing, it is a legal requirement to comply with the Regulator of Social Housing's consumer standards (Neighbourhood and Community Standard). Specifically, this particular standard states that, 'Registered providers must have a policy on how they work with relevant organisations to deter and tackle anti-social behaviour in the neighbourhoods where they provide social housing.'

6.2 North Yorkshire Council has already self-referred to the Regulator indicating that it is non-compliant with a number of requirements across the consumer standards. Failing to harmonise this policy could create a risk of additional non-compliance and further undermine the organisations' credibility.

7.0 FINANCIAL IMPLICATIONS

7.1 There are no anticipated financial implications associated with implementing this policy.

8.0 LEGAL IMPLICATIONS

8.1 It is a requirement of the Regulator of Social Housing Transparency, Influence and Accountability standard for a Registered provider, 'to take tenant's views into account in their decision making about how landlord services are delivered and communicate how tenant's views have been considered.'

8.2 It is also good practice and in line with North Yorkshire Councils own consultation principles to consult on a policy which concerns a significant number of its residents (tenants).

9.0 EQUALITIES IMPLICATIONS

9.1 An initial Equalities Impact Assessment screening form had been completed and reviewed internally and whilst no detrimental effects were identified, it was stated that we would still

complete a full Equalities Impact Assessment following the conclusion of the consultation process as previous versions were now significantly out of date (Appendix D).

- 9.2 Whilst the Equality Impact Assessment did not identify any adverse impacts, it did identify the limitations in completing the assessment due to how the legacy Council's captured this information on their systems. The implementation of a new case management system with enhanced reporting functionality against the protected characteristics will address this shortfall but it is also important for the service to regularly capture and update the information it holds on its tenants in order to demonstrate that it understands their needs.

10.0 CLIMATE CHANGE IMPLICATIONS

- 10.1 A climate change impact assessment screening form had been completed previously acknowledging that there are no significant impacts.

11.0 POLICY IMPLICATIONS

- 11.1 The revised Anti-Social Behaviour policy will replace the three existing Anti-Social Behaviour policies. The policy will be supplemented by the accompanying Good Neighbourhood Management policy.
- 11.2 The landlord service will adopt both policies following approval.

12.0 RISK MANAGEMENT IMPLICATIONS

- 12.1 The Council (in its role as Social Housing Landlord) risks not being compliant with the Regulator of Social Housings' consumer standards.

13.0 COMMUNITY SAFETY IMPLICATIONS

- 13.1 There is a clear link to the work of colleagues in Community Safety and consequently they were one of the key stakeholders to consulted with during the consultation. No concerns were raised by Community Safety.

14.0 REASONS FOR RECOMMENDATIONS

- 14.1 It is a requirement of the Regulator of Social Housing Transparency, Influence and Accountability standard for a Registered provider, 'to take tenant's views into account in their decision making about how landlord services are delivered and communicate how tenant's views have been considered.'
- 14.2 It is in accordance with North Yorkshire Councils consultation principles that a public consultation be carried out before this policy is adopted.

15.0 RECOMMENDATION(S)

It is recommended that approval is given to adopt the revised Anti-Social Behaviour Policy (Landlord Services) and Procedures together with the accompanying Good Neighbourhood Management Policy.

APPENDICES:

Appendix A – NYC Anti-Social Behaviour Policy

Appendix B – NYC Good Neighbourhood Management Policy
Appendix C – Consultation outcomes (and questionnaire)
Appendix D – Equalities Impact Assessment

BACKGROUND DOCUMENTS: none

Nic Harne
Corporate Director – Community Development
County Hall
Northallerton
20 November 2024

Report Author – Carl Doolan Head of Housing Management & Landlord Services
Presenter of Report – Andrew Rowe, Assistant Director for Housing

Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

North Yorkshire Council Landlord Services - Anti-Social Behaviour Policy

This document sets out our approach to managing Anti-Social Behaviour (ASB) reports for North Yorkshire Councils' Landlord Service and is designed to comply with our legal requirement within the ASB Act 2004, as it relates to ASB policies.

This policy sets out the core principles of our service. It should be read in conjunction with our ASB procedure, which details the steps that we take when managing cases of ASB to comply with the content of this policy.

This policy applies to all types of occupancy that we own and/or manage, including but not limited to introductory tenancies, secure tenancies, leases, licences etc. For this policy, the use of the term "tenancy agreement" applies to all of these occupancy types.

Associated Frameworks

This policy is informed by and should be read in conjunction with the following (not exhaustive):

Legislation:

- Housing Act 1985
- Crime and Disorder Act 1998
- ASB Act 2004
- ASB, Crime and Policing Act 2014
- GDPR and Data Protection legislation
- Human Rights Act 1998
- Equality Act 2010

External policy/strategy:

- The Consumer Standards (as set by the Regulator of Social Housing)
- The Home Office ASB Principles
- The ASB, Crime and Policing Act 2014 Statutory Guidance

Internal policy/strategy:

- Good Neighbourhood Management
- Hate Crime
- Domestic Abuse
- ASB Case Review
- Information Sharing Protocol
- Safeguarding
- Vexatious, persistent, unreasonable complainants
- Appeal process for serving notice to end an Introductory Tenancy/rely on the mandatory ground for possession.

Policy Principles

Our ASB service is underpinned by the following principles:

- We seek to work transparently and fairly with those who report ASB, taking an objective, evidence-based approach to our investigations and decision making.
- We adopt a harm centred approach to ASB, considering the behaviour type and the impact/circumstances of the behaviour. We use this to make key decisions such as whether a report meets our definition of ASB, the category to assign it and the necessary/proportionate action to take to resolve it.
- We work with our partners to deter and tackle ASB. We recognise there may be times where we are not the best agency to lead on a case but seek to establish this without unnecessary delay and may continue to support the case when another agency takes the lead.
- We seek to identify and understand risk and vulnerability in relation to all parties involved in a case, taking the necessary action to mitigate this risk where appropriate.
- We consider the full range of tools and powers when deciding the best course of action in a case, including informal and legal tools. Whilst our preference is always to resolve issues using informal means, we will consider the most proportionate response in each case. There may be times where a partner agency has a tool better suited to resolve harm and we will work with them to determine how best to manage the case.
- We seek to empower and involve the reporter in our response to ASB. There may be things that we require a reporter to do in a case and we will ensure we are clear on what is required and that it is reasonable within the circumstances.

Section 1 – What is ASB

Our Definition

1. We are responsible for deciding whether a report meets our threshold to be considered ASB. We adopt a two-stage approach for this decision making:
 - I. Does the behaviour meet the statutory definition of ASB?
 - II. Is the behaviour unreasonable?
2. We use the statutory definition of ASB that is detailed in Part 1 of the ASB, Crime and Policing Act 2014:
 - a) conduct that has caused, or is likely to cause, harassment, alarm or distress to any person,

- b) conduct capable of causing 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.
3. We recognise that this threshold (particularly in relation to housing related ASB) is low, and that different people have different tolerances, expectations and perceptions in relation to whether behaviour is appropriate or not. So that we do not class something as ASB when it would be inappropriate to do so, we also apply a reasonableness test considering factors such as:
- Intention of behaviour
 - Root cause of the behaviour
 - Frequency
 - Duration
 - Times occurring
4. Our Good Neighbourhood Management Policy sets out the types of behaviour that we are unlikely to consider to be ASB. It also details the steps that we may take when we make this decision.

Domestic Abuse

5. We have a separate domestic abuse policy which should be referred to in relevant cases, however, reports of domestic abuse may also be considered under this policy. This is likely to occur where the domestic abuse is impacting upon others, e.g. causing noise disturbance to neighbours. We train our officers to recognise where reports of ASB may have been triggered from domestic abuse, ensuring that the most appropriate case management actions and decisions can be taken.
6. We recognise the need to act sensitively in these matters and to ensure that the needs of the victim/survivor of the domestic abuse are balanced against the needs of the wider community.

Hate Incidents

7. We recognise our regulatory responsibilities as a provider of social housing to deter and tackle hate incidents. We do so by:
- Categorising incidents of hate on our systems to ensure that we can recognise trends and/or hot spot areas. We will share this information with our partners, as well as use it to help determine whether any preventative work is required in certain areas/communities, such as awareness raising etc.

- Ensuring clear information on our website about how to report incidents of hate.
- Training our officers to recognise when an incident may be hate-related and how to deal with these reports appropriately.
- Working closely with our partners to ensure a holistic and effective response, taking into account the needs of the person experiencing the behaviour.
- Ensuring that we categorise hate incidents as high-risk reports, where appropriate to do so.
- Considering the harm that is being caused to the person experiencing the behaviour and taking proportionate action as a response. We will consider the full range of our tools and powers, as well as those of our partners when determining the best response.
- Using a victim risk assessment that seeks to identify where a report is hate related, as well as directing our officers to make referrals to internal or external support, where appropriate.

Behaviour towards employees and contractors

8. There may be occasions where the victim of ASB is one of employees or contractors. We will assess these matters on a case-by-case basis, considering the circumstances leading to the behaviour, the severity, the facts of the incident and the impact upon the person affected and may act in line with this policy as a result.

Section 2 – Remits and Responsibilities

9. We can act in cases that are 'housing-related'. This means that we can act against a non-tenant where their behaviour is affecting our tenants, communities or staff/contractors. We call these 'cross-tenure' cases.
10. We do recognise, however, that there will be times where we are not the best lead agency in a cross-tenure case. For example, where the person alleged to be causing the harm is a tenant of another social or private landlord, or where the person is known to the Police and/or Council and work is already ongoing.
11. We make efforts to identify other agencies that need to be made aware of a report and notify them quickly. We will work with them to determine a lead agency and whether continued support from us is required.
12. There will also be cases where another agency has the most suitable tool to resolve the case. Where we believe this to be the case, we will speak to the identified agency, agree an appropriate lead agency, and action plan.

13. Where a report of ASB constitutes a possible criminal offence, we will encourage the reporter to make the Police aware. Where the Police are investigating a criminal matter, we will work with them to determine whether it is appropriate for us to take parallel investigations, or whether it is more appropriate to await the outcome of their investigations first. Where a Police investigation has been concluded and no further action is to be taken by them, we may consider taking ASB/tenancy action depending on the circumstances of the matter and whether there is enough evidence to proceed.
14. If we feel that a case concerns behaviour that amounts to a statutory nuisance, we will consider whether we should refer the matter to the relevant Environmental Health Team to determine whether action under the Environmental Protection Act is appropriate.

Section 3 – Receiving Reports

How to report ASB

15. We aim to make reporting ASB to us as easy as possible and offer a range of different methods, including telephone, email, via our website etc. Our website provides further details on how to [contact us](#).
16. We will accept reports from third parties, such as elected members or support workers, however in most instances we will also need to speak directly to the person experiencing/witnessing the behaviour in order to progress our investigations.

Assessing and Triaging Reports

17. When we receive a report, we will work to quickly determine whether it meets our definition of ASB. We seek to ensure this is an informed decision and may, therefore, need to conduct some investigations before making this determination.
18. We also categorise reports based on risk and harm. We use the following categories:

Category	Types of behaviour	Response Time
High-risk	Domestic abuse, hate incidents, threats of or actual violence to person, or situations where the harm to the victim's health and well-being is high.	24 working hours

General	All other behaviours that are not environmental and do not fit into the high-risk category.	5 working days
Environmental	Examples include littering, graffiti, fly-tipping, dog fouling etc.	10 working days

19. The response time relates to the period between the case officer receiving the report and their attempts to contact the reporter to arrange an interview to discuss the matter further.

We will make it clear to our tenants and those reporting high-risk incidents, that in these situations, particularly if they occur outside of normal working hours, that they should contact the Police or other emergency services in the first instance for an immediate response.

20. We also assess risk and vulnerability by using a vulnerability risk assessment (VRA). This is completed following an interview with the reporter. Depending on the outcome of the assessment, actions will be identified and taken to assist in reducing the risk level.

21. We recognise that risk can increase/decrease during an ASB case and, therefore, VRA are kept under review during the life of a case and changes in scoring responded to as appropriate.

Section 4 – Working with Parties in a Case

Social Responsibility

22. We wish for all communities within our areas to thrive. This requires cooperation, compromise and empathy from the residents living, working or visiting within these communities. We ask residents to be respectful and considerate with regards their behaviour, to listen when another person may raise concerns to them, and to try to find compromise and solution together.

23. In addition, our customers will have legal obligations within the agreements they hold with us. Whilst the exact wording of these obligations will depend on their own agreement, there will be conditions relating to behaviour, including ASB and criminal activity.

24. Our customers are responsible for their own behaviour, that of any household members (including pets) and any visitors to their property, at the address and within the locality of the address. There may be occasions where incidents

occur outside of the locality but due to the status of the person they are directed towards may be housing related.

For example, where the behaviour is directed at a neighbour of the person causing the harm or one of our employee/s.

Support for Reporters

25. In addition to adopting practices aimed at identifying risk and vulnerability, we will also seek to support those who report ASB in other ways.
26. We will always ensure that we keep in contact with those reporting ASB, being clear, transparent and fair in our communication. We will update on progress of a case as much as we are able without breaching data protection laws. For example, actions in a case may relate to the needs and circumstances of a third party and we would be unable to share this information with the person reporting the ASB.
27. In addition to clear and regular communication, we also seek to support those experiencing ASB in other ways. The list below is not exhaustive and gives examples of what we may consider, dependent on the circumstances of each case:
 - Referrals to internal support, such as tenancy support services
 - Referrals to external support, such as local charities or voluntary organisations, for example, Victim Support.
 - Referrals to safeguarding or health providers, such as mental health teams or GPs.
 - Liaising with partners to identify target hardening opportunities.
28. Where we take legal action in ASB cases we often require evidence from residents. We understand that this can be a daunting experience and will seek to ensure appropriate support is made available to the witness should they wish to accept it. Sometimes the support available will depend on the area we are working/the Court we are using, but types of support may include:
 - Signposting to advice and guidance on being a witness, such as specialist websites.
 - Arranging a pre-court visit to allow the witness to familiarise themselves with the environment.
 - Helping arrange transport.
 - Arranging a separate entrance to the court and waiting room
 - Accompanying the witness around the court building
 - Ensuring they have time to speak with our legal representative to seek clarification to any questions or concerns they may have.

Support for those causing the harm

29. We do understand that those people causing the harm may have needs and vulnerabilities themselves. Whilst we do not consider this to be a justification for causing harm to others, we do recognise that helping to meet these needs can benefit all parties, bringing resolution of the ASB for the person suffering and improving the wellbeing of the person causing the harm too.
30. Through our case management processes we seek to identify and understand the needs that a perpetrator may have. This includes:
- Triaging and assessing reports effectively, with a focus on understanding the root cause of the problems, ensuring that we recognise when the person causing the harm may also be a victim (e.g. of exploitation)
 - Using internal systems to see whether we hold information which assists us in understanding needs.
 - Working with our partners to seek out and share information about needs.
 - Discussing matters with the perpetrator and enquiring whether they require support.
31. Where support needs are identified we will determine appropriate responses which may include:
- Referrals to internal support, such as tenancy support services
 - Referrals to external support, such as local charities or voluntary organisations
 - Referrals to safeguarding or health providers, such as mental health teams or GPs.
32. We adopt a twin-track approach in most cases, where we will offer support whilst also taking the appropriate action to try and prevent further ASB, recognising that we also must balance the needs of the person/s suffering the harm. For this reason, where we recognise the need for support, but it is not available or accepted, we may continue to take action to deal with the ASB. Equally, if the support is accepted but we believe the person is not fully engaging or disguised compliance is occurring, we may continue to act appropriate to reduce the harm to those suffering.

33. We understand our duties under the Equality Act and will:

- Seek to understand whether the perpetrator has a disability as defined by this legislation and whether the ASB reported is linked. Where we believe it is, we will assess whether intended action is a proportionate means to a legitimate aim before deciding to proceed.
- Ensure that we have complied with our obligations in relation to the public sector equality duty. Before deciding to take legal action we will complete an equality act assessment to evidence this compliance.

34. In all cases where we are considering legal action, we will complete a proportionality assessment to ensure that our decision is necessary and proportionate.

Section 5 – Working with Partners

35. There are few ASB cases that can be resolved effectively as a single agency response. Most will require engagement with other statutory and non-statutory partners. Examples of agencies we work with include **Community Safety**, the Police, other housing providers, social care, public health providers, the fire service and third sector organisations.

36. In relation to partnership working, we seek to:

- Identify appropriate partners to involve in a case and engage with them.
- Share information that is relevant to a case, to fully understand risk and vulnerability and ensure that we take the most proportionate and effective actions.
- Develop a joint action plan that clearly identifies a lead agency and the required actions of all involved.
- Be clear on the extent and limitations of our role and responsibilities.
- Seek the views of others before commencing legal action to ensure there is no duplication and the solution proposed is most suitable.

Information sharing

37. Effective partnership working relies on information sharing. We will ensure that we are sharing information with others where we have a clear lawful basis and legitimate purpose for doing so.
38. We are signatories to local information sharing protocols and commit to sharing, storing, using and retaining information as set out within.

Partnership forums

39. Partnership forums are designed to facilitate a multi-agency response to local issues, including ASB and related behaviour. We will attend and actively engage in those which are relevant to our work. We expect the same in return from our partners.
40. In addition, we may organise professionals' meetings in relation to individual cases to ensure that all information is known by all relevant bodies and that the most informed and appropriate decisions can be made in a case.

Section 6 – Tools and Powers

General Principles

41. Where we have the necessary evidence to determine that the ASB reported has occurred we will next consider what action is most appropriate to reduce the harm being caused. We do not adopt an incremental approach requiring us to take the lowest form of action first. We will consider many factors, such as severity, risk, frequency, needs etc, to determine what action is most proportionate. We aim to take the lowest form of action that we believe has a genuine chance of achieving the outcomes that we are seeking in a case.
42. In most cases, non-legal interventions will be the most proportionate form of action in the first instance. Save for the most serious forms of ASB, we will attempt to resolve matters through practical solutions, warnings and voluntary agreements before resorting to more formal approaches.
43. We rely on evidence to be able to act and often we will need those experiencing the ASB to provide this evidence. Evidence may include completed diary sheets, CCTV or video doorbell recordings, reports to agencies or signing a witness statement. Where we are unable to obtain this evidence, it is unlikely that we will be able to act. Save for the community protection notice, our powers rely on the Court deciding to grant the order when we request them to.

Prevention

44. We seek to ensure that ASB does not occur in the first place. We do this in a range of ways which include but are not limited to:

- Using a sensitive allocations/lettings policy
- Making customers aware of responsibilities at sign-up
- Operating an introductory tenancy regime
- Making advice and guidance available to customers and residents
- Working with partners to host community events and take part in estate walkabouts etc.
- Looking at environmental improvements, such as better lighting etc.

Self-help

45. We seek to empower those reporting harm to be part of the solution, believing that this often results in the best outcomes for all involved. Indeed, sometimes the involvement of an agency can exacerbate a situation that could otherwise have been amicably resolved between the parties. Where we believe it is appropriate to do so, we may ask parties to:

- Speak to the person causing them concern first to try and find a solution.
- Consider a reasonable change in behaviour or routine to improve the problem.
- Engage in mediation.

46. Where a party refuses to cooperate with our suggestions, without good reason, we may not be able to take any further action.

Informal actions

47. There are a range of informal methods that we use to resolve harm in ASB cases. These include, but are not limited to:

- Practical solutions, such as environmental improvements
- Mediation
- Warning letters
- Cautions
- Meetings
- Acceptable Behaviour Contracts
- Good Neighbourhood Agreements

Legal actions

48. Where we believe it is necessary and proportionate, and we have the required evidence, we may consider legal action in an ASB case.

49. We have several tools that we can use or apply for as a response to ASB, which the table below summarises:

Tool	Purpose
Tenancy action	Where a breach of tenancy has occurred, we can act as a result. For introductory tenancies we have the option to extend the introductory period or to seek to end the tenancy. For secure tenancies, we can seek a suspended possession order or outright possession order on the relevant discretionary and/or mandatory ground. We may also apply for a demotion, which reverts a secure tenancy back to the equivalent of an introductory tenancy. These actions all require us to serve a legal notice first and where we do so to end an introductory tenancy, demoted tenancy or are relying on a mandatory ground, we must offer the tenant a right to appeal this decision. We may also seek to vary an existing suspended possession order (e.g. for rent arrears) to include ASB.
Injunctions under Part 1 of the ASB, Crime and Policing Act 2014	These orders contain conditions which are designed to prevent further harm. They may require the person to stop doing certain things or require them to do specified things. They are available for persons over the age of 10 and a breach can result in a fine and/or a custodial sentence. Where the person with an injunction is a tenant (or linked to a tenant's property), a breach may also result in possession action under the mandatory ground.
Criminal Behaviour Orders	These orders are like an injunction but can only be applied for where we are prosecuting someone for a criminal offence. We are more likely to support the Police in securing such an order, but may consider seeking them ourselves in limited circumstances, such as where we are prosecuting a breach of community protection notice. Where the person with a criminal behaviour order is a tenant (or linked to a tenant's property), a breach may also result in possession action under the mandatory ground.
Closure Orders	A closure order is a temporary (up to 6 months) power that can be applied to a premises (including a defined area of open space). It has the impact of closing the area where it applies. This can be flexible allowing certain categories of people to

	remain able to use the area, or to limit the times of day where it applies. A closure notice must be issued before seeking an order. Where a closure order is granted at a tenant's property it may also result in possession action under the mandatory ground.
Community Protection Notices	A community protection notice (CPN) can be issued to anyone over 16 or to businesses, where the legal test is met. It includes conditions in relation to things the recipient must stop doing or actions they must complete. Failure to comply in a criminal offence and can result in a range of sanctions, including a fixed penalty notice. A community protection warning must be issued first.

50. Sometimes the legal tool most suitable is not one that we have legal recourse to. In these instances, we will work with the partner who can use this tool, offering support to their case if appropriate. Examples of where this might occur where the Police are taking criminal action and a Criminal Behaviour Order could be applied for, or where the person causing the harm is the tenant of another social housing provider and action under the tenancy agreement is considered more appropriate.

Section 7 – Communication

51. We seek to engage with our residents and customers about the service which we provide. We also encourage feedback and use this to continuously improve our delivery.

Publicising

52. Publicising actions that we take in ASB cases can assist in reassuring communities, encouraging reporting and deterring those causing ASB. Some of the legal action that we take requires the support of the local community to help us monitor compliance and publicity helps raise awareness of what the person has been asked to do.

53. We decide on whether to publicise, and the extent/methods of doing so, on a case-by-case basis, by considering factors such as the age and circumstances of the person causing the harm, the objectives we are seeking from the publicity, necessity and proportionality.

Feedback and complaints

54. We welcome feedback in relation to the service we provide and further details about how to share this with us can be found on our [website](#).

55. We seek to use any feedback received to continuously improve the service that we deliver.

Confidentiality

56. We may receive anonymous reports of ASB. This can make it challenging for us to investigate the matter, as we may not have all the information we need to be able to do so. We will assess anonymous reports, considering whether the severity of the behaviour reported requires further investigation, whether there is a clear reason for why the report has been made anonymously and whether there are any opportunities for investigating further that do not require knowledge of who the reporter is.

57. Sometimes reporters may wish to remain confidential. Whilst we will not name the reporter, we are required to disclose and discuss the details of the report with the person alleged to be causing the harm. There may be times where the nature of the report makes it clear who is likely to have made the report.

58. In addition, there are times where our legal obligations mean that we are unable to promise confidentiality. For example, if a person tells us something that is a criminal offence, or we believe they are a risk to themselves or to others.

Vexatious, unreasonable and persistent complainants

59. Whilst we wish to encourage reports of ASB, there are times where this reporting can be inappropriate. This may be where:

- The report is malicious, false or exaggerated.
- The reports relate to matters that we have already decided on and there is no new information.
- The reporting is so persistent that it is having an unreasonable impact on our time and resources.

60. We will seek to understand the reason for these types of reporting, for example, whether the contact arise from an unmet support need or whether we have missed opportunity to intervene or made an incorrect decision. However, where the reporting is unreasonable, we may take action to try and limit the impact, through means such as restricting contact or considering the reporting as ASB and applying the principles of this policy.

The ASB Case Review

61. The ASB Case Review is a legal process that every local authority area must have in place with its partners. **The process in North Yorkshire is managed by our colleagues in the Community Safety Team.** It allows resident who are concerned about the progress or outcome of their ASB case to request a review, which can result in recommendations being made.

62. Details about our local ASB Case Review process can be accessed [here](#)

Section 8 – Performance

Training and development

63. Managing cases of ASB can be complex, requiring a wide range of skills, knowledge and experience. Through supervision, we seek to identify the needs of case officers, sourcing relevant training courses or materials where appropriate. We also aim to keep officers updated on changes in regulation, legislation and best practice, via training, attendance at webinars etc.

64. Case officers also attend regular case supervision sessions where they can seek advice and support in relation to casework.

Performance management

65. We undertake a number of activities focussed on ensuring that we are delivering a well-performing service and are continuously learning and improving. These include:

- Case file audits to ensure compliance with policy and process.
- Reviewing customer feedback to identify opportunities for service development.
- Reviewing outcomes from service complaints, ombudsman enquiries and ASB case reviews to identify opportunities for continuous improvement.

Review of policy

66. This policy will be reviewed in line with our policy review cycle (every 3 years). This may occur earlier if there is a change in legislation or regulation which necessitates it.

North Yorkshire Council - Good Neighbourhood Management Policy

Purpose

Anti-social behaviour (“ASB”) is a term that relates to a wide range of behaviour types and the law does not provide a set list of what is and what is not ASB.

Sometimes, we will receive reports where it would not be appropriate to adopt an ASB approach. This might be because the behaviour being reported is reasonable; because the facts of the matter do not meet the requirements to be considered ASB, or because factors such as the environment or health and wellbeing are at the root of the problem.

We recognise that trying to deal with situations like these using an ASB approach is likely to frustrate and escalate matters.

This policy is designed to outline our considerations, actions and limitations when dealing with issues that do not suit management under our ASB policy.

Policy Principles

The following principles underpin this policy:

1. We will triage and assess all reports that are made to us to understand the most appropriate approach to adopt for managing them. This will be done using a harm centred approach, considering both the behaviour reported and the impact it is having.
2. We take an informed approach to our decision making and will ensure that we have enough information to be able reach an accurate decision when triaging and assessing reports.
3. We will communicate the outcome of the triaging and assessment to the person making the report, ensuring they are clear on which policy/approach will apply to their concern.
4. We recognise that reported behaviour can change in terms of severity and that something initially assessed as being a ‘good neighbourhood management’ issue can evolve into ASB. We will continue to reassess our decision in a case each time a new report is received, making sure we do not miss an opportunity to intervene.
5. The purpose of this policy is not to find fault or blame. Often in these matters there will not be a ‘wrong doer’. Rather, our focus is on fostering good relationships, identifying practical solutions and ensuring correct support is in place. We seek to understand the root cause of the problems and the solutions that have the best chance of dealing with this. We are, therefore, extremely unlikely to consider legal actions as a response to matters that we are dealing with under this policy.

6. In many situations that are appropriate for management under this policy we seek to empower the parties involved to find their own solutions and adopt the suggestions that we think helpful.
7. At all stages, we will consider the support needs of the parties involved in a matter dealt with under this policy. We recognise that sometimes personal circumstances may affect a person's tolerance, perception or ability to cope with certain situations. When we recognise that this could be a contributory factor, we will work to identify suitable referrals and support.
8. We may not always be able to assist with a situation that is dealt with under this policy as a single agency. There will be times where we may work with our partner agencies to share information and identify the best possible support and guidance we can offer to parties.

Defining and Assessing Reports

9. When we receive a report relating to a behaviour concern, we will assess it to decide whether it reaches our threshold to be considered under our ASB policy or whether a good neighbourhood management approach is more appropriate.
10. When deciding whether a report should be dealt with under this policy, we will consider the following:
 - The type of behaviour that is being reported, how serious it is and whether it is reasonable activity or not.
 - How often the behaviour is happening, the times that it is taking place and how long it is happening for.
 - The needs of the parties involved.
 - The impact that the behaviour is having on the parties involved and/or the wider community.
 - The root cause of the issue and whether there is intention to cause harm.
11. Whilst the list is not exhaustive, the below details some of the types of situations that are more likely to be dealt with under this policy, as opposed to our ASB policy:
 - I. Reports relating to behaviour that rarely meet our definition of ASB, such as:
 - Parking
 - DIY
 - Kids playing

- Animals fouling where it is reasonable (e.g. a roaming cat)/ not behaviour encouraged by an owner to cause nuisance to others.
- Use of appliances, such as washing machines.

II. Neighbour disputes – we define these as situations where a disagreement has occurred between several parties, there is no clear victim and no clear person causing the harm, and all parties are contributing to the disagreement. In addition, the behaviour at the heart of the disagreement is unlikely to meet our definition of ASB.

These disputes may arise from the following:

- Parking
- Boundaries
- The use of communal gardens
- Lifestyle differences
- Social media
- Behaviour of children

III. Matters where there is no intention to cause harm and/or the behaviour causing the harm is reasonable. Examples may include:

- Noise that arises from reasonable activities but is causing a nuisance due to environmental issues, such as poor sound insulation in a property or a lack of carpets on laminate floors.
- Nuisance that arises as a direct result of a disability and/or illness.
- Perceived nuisance that arises because of a disability and/or illness.

12. We will seek to ensure that our decisions are sound, meaning that they are fully informed and free from bias or assumption. This means that we may need to undertake some investigative work before we are able to determine the types of responses we may take. This may include, but is not limited to:

- Carrying out interviews with the parties involved in a report.
- Conducting wider investigations, such as speaking to other neighbours, using noise capturing equipment, liaising with our partner agencies etc.
- Asking parties to take certain actions.

13. Once we have determined how a matter should be managed, we will communicate this promptly and clearly to the relevant parties.
14. Where new reports and/or new information is available in a case, we will review our decision and determine whether we need to change approach and deal with the matter under our ASB policy.

Specific Behaviour Types

CCTV and Video Doorbells

15. There has been a significant increase in the domestic use of CCTV and video doorbells. Any person who uses these devices has a responsibility to do so within the law. Further information about these responsibilities can be found on the Information Commissioner Office's website.
16. We are unable to enforce breaches of these laws. Concerns should be referred to the Information Commissioner Office and/or the Police. We may offer advice and guidance to parties involved or refer the matter to mediation if we think this could assist, but we are very unlikely to take a form of legal enforcement action.
17. Where the use of the CCTV cameras and/or video doorbells is causing significant nuisance or harm then we will assess the report and decide whether it meets our definition of ASB. If we believe that it does, we will deal with the matter in line with our ASB policy and procedure.
18. If a resident informs us that they have recorded incidents of ASB on CCTV and/or video doorbells we will request a copy of this recording. We require sight of the full incident, including periods of time immediately before and after the incident itself. A failure to provide such information may mean we are unable to progress our investigations further.

Cannabis Smoking

19. We may receive reports relating to a resident smoking cannabis in and around their home. We do not class cannabis smoking in itself as ASB. These matters should be reported to the Police, either directly or via CrimeStoppers. Our tenancy agreements do contain conditions relating to criminal activity. If the Police take criminal action in response to the cannabis, then we may take our own tenancy action because of this criminal action.

20. We may consider the impact of the cannabis smoking to be ASB in certain circumstances. For example, where the smoke/odour arising from its use is having an impact on the health of the person experiencing the smoke. To act in this way, we do require evidence of the impact that the smoke is having and may require the person experiencing the harm to provide medical evidence.
21. Where we feel appropriate, we may work with the person smoking the cannabis, requiring them to take practical steps to limit the impact, refer parties to mediation so the impact of the behaviour can be understood and agreement made between the parties to limit the harm, or make referrals to drug support/education for the person smoking the cannabis.
22. Should the person smoking state that it is for medical use, we will require evidence of this or will progress the matter on the basis that it is for recreational use until such a time the evidence is provided to show otherwise.

Risk and Vulnerability

23. We recognise that if a report is not a matter which we consider to be ASB, it does not necessarily follow that there is low risk of harm and/or no vulnerability. In fact, sometimes a person's needs can be a contributing factor to how they perceive, respond to, or are impacted by, behaviour.
24. We consider harm at assessment stage and when we are deciding how to respond to a report. We will also complete a risk assessment after we have interviewed the person making the report, to determine the types of support that they may require.

Roles and Responsibilities

25. We believe that everyone has a social responsibility to be a good neighbour and resident. This includes being courteous and respectful to others.
26. Many of the situations that will be managed under this policy will require the cooperation, compromise and good will of the parties involved. Effective resolution may require parties to make reasonable changes to their behaviour and/or environment, to accept to undertake processes such as mediation, to accept advice and support that is offered etc.
27. Our ability to assist in these cases will be reduced where parties are not willing to cooperate with us in these ways and may mean that we can assist no further and the case is closed.

Partnership Working

28. Often reports dealt with in line with this policy will be complex, requiring a multi-agency response to bring resolution. This is particularly important where the situation is being exacerbated by the unmet needs of either or all parties involved in a matter. We are limited to actions that are within the realms of our experience and capabilities and will require the cooperation of other agencies.
29. To facilitate partnership working in good neighbourhood management cases we will consider and action the following, where appropriate to each given case:
- Refer any safeguarding/well-being concerns to the relevant agency.
 - Share information with partners to ensure full information is known by all relevant parties, allowing informed and appropriate decisions to be made.
 - Arrange a professional meeting to create a clear action plan for case management.

Possible Solutions

30. The focus of our work when dealing with matters in line with this policy is to foster good relationships and to improve the health and well-being of parties involved. Legal action is very unlikely in cases managed under this policy.
31. We will consider appropriate solutions on a case-by-case basis, but examples include:
- Providing advice and guidance, signposting to education services/websites etc.
 - Inviting parties to be part of creating a solution, which may be written into a voluntary agreement (e.g. residents in a block creating agreed guidelines for use of communal areas).
 - Referring parties to mediation. This might involve providing details of private services that the parties can source or making a referral to the mediation service that the Council funds via the Community Safety Team.
 - Referrals to safeguarding, health services, support etc.
 - Exploring practical solutions such as carpeting, slow-release door hinges, soundproofing, anti-vibration mats etc.
32. These examples are not exhaustive, nor will they be appropriate in all cases. The appropriate solution will be determined based on what is relevant, likely to bring resolution to the problems and is available and cost-effective.

33. Where a party refuses to engage with the solution offered, without good reason, we may be unable to provide any further assistance and need to close our involvement in the matter.

Closing a case

34. There are several reasons why we may close a case dealt with under this policy, including:
- The problems have been resolved or reduced to a level that parties agree is reasonable.
 - Either or all parties are not engaging/cooperating. We will always seek to understand the reason for non-engagement/non-cooperation and whether it is reasonable in the circumstances/whether there are alternative options/support we can offer, before deciding to close the case for this reason.
 - There is no further action that is reasonable or available to us.
35. We will inform the parties involved in the case that we are withdrawing our assistance, ensuring they are clear where to report any further concerns in future.
36. Should any party express dissatisfaction in the management of the matter then details will be provided of our internal complaints service, as well advising them of their legal right to utilise the local ASB Case Review Process.

Persistent, Malicious or Unreasonable Parties

37. We understand that a party may be disappointed with our decision not to class their report as ASB, or the solutions that we offer. We aim to ensure that we are clear, transparent and fair, providing information about the reason for our decision.
38. Contact that we consider to be unreasonable includes:
- Making reports that a party knows to be untrue, exaggeration or with malicious intent.
 - Making repeated contact to report or discuss issues that we have previously decided on, without providing any new information.
 - Making contact so frequently or in such a way that it creates an unreasonable demand on the capacity or resource of the service.
39. In these instances, may feel necessary to take action against the party in line with the corporate policy relating to persistent reporters.

ASB Consultation Outcomes – September 2024

What we did

- The consultation ran from 12th August 2024 to 15th September 2024
- We created an on-line survey that was available on the North Yorkshire Council website and paper copies were available.
- We promoted the consultation survey on social media (Next Door)
- We held focus groups for tenants in Harrogate and Richmond and Selby.
- Overall, 17 respondents completed the questionnaire and we met with 10 tenants to discuss the proposals in depth.

The survey

- A few of the comments on the survey related to issues that fell outside of housing including issues with speeding cars, aggressive driving and licensing conditions.
- These comments correlate with the result that 40% of respondents didn't find the policy clear to follow.
- There was a comment that the policy contained a lot of 'council speak'
- One comment from someone who found it clear said it "gives a concise process for investigation and consequence accessible to tenants, public and investigators."
- 69% of respondents understand what the council considers to be anti-social behaviour and the same percentage agreed with the categories and response times proposed.
- There was some confusion over what 'environmental' meant and a suggestion made for sub-categories.
- 63% agree with the proposed initial timescales proposed but there was a suggestion that 'General' and 'Environmental' should have the same priority – 5 days
- Following the questions regarding the action the council will take there were several comments relating to dissatisfaction with previous experience
- When asked about the Good Neighbourhood Management Policy, 60% of respondents were clear on how North Yorkshire Council would manage behaviours and there was a request that this policy should be jointly managed with the Neighbourhood Policing Teams.
- Overall 50% of respondents would feel confident reporting ASB to North Yorkshire Council

Focus Groups

The focus groups allowed us to explore scenarios under the proposed ASB Policy and/or the supporting Good Neighbourhood Management Policy.

Key points

- Communication – often tenants feel they are left not knowing what action is been taken and therefore assume, that there is no action.
- Preventing ASB was a strong theme. Tenants felt that a stronger proactive approach was needed. Educating young people who are future tenants, pre-tenancy training and more information on ASB specifically at sign up. The information should be relevant for the accommodation and what it means to be a good tenant and neighbour.
- Impartial mediation was a recommendation from tenants to help resolve issues before they escalate.
- Tenants thought that staff training was important, and this was to include the customer services team who were the first point of contact.
- Tenants thought more community events would be a positive approach for participation ensuring they are inclusive and diverse.
- Estate improvements are needed – not just to disrupt nuisance behaviour but to set a standard.
- Tenants were keen to promote new policies and action taken to tackle ASB through the magazine or social medias.

Anti-Social Behaviour Consultation

Introduction

As a registered social landlord, North Yorkshire Council must adopt an anti-social behaviour (ASB) policy that sets out how we will respond to the concerns of tenants who are affected by this issue, as well as how we will deal with any tenants who may be responsible for the anti-social behaviour within our communities.

This proposed policy was developed in partnership with a specialist external practitioner to ensure that it is up-to-date, reflects current best practice and ensures that we remain compliant with the Regulator of Social Housing's consumer standards and this policy will replace the previous policies of the former district and borough councils.

Anti-social behaviour can be a problem for our tenants. In 2023-2024 we investigated 442 concerns from residents and, of these, 43 were ASB and 399 general neighbour nuisance complaints.

The key changes are noted below:

- This policy sets out our approach to managing anti-social behaviour (ASB) reports for North Yorkshire Council's Landlord Service and will cover all areas of North Yorkshire where we have council housing.
- To ensure our resource is focused where it is needed. A supplementary Good Neighbourhood Management policy has also been developed.
- We have made it clearer as to what we consider to be a high priority.
- We have set some clear timescales for a response.
- The policy makes it clear what legal tools are available to us and when we might use them.
- We have referenced other policies with clear links to ASB including the Domestic Abuse Policy.
- There is a separate ASB procedure which details the steps we will take when managing cases of ASB.

About this survey

Before you begin answering the questions in this consultation, please read the proposed policies and procedures.

These can be found at www.northyorks.gov.uk/asbpolicyconsultation

If you prefer, this consultation can be completed online at www.northyorks.gov.uk/survey/asb or scan the QR code below:



If you need this consultation in a different format or language or have any questions, please email myhousingvoice@northyorks.gov.uk or telephone 0300 131 2 131 and ask for 'the tenant involvement team'.

This consultation closes on Sunday 15 September 2024.

There are 15 questions in total and none are compulsory. Please do not include any personal identifiable information about yourself or someone else in your responses.

Privacy Notice

Reading our Privacy Notice will help you understand how and why we process your personal data.

The Privacy Notice can be found at www.northyorks.gov.uk/your-council/transparency-freedom-information-and-data-protection/privacy-notices/housing-accommodation-management-privacy-notice

Q1 Have you ever reported any anti-social behaviour to us?

Yes

No

If 'No', go to Q2.

If 'Yes', please let us know how satisfied you felt with our response:

Very satisfied

Satisfied

Neither
satisfied nor
dissatisfied

Dissatisfied

Very
dissatisfied

What reasons do you have for answering that way?

Please do not include any personal identifiable information about yourself or someone else in your responses.

Q2 How clear do you find the proposed Anti-Social Behaviour Policy to follow?

Very unclear

Unclear

Neutral

Clear

Very clear

What reasons do you have for answering that way?

Please do not include any personal identifiable information about yourself or someone else in your responses.

Q3 How well do you understand what the council considers to be anti-social behaviour?



Not well at all



Not well



Neutral



Well



Very well

What reasons do you have for answering that way?

Please do not include any personal identifiable information about yourself or someone else in your responses.

Q4 We have listed the types of behaviour we consider to be high risk, general and environmental.

How much do you agree or disagree with the categories of behaviours suggested in the proposal?



Strongly disagree



Disagree



Neutral



Agree



Strongly agree

What reasons do you have for answering that way?

Please do not include any personal identifiable information about yourself or someone else in your responses.

Q5 How well do you think the timescales for an initial response will address anti-social behaviour?



Not well at all



Not well



Neutral



Well



Very well

What reasons do you have for answering that way?

Please do not include any personal identifiable information about yourself or someone else in your responses.

Q6 How clear are you about the ways North Yorkshire Council will support victims of anti-social behaviour?



Very unclear



Unclear



Neutral



Clear



Very clear

What reasons do you have for answering that way?

Please do not include any personal identifiable information about yourself or someone else in your responses.

Q7 How clear are you about the response and actions North Yorkshire Council will take to tackle anti-social behaviour?



Very unclear



Unclear



Neutral



Clear



Very clear

What reasons do you have for answering that way?

Please do not include any personal identifiable information about yourself or someone else in your responses.

Q8 How well do you understand when North Yorkshire Council may or may not take legal action?



Not well at all



Not well



Neutral



Well



Very well

What reasons do you have for answering that way?

Please do not include any personal identifiable information about yourself or someone else in your responses.

Q9 How clear do you think North Yorkshire Council would manage behaviours under the Good Neighbourhood Policy?



Very unclear



Unclear



Neutral



Clear



Very clear

What reasons do you have for answering that way?

Please do not include any personal identifiable information about yourself or someone else in your responses.

Q10 How confident would you feel reporting a case of anti-social behaviour to North Yorkshire Council?



Not confident
at all



Not confident



Neutral



Confident



Very confident

What reasons do you have for answering that way?

Please do not include any personal identifiable information about yourself or someone else in your responses.

Q11 If you have any suggestions or concerns about our proposed actions, please explain below:

Please do not include any personal identifiable information about yourself or someone else in your responses.

We want to make sure that the services we deliver do not unfairly discriminate against anyone. We also want to make sure that the right services reach the right people at the right time. To help us make sure that we are doing this correctly, it would be helpful if you could answer the following questions about yourself.

You do not have to answer these questions. It will not make any difference to the service you receive if you choose not to answer them. The information you provide will be made anonymous. No personal information, such as your name or address, will be used in collating statistical data.

However, by answering the questions you will help us to make sure that our services are fair and accessible to everyone.

Q12 Which age category are you in? Please tick the appropriate box.

16-19

20-29

30-39

40-49

50-64

65-74

75-84

85 or more

Prefer not to say

Q13 Are you ...? Please tick the appropriate box.

Female

Male

I describe myself in another way
(please tell us below if you would like to)

Prefer not to say

Q14 What is your ethnic group? Please tick the box which best describes your ethnic origin.

White

Mixed/
multiple
ethnic
groups

Asian

Black/
African/
Caribbean

Other ethnic
group
(please tell
us below if
you would
like to)

Prefer not to say

Q15 Do you consider yourself to be a disabled person or to have a long-term, limiting condition? Please tick the appropriate box.

Yes

No

Prefer not to say

Thank you for taking part in this consultation.

Return your completed form in the free post envelope provided.

Equality impact assessment (EIA) form: evidencing paying due regard to protected characteristics

(Form updated October 2023)

NYC Anti-Social Behaviour Policy (Landlord Services)

If you would like this information in another language or format such as Braille, large print or audio, please contact the Communications Unit on 01609 53 2013 or email communications@northyorks.gov.uk.



যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান, তাহলে দয়া করে আমাদেরকে বলুন।

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو براۓ مہربانی ہم سے پوچھئے۔

Equality Impact Assessments (EIAs) are public documents. EIAs accompanying reports going to County Councillors for decisions are published with the committee papers on our website and are available in hard copy at the relevant meeting. To help people to find completed EIAs we also publish them in the Equality and Diversity section of our website. This will help people to see for themselves how we have paid due regard in order to meet statutory requirements.

Name of Directorate and Service Area	Community Development Housing Management
Lead Officer and contact details	Carl Doolan Carl.doolan@northyorks.gov.uk
Names and roles of other people involved in carrying out the EIA	Victoria Young Susie Eales Richard Mair Faihaa Alnaser Reno Cooper Vanessa Crane ASB Officer Guy Dollimore ASB Officer John Ward ASB Officer
How will you pay due regard? e.g. working group, individual officer	Working group with support from the Service Improvement Manager and Strategy & Performance team.
When did the due regard process start?	EIA screening process was completed in June 2024 prior to the public policy consultation which took place in August through to September 2024.

Section 1. Please describe briefly what this EIA is about. (e.g. are you starting a new service, changing how you do something, stopping doing something?)

The EIA seeks to assess the impact of the proposed ASB policy and accompanying Good Neighbourhood Management policy which were developed in partnership with a specialist external

practitioner. These policies have since been subject to a period of public consultation, member scrutiny and detailed review with the involved tenant group.

Section 2. Why is this being proposed? What are the aims? What does the authority hope to achieve by it? (e.g. to save money, meet increased demand, do things in a better way.)

The policies are amongst of a suite of harmonised landlord policies which NYC needs to adopt following Local Government Re-organisation to ensure that we are compliant with the Regulator of Social Housing's consumer standards.

Section 3. What will change? What will be different for customers and/or staff?

The existing ASB policy does not discriminate on the grounds of the characteristics listed in the Equality Act 2010, so no changes are required. However, adopting these policies and revised working procedures will ensure a consistent delivery of service across the stock holding area.

The service is also implementing a new case management system to support the accurate gathering of data going forwards and which will make it easier to monitor against the protected characteristics.

Section 4. Involvement and consultation (What involvement and consultation has been done regarding the proposal and what are the results? What consultation will be needed and how will it be done?)

Tenants were invited to respond to an online survey with paper versions made available upon request. Locality-based focus groups were held with groups of involved tenants to enable in-depth discussion and debate. The policies were also shared with the Overview & Scrutiny committee at their meeting in September 2024.

The feedback was largely positive. Respondents commented that the policies were easier to read and understand and the majority of them would feel confident in reporting ASB to the landlord service.

Other feedback will be incorporated into a new training package for Officers who are charged with its delivery.

More broadly other internal partners, particularly Community Safety, are actively working on addressing ASB issues and are encouraged to share information and best practices. This collaborative effort allows agencies to thoughtfully consider the needs of victims, the wider community, and the circumstances of the perpetrators and their families when developing and implementing effective solutions and sanctions.

Section 5. What impact will this proposal have on council budgets? Will it be cost neutral, have increased cost or reduce costs?

Please explain briefly why this will be the result.

Not known. We would like to state that it would be cost neutral for the landlord service however it is more important for our tenants to feel confident that they can raise their concerns and that NYC as their landlord will respond accordingly. This might therefore increase costs associated with legal measures for example in the short term at least.

With regards to the Council as a whole, then reducing ASB can lead to significant cost savings, as the expenses associated with responding to and preventing ASB incidents are as high as those of many other types of crime. The London School of Economics (LSE) estimated that the cost of ASB,

calculated from a one-day survey, amounts to at least £14 million for agencies in England and Wales. This figure equates to approximately £3.4 billion annually. However, it's important to note that this estimate does not account for the 'social' costs endured by victims and communities affected by anti-social behaviour.

Section 6. How will this proposal affect people with protected characteristics?	No impact	Make things better	Make things worse	Why will it have this effect? Provide evidence from engagement, consultation and/or service user data or demographic information etc.																
Age		X		<p>There is no lower or upper age limit to being a victim or perpetrator of ASB.</p> <p>North Yorkshire has a large elderly population, with 25% of residents aged 65 and older. Many older people feel vulnerable and scared when they see groups of drunk young people on the streets. There is a common belief that young people are more likely to commit ASB because of their lack of boundaries put in place by parents/carers and family members. A report by the Joseph Rowntree Foundation (JRF) highlighted this belief¹.</p> <p>However, there is not enough evidence to support it, as most reports connecting ASB with young people are usually referred to other youth and social care agencies.</p> <p>In the year ending March 2024, young people aged 16- 24 were the group with the highest reported levels of perceived ASB in their local area at 15%, followed by the 25-34 years group at 11%.²</p> <table border="1"> <caption>People reporting high levels of perceived ASB in local area, people aged 16 and over</caption> <thead> <tr> <th>Age Group</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>16-24</td> <td>15</td> </tr> <tr> <td>25-34</td> <td>11</td> </tr> <tr> <td>35-44</td> <td>9</td> </tr> <tr> <td>45-54</td> <td>7</td> </tr> <tr> <td>55-64</td> <td>7</td> </tr> <tr> <td>65-74</td> <td>5</td> </tr> <tr> <td>75+</td> <td>2</td> </tr> </tbody> </table> <p>While the Crime Survey for England & Wales (CSEW) for 2024 demonstrates a constant decrease in reporting ASB by age, the Tenant Satisfaction Measures (TSM) survey for the same year indicates that satisfaction for the NYC tenants increases with age, with the most satisfied group being those over the age of 85. 71% of this group are satisfied with how the council deals with ASB. The least satisfied age group is 35-44 years old (35%). It may be that</p>	Age Group	Percentage	16-24	15	25-34	11	35-44	9	45-54	7	55-64	7	65-74	5	75+	2
Age Group	Percentage																			
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65-74	5																			
75+	2																			

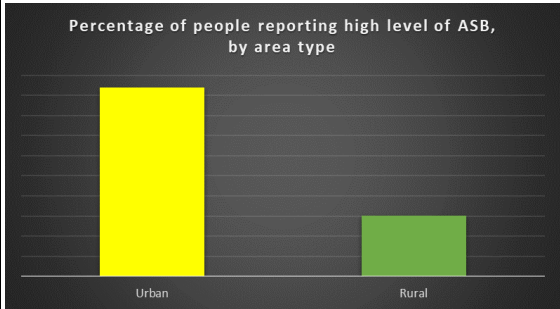
¹ Anti-social behaviour strategies: Finding a balance.

² The Crime Survey for England and Wales (CSEW) for the year ending March 2024. The ONS.

			<p>older tenants are more tolerant and less likely to complain, whereas younger tenants may have slightly higher expectations and are quicker to complain if standards fall.</p> <p>Access to service is also considered, i.e. considering the reporting channels, and offering the complainants and victims referrals to support agencies, such as Victim Support and other supporting services.</p> <p>However, different approaches and mechanisms are necessary for engaging with various age groups, which may lead to inconsistent strategies across the council.</p> <p>Through the adoption of up-to-date policies and procedures together with staff training we can better ensure a more consistent delivery of service.</p>
Disability		X	<p>The Crime Survey for England and Wales 2019 reported that almost 1 in 4 (23.1%) disabled adults aged 16 years and over had experienced crime compared with 1 in 5 (20.7%) non-disabled adults.</p> <p>Mental health is a significant and increasingly common element in ASB cases. ASB can significantly affect an individual's quality of life, as well as their physical and mental health.</p> <p>Government research also indicates that those with a pre-existing mental or physical condition are more likely to experience a significant impact of ASB (24%) than those without (21%).</p> <p>Some individuals involved in ASB—whether as complainants, victims, or perpetrators—may struggle with mental well-being, making it difficult to address ASB effectively.</p> <p>It's important to recognise that varied approaches and strategies may be necessary to engage people with different disabilities or mental health challenges, resulting in inconsistent methods tailored to their specific needs.</p> <p>Access to services is always taken into consideration, and referrals to support agencies are also readily available.</p>
Sex		X	<p>The policy has no adverse impact. However, access to service is considered, for instance</p>

				confidentiality needs of complainants and victims. and referrals to support agencies are also available, such as Victim Support.
Race		X		<p>There are no direct adverse impacts from the policy in respect of race.</p> <p>Any person affected by ASB or is found to be a perpetrator of ASB will be dealt with following the policy and taking account of the circumstances surrounding the ASB.</p> <p>Information about the service and reporting procedures can be made available, on request, in different languages. Interpreters can also be made available, on request.</p> <p>There is a risk that BAME communities may feel isolated and may be unsure or unaware of the procedure for reporting ASB.</p> <p>North Yorkshire is home to diverse cultures and communities, so the policy emphasises tolerance and the celebration of these different groups.</p>
Gender reassignment		X		<p>The policy relates to both men and women.</p> <p>However, where the gender of the alleged perpetrator of ASB was known, the large majority were male.</p> <p>While the TSM survey indicated that 52% of male tenants are satisfied compared to 48% of females</p>
Sexual orientation		X		<p>Through the adoption of up-to-date policies and procedures together with staff training we can better ensure a more consistent delivery of service.</p>
Religion or belief	X			<p>There are no direct impacts from the policy in respect of religion and belief.</p> <p>Any person affected by ASB or is found to be a perpetrator of ASB will be dealt with following the policy and taking account of the circumstances surrounding the ASB.</p> <p>The policy emphasises tolerance and the celebration of different religions and beliefs.</p> <p>However, there is scope for religion and belief to be a factor in alleged ASB cases and this should be recognised when dealing with cases.</p>
Pregnancy or maternity		X		<p>Through the adoption of up-to-date policies and procedures together with staff training we can better ensure a more consistent delivery of service.</p>

Marriage or civil partnership		X		As above.
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Section 7. How will this proposal affect people who...	No impact	Make things better	Make things worse	Why will it have this effect? Provide evidence from engagement, consultation and/or service user data or demographic information etc.
..live in a rural area?		X		<p>The ASB policy relates to all residents living within the county, and the work carried out considers the wider community and accessibility.</p> <p>Generally, urban areas experience higher levels of ASB than rural areas.</p>  <p>However, the TSM survey indicates that 53% of council tenants who live in rural villages are more satisfied than those who live in urban cities and towns (47%).</p> <p>Many underreported cases of ASB frequently occur in rural areas due to challenges related to access to services and the limited resources of local authorities and other relevant partners.</p>
...have a low income?	X			<p>The policy has no impact.</p> <p>The CSEW data indicates that individuals with a low income (less than £10,400) and those with no income have the highest percentages of people reporting a high level of perceived ASB, at 15% and 12% respectively.</p>
...are carers (unpaid family or friend)?	X			<p>The policy has no impact.</p> <p>The CSEW data indicates the highest percentages of people reporting a high level of perceived ASB, are 18% being unemployed / economically inactive (Long-term/temporarily sick/ill), followed by 16% Never worked and long-term unemployed /Economically inactive (Other inactive), and 13% full-time students/Economically inactive (Student)/Economically inactive (Looking after family/home).</p>
..... are from the Armed	X			<p>There is no discernible policy impact for this</p>

Forces Community				
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Section 8. Geographic impact – Please detail where the impact will be (please tick all that apply)

North Yorkshire wide	
Craven	
Hambleton	
Harrogate	✓
Richmondshire	✓
Ryedale	
Scarborough	
Selby	✓

If you have ticked one or more areas, will specific town(s)/village(s) be particularly impacted? If so, please specify below.

As this is a landlord services policy its impact will be largely restricted to the former stock holding areas of Harrogate, Richmondshire and Selby.

Section 9. Will the proposal affect anyone more because of a combination of protected characteristics? (e.g. older women or young gay men) State what you think the effect may be and why, providing evidence from engagement, consultation and/or service user data or demographic information etc.

Parties involved in ASB / neighbour disputes can often have other challenges such as mental health and which can make resolution harder. Through the measures mentioned throughout this assessment, we will be able to highlight any challenges experienced by particular groups and through an effective response encourage others to report any similar concerns.

Section 10. Next steps to address the anticipated impact. Select one of the following options and explain why this has been chosen. (Remember: we have an anticipatory duty to make reasonable adjustments so that disabled people can access services and work for us)	Tick option chosen
1. No adverse impact - no major change needed to the proposal. There is no potential for discrimination or adverse impact identified.	X
2. Adverse impact - adjust the proposal - The EIA identifies potential problems or missed opportunities. We will change our proposal to reduce or remove these adverse impacts, or we will achieve our aim in another way which will not make things worse for people.	
3. Adverse impact - continue the proposal - The EIA identifies potential problems or missed opportunities. We cannot change our proposal to reduce or remove these adverse impacts, nor can we achieve our aim in another way which will not make things worse for people. (There must be compelling reasons for continuing with proposals which will have the most adverse impacts. Get advice from Legal Services)	
4. Actual or potential unlawful discrimination - stop and remove the proposal – The EIA identifies actual or potential unlawful discrimination. It must be stopped.	

Explanation of why option has been chosen. (Include any advice given by Legal Services.)

The policy has been developed with a range of internal partners (including Legal), involved tenants and a specialist external practitioner who has helped other housing providers develop theirs.

Section 11. If the proposal is to be implemented how will you find out how it is really affecting people? (How will you monitor and review the changes?)

In addition to the adoption of a harmonised set of policies and an accompanying procedure together with bespoke staff training, the implementation of a new case management system will enable us to readily monitor trends and capture if particular groups are more likely to report or experience ASB in their communities.

Section 12. Action plan. List any actions you need to take which have been identified in this EIA, including post implementation review to find out how the outcomes have been achieved in practice and what impacts there have actually been on people with protected characteristics.

Action	Lead	By when	Progress	Monitoring arrangements
Implement case management system.	Carl Doolan / Susie Eales	December 2024	Test version already in place	Housing Improvement Board
Deliver bespoke staff training.	Susie Eales	December 2024	Date agreed with provider	IPM process
Continually update the customer profile database and review against new ASB reports.	Carl Doolan	Ongoing	Review quarterly	Housing Improvement Board

Section 13. Summary Summarise the findings of your EIA, including impacts, recommendation in relation to addressing impacts, including any legal advice, and next steps. This summary should be used as part of the report to the decision maker.

Whilst there are no adverse impacts identified through the implementation of these policies, it is also acknowledged that the systems currently used by the Council do not allow us to gather this information easily.

The replacement case management system will address this shortfall. In addition, we will develop quarterly performance reports for consideration as part of our enhanced governance arrangements.

Section 14. Sign off section

This full EIA was completed by:

Name: Carl Doolan
Job title: Head of Housing Management & Landlord Services
Directorate: Community Development
Signature:

Completion date: 1st November 2024

Authorised by relevant Assistant Director (signature): Andrew Rowe

Date: 4th November 2024

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