

CYNGOR SIR POWYS COUNTY COUNCIL

REPORT FOR DELEGATED DECISION

By

County Councillor Rosemarie Harris

Portfolio Holder for Housing

May 2017

REPORT AUTHOR: Simon Inkson – Head of Housing

SUBJECT: Housing Anti-Social Behaviour Policy

REPORT FOR: Decision

1. Summary

1.1 Portfolio holder approval is sought for the Housing Anti-social Behaviour policy.

1.2 The report is supported by the following appendices:

A The policy

B Consultation response summary

C Single Integrated Impact Assessment (SIIA)

2. Background

2.1 The Council's Housing Service (the Council) is landlord of 5,400 Council homes and 110 leasehold flats. It aims to ensure that tenants and leaseholders live safe and securely in their own homes and communities. The Council recognises that failure to tackle anti-social behaviour effectively could substantially blight the quality of life for those people living with anti-social behaviour, and can also damage our ability to develop sustainable communities.

2.2 The Housing Service has reviewed and updated the existing Anti-Social Behaviour policy to ensure staff, tenants and residents are aware of what constitutes anti-social behaviour, how a complaint can be made and what action can be expected from all parties involved.

2.3 The policy should enable tenants to exercise their rights as Council tenants, to the quiet enjoyment of their homes. It should provide Housing Staff with a reference on which they can base their decisions. The Council recognises that it has a duty to its tenants and other residents in the locality to deal with matters of nuisance and anti-social behaviour. Failure to act impacts not only on residents' lives but also on the quality of our homes and estates. In order to help the Council carry out its duty, the policy makes it clear what anti-social behaviour is and how it will be dealt with.

2.4 The policy's contents are as follows:

1 Policy background and coverage

2 Anti-social behaviour policy

3 Equalities

4 Reviewing decisions, complaints and compliments

5 Review of ASB policy

2.5 Draft versions of the policy have been discussed with:

- Policies subgroup Tenants' Liaison Forum
- Legal Services
- Relevant Housing staff.

2.6 A public consultation took place during a four week period in September 2016. The key findings are attached to this report.

3. Proposal

3.1 That the Portfolio Holder consider this report and attached documents and accordingly approve the policy.

4. One Powys Plan

4.1 The SIIA states that the impact on Council priorities will be positive, particularly as it aims to ensure tenants and residents live safely and securely in their own homes and communities. As a result the policy supports the vision of a healthier Wales and in preventing and alleviating ASB, partnership working is actively encouraged thereby supporting the sustainable development principles of prevention and collaboration.

5. Preferred Choice and Reasons

5.1 The preferred choice is to approve the policy to ensure clarity and consistency across the County.

6. Sustainability and Environmental Issues/Equalities/Crime and Disorder/Welsh Language/Other Policies etc

6.1 The SIIA states that where the policy does have an impact on the Welsh Government well-being goals the outcome is good.

6.2 The impact on Welsh language is neutral.

6.3 The impact on Equalities is neutral.

6.4 The impact on the council's other key guiding principles will be good.

7. Children and Young People's Impact Statement - Safeguarding and Wellbeing

7.1 The policy aims to ensure tenants and residents, especially those that may be more vulnerable, feel safe and secure in their own homes and communities. This will have a positive impact on the wellbeing and safeguarding of children and young people.

8. Local Member(s)

8.1 This policy applies to all Council HRA dwellings in Powys.

9. Other Front Line Services

9.1 There will be no changes to other front line services. This policy confirms existing practice.

10. Support Services (Legal, Finance, HR, ICT, BPU)

10.1 The Professional Lead - Legal considers the recommendation in this report as one of good management and a necessity for Enforcement Purposes in this area of law.

10.2 Finance - The Finance Business Partner notes the content of the report which aims to ensure that tenants and leaseholders live safe and securely in their own homes and communities.

11. Local Service Board/Partnerships/Stakeholders etc

11.1 Tenants' Liaison Forum members, members of the Housing Services Group 100, all Housing staff and several external stakeholders, including Shelter, Powys Teaching Health Board and PAVO have been invited to read the policy and provide comments as part of the public consultation. Consultation responses have been considered in the policy.

12. Communications

12.1 The new policy will be published on the corporate website. Individual Council tenants will be informed of the policy through Open House Magazine and the Tenant Engagement Facebook page. The Tenants' Liaison Forum Members will be informed. There will be a link on the Council's Housing Service intranet page to the corporate website.

13. Statutory Officers

13.1 The Deputy Monitoring Officer notes the legal comment and makes no further comment.

13.2 The Strategic Director Resources (S151 Officer) notes the comments made by finance.

Recommendation:	Reason for Recommendation:
To approve the Anti-Social Behaviour Policy for Council Housing.	The policy formalises current good practice and ensures consistency across Powys.

Relevant Policy (ies):			
Within Policy:	Y	Within Budget:	Y

Relevant Local Member(s):	All
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Person(s) To Implement Decision:	Simon Inkson
Date By When Decision To Be Implemented:	

Contact Officer Name:	Tel:	Fax:	Email:
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Background Papers used to prepare Report:

Powys County Council secure tenancy agreement 2008

Powys County Council introductory tenancy agreement 2015

CIH How to manage ASB cases effectively

CIH Practice On-line

PCC ASB Policy – Procedure Statement 2005

PCC ASB Service Standards

Appendices

Appendix A: Proposed Council Housing Anti-Social Behaviour Policy

Appendix B: Key findings from consultation

Appendix C: Impact assessment

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