

Councillor Briefing

Anti-Social Behaviour – who to call and what we can do

The reporting process and sanctions available are different depending on the tenure of the resident – it is important to establish tenure.

For any immediate serious risk of harm or crime in process call the Police on 999

We would always try to resolve issues using informal tools; Formal sanctions would be used as a last resort and only if the informal tools have either not been taken up or the anti-social behaviour is continuing.

All sanctions outlined below are only available to professionals and not members of the public or private legal undertakings.

If a private citizen (regardless of occupancy type) wishes to seek legal action in relation to ASB, it would be in the form of a private injunction.

Council Housing (HMO; PSL; Hostel; General Needs; Leaseholder)	Owner Occupier/Private Rental/Private HMO	
Report to: Tenancy Sustainment admin; TenancySustainment@havering.gov.uk	Report to: Damien Ghela; Damien.Ghela@havering.gov.uk	
<p>Out of hour reporting: 01708 726685 TenancySustainment@havering.gov.uk</p> <p>Community Wardens are available from Monday to Saturday 12:00 – 21:00 (Oct – March); 13:00 – 22:00 (April – Sept)</p> <p>01708 434000 out of hours - 01708 726685 communitywardens@havering.gov.uk</p> <p><i>The CW service is under review and is due to become part of the new corporate Enforcement Team from Nov 17.</i></p>	<p>Out of hours reporting: 01708 726060</p> <p><i>This is a 24hr ASB reporting line. Messages are recorded when no one is available to answer. Calls are checked on a daily basis. Please leave a contact number.</i></p> <p>communitysafety@havering.gov.uk</p> <p>There is no out of hours call out facility</p>	
Nuisance	Tools/Sanctions available for Council tenants	Tools/Sanctions available for Owner/Occupiers
Garden	<p><u>Evidence:</u></p> <ul style="list-style-type: none"> • diary sheets; 	<p><u>Evidence:</u></p> <ul style="list-style-type: none"> • diary sheets;

	<ul style="list-style-type: none"> • photographs • impact assessments; <p><u>Informal tools:</u></p> <ul style="list-style-type: none"> • vulnerable tenants garden referral (criteria based) • verbal warning; • written warning; • Acceptable Behaviour Contract; <p><u>Formal sanctions:</u></p> <ul style="list-style-type: none"> • Community Protection Notice; <p><u>Breach of Tenancy agreement</u></p> <ul style="list-style-type: none"> • Notice of seeking possession; • suspended possession order; • possession order (eviction); • demotion of tenancy forfeiture of leasehold agreement; 	<ul style="list-style-type: none"> • photographs • impact assessments; <p><u>Informal tools:</u></p> <ul style="list-style-type: none"> • verbal warning; • written warning; • Acceptable Behaviour Contract; <p><u>Formal sanctions:</u></p> <ul style="list-style-type: none"> • Community Protection Notice;
noise	<p><u>Evidence:</u></p> <ul style="list-style-type: none"> • diary sheets; • Community Warden patrols; • noise monitoring equipment; • impact assessments; • police intelligence <p><u>Informal tools:</u></p> <ul style="list-style-type: none"> • verbal warning; • written warning; • mediation; • Acceptable Behaviour Contract; • yellow/red cards; parenting contract; • family intervention projects; • floating support; 	<p><u>Evidence:</u></p> <ul style="list-style-type: none"> • diary sheets; • noise monitoring equipment; • impact assessments; • police intelligence <p><u>Informal tools:</u></p> <ul style="list-style-type: none"> • written warning; • mediation; • Acceptable Behaviour Contract; • yellow/red cards; • parenting contract; • family intervention projects; • floating support; <p><u>Formal sanctions:</u></p> <ul style="list-style-type: none"> • Civil Injunction; • Community protection

	<p><u>Formal sanctions:</u></p> <ul style="list-style-type: none"> • Civil Injunction; • Community protection Notice; • Public space protection order; • closure notice/order; <p><u>Breach of Tenancy agreement</u></p> <ul style="list-style-type: none"> • Notice of seeking possession; • suspended possession order; • possession order (eviction); • demotion of tenancy forfeiture of leasehold agreement; 	<p>Notice;</p> <ul style="list-style-type: none"> • Public space protection order; • closure notice/order;
Drugs/Alcohol	<p><u>Evidence:</u></p> <ul style="list-style-type: none"> • Diary sheets; • Community Warden patrols; • caretaker intelligence; • police intelligence; • impact assessment; • CCTV monitoring. <p><u>Informal tools:</u></p> <ul style="list-style-type: none"> • verbal warning; • written warning; • Acceptable Behaviour Contract; • Referral to Westminster Drugs/Alcohol Project. <p><u>Formal sanctions:</u></p> <ul style="list-style-type: none"> • Civil Injunction; • Public Space Protection Order; • dispersal power; • Public space protection order; • closure notice/order; • Criminal prosecution; • Criminal Behaviour Order. 	<p><u>Evidence:</u></p> <ul style="list-style-type: none"> • Diary sheets; • police intelligence; • impact assessment; • CCTV monitoring <p><u>Informal tools:</u></p> <ul style="list-style-type: none"> • verbal warning; • written warning; • Acceptable Behaviour Contract; • referral to Westminster Drugs/Alcohol Project <p><u>Formal sanctions:</u></p> <ul style="list-style-type: none"> • Civil Injunction; • Public Space Protection Order; • dispersal power; • Public space protection order; • closure notice/order; • Criminal prosecution; • Criminal Behaviour Order.

	<ul style="list-style-type: none"> • <u>Breach of Tenancy agreement</u> (if the behaviour is in the locality of the tenancy and the perpetrator is the tenant, occupant or visitor) • Notice of seeking possession; • suspended possession order; • possession order (eviction); • demotion of tenancy • forfeiture of leasehold agreement; 	
<p>Public open spaces/communal areas.</p> <ul style="list-style-type: none"> • Dog fouling • Begging • Rowdy behaviour • Youths hanging round • Litter/rubbish • Drunkenness • Harassment • intimidation 	<p><u>Evidence:</u></p> <ul style="list-style-type: none"> • Diary sheets; • Community Warden patrols; • Caretaker intelligence • police intelligence; • impact assessment; • CCTV monitoring. <p><u>Informal tools:</u></p> <ul style="list-style-type: none"> • Youth diversionary activities; • Parenting contract • Troubled families programme • Family intervention projects • Multi-systematic therapy • target hardening - designing out crime; • verbal warning; • written warning; • Acceptable Behaviour Contract; • mediation; <p><u>Formal sanctions:</u></p> <ul style="list-style-type: none"> • Civil Injunction; • Public Space Protection Order; • dispersal power; • Public space protection order; 	<p><u>Evidence:</u></p> <ul style="list-style-type: none"> • Diary sheets; • police intelligence; • impact assessment; • CCTV monitoring. <p><u>Informal tools:</u></p> <ul style="list-style-type: none"> • Youth diversionary activities; • Parenting contract • Troubled families programme • Family intervention projects • Multi-systematic therapy • target hardening - designing out crime; • verbal warning; • written warning; • Acceptable Behaviour Contract; • mediation; <p><u>Formal sanctions:</u></p> <ul style="list-style-type: none"> • Civil Injunction; • Public Space Protection Order; • dispersal power; • Public space protection order; • closure notice/order; • Criminal prosecution; • Criminal Behaviour

	<ul style="list-style-type: none"> • closure notice/order; • Criminal prosecution; • Criminal Behaviour Order; • Community Protection Notice; • <u>Breach of Tenancy agreement</u> (if the behaviour is in the locality of the tenancy and the perpetrator is the tenant, occupant or visitor) • Notice of seeking possession; • suspended possession order; • possession order (eviction); • demotion of tenancy • forfeiture of leasehold agreement; 	<p>Order;</p> <ul style="list-style-type: none"> • Community Protection Notice.
Neighbour disputes	<p><u>Evidence:</u></p> <ul style="list-style-type: none"> • Diary sheets; • Community Warden patrols; • caretaker intelligence; • police intelligence; • impact assessment; <p><u>Informal tools:</u></p> <ul style="list-style-type: none"> • verbal warning; • written warning; • Acceptable Behaviour Contract; • Mediation. <p><u>Formal Sanctions:</u></p> <ul style="list-style-type: none"> • Civil Injunction; • closure notice/order; • Criminal prosecution; • Criminal Behaviour Order; • Community Protection Notice <p><u>Breach of Tenancy agreement</u></p> <ul style="list-style-type: none"> • Notice of seeking 	<p><u>Evidence:</u></p> <ul style="list-style-type: none"> • Diary sheets; • police intelligence; • impact assessment; <p><u>Informal tools:</u></p> <ul style="list-style-type: none"> • verbal warning; • written warning; • Acceptable Behaviour Contract; • Mediation. <p><u>Formal Sanctions:</u></p> <ul style="list-style-type: none"> • Civil Injunction; • closure notice/order; • Criminal prosecution; • Criminal Behaviour Order; • Community Protection Notice

	<p>possession</p> <ul style="list-style-type: none"> • suspended possession order • possession order (eviction); • demotion of tenancy • forfeiture of leasehold agreement 	
Bullying	<p><u>Evidence:</u></p> <ul style="list-style-type: none"> • Diary sheets; • Community Warden patrols; • caretaker intelligence; • police intelligence; • impact assessment; • school intelligence <p><u>Informal tools:</u></p> <ul style="list-style-type: none"> • verbal warning; • written warning; • Acceptable Behaviour Contract; • Mediation. • Education - prevention <p><u>Formal Sanctions:</u></p> <ul style="list-style-type: none"> • Civil Injunction; • Criminal prosecution • Criminal Behaviour Order; <p><u>Breach of Tenancy agreement</u> (if the behaviour is in the locality of the tenancy and the perpetrator is the tenant, occupant or visitor)</p> <ul style="list-style-type: none"> • Notice of seeking possession; • suspended possession order; • possession order (eviction); • demotion of tenancy • forfeiture of leasehold agreement; 	<p><u>Evidence:</u></p> <ul style="list-style-type: none"> • Diary sheets; • police intelligence; • impact assessment; • school intelligence <p><u>Informal tools:</u></p> <ul style="list-style-type: none"> • verbal warning; • written warning; • Acceptable Behaviour Contract; • Mediation. • Education - prevention <p><u>Formal Sanctions:</u></p> <ul style="list-style-type: none"> • Civil Injunction; • Criminal prosecution • Criminal Behaviour Order;