



NB Housing is committed to tackling anti-social behaviour and nuisance in order to build and sustain safer and more settled communities in which our tenants can live.

What is Anti-Social Behaviour (ASB) and what kind of behaviour is covered?

The statutory definition (Housing (Northern Ireland) Order 2003) of Anti-Social Behaviour is: *Conduct by any individual which causes or is likely to cause a nuisance or annoyance to a person residing, visiting or otherwise engaging in a lawful activity in the locality of the dwelling house.*

In addition:

An individual may be deemed to have acted in an anti-social manner if he/she has:

- been convicted of using the dwelling-house or allowing it to be used for illegal or immoral purposes
- been convicted of an arrestable offence committed in, or in the locality of the dwelling house
- directly or indirectly affected NB Housing Management functions or matters relating to those functions.



How do I report Anti-Social Behaviour?

NB Housing encourages any tenant who experiences Anti-Social Behaviour to inform our Housing Management Team as soon as it occurs at our address details below.

Or text us on:
07498 202221

We can also be reached by emailing:
info@nb-housing.org

Or via our website
www.nb-housing.org

All emergency/serious incidents, or incidents out of office hours, should be reported to the PSNI on 999 or 101 depending on the severity of the behaviour or crime.



Gatelodge
8 Flax Street
Belfast, BT14 7EQ
T 028 9059 2110

282 - 290 Crumlin Road
Belfast
BT14 7ED
T 028 9035 1131

E info@nb-housing.org
W www.nb-housing.org

Tweet icon @NBHousing
Text 07498 202221

Anti-Social Behaviour
Commitment to a safer community



Anti-Social Behaviour might include amongst other things:

- Violence or the threat of violence
- Hate behaviour that targets members of identified groups because of their perceived differences (e.g. race, religion, political affiliation, disabilities or sexual orientation)
- Noise Nuisance (rowdy parties, loud music/TVs, dog barking)
- Arguing and door slamming
- Environmental quality issues (e.g. litter, dog fouling, graffiti, fly tipping, nuisance vehicles)
- Offensive drunkenness
- Using Housing Association accommodation for selling drugs or drug abuse or other unlawful purposes
- Intimidation and Harassment.



NB Housing may take legal action against tenants who are found to be guilty of ASB and this will be deemed to be a breach of tenancy.



Need to report Anti-Social Behaviour?

Find out how on reverse of leaflet.



What can you expect NB Housing to do when you report ASB?

NB Housing acknowledge that every individual is entitled to live in peace within their neighbourhood and that to provide a quality housing service we will effectively address the problem of Anti-Social Behaviour.

We will:

- quickly and formally acknowledge all reports of Anti-Social Behaviour,
- seek to investigate all reported instances of Anti-Social Behaviour at office level in a timely manner,
- provide advice and support,
- identify and interview all interested parties,
- establish inter agency working where appropriate,
- use legal action when all efforts at conciliation have failed. Action can include possession, injunction and applying to relevant authorities for an Anti Social Behaviour Order endeavour to take action on behalf of Association tenants who are the victims of Anti-Social Behaviour,
- seek to respond to instances of Anti-Social Behaviour on NB Housing land whether the complainant is a tenant, private tenant or owner occupier and in the context of re-housing, take full account of any anti-social behaviour carried out by the housing applicant or their household, to the extent that this is legally permissible.



What do we expect from our tenants?

- New tenants are required to sign and comply with a Good Neighbour Agreement when signing their tenancy agreement
- The tenant is responsible for the behaviour of every person (including children) living in or visiting the tenants home including responsibility for their behaviour in the home or surrounding land, in communal areas (stairs, lifts, landing, entrance halls, shared gardens, parking areas) and in the locality of the dwelling house.
- Whether the tenancy is secure or introductory, breaching any of the General Conditions of Tenancy or statutory obligations may result in the Association issuing possession, injunction proceedings or applying to the relevant authorities for an Anti-Social Behaviour Order.
- The Housing (NI) Order 2003 was designed to extend powers to tackle Anti-Social Behaviour in local communities. It provides for Introductory Tenancies and includes measures for developing the use of injunctions and extending the grounds for possession. In addition, Part IV of the 2003 Order provides for persons who are unsuitable to be tenants because of their unacceptable behaviour to be treated as ineligible for housing accommodation or homelessness assistance.

