



ANTI SOCIAL BEHAVIOUR POLICY

Who does this policy apply to:	This policy and procedure applies to all WFHA staff members tenants, visitors and contractors
Review Date (minimum every three years)	This Policy is subject to a review in August 2028
Policy Author/Reviewer and Job Title	Sally Rowe – Head of Housing

1.0 Purpose and Scope of the Policy

This document sets out WFHA's policy towards managing anti-social behaviour (ASB). It will highlight definitions, the Associations regulatory responsibilities, the tools available and the standards that we will meet. We recognise the impact anti-social behaviour can have on individuals and the lives of the community. The staff will work in partnership in a multi-disciplinary approach with other agencies to prevent and manage any ASB cases.

The LBWF have adopted a robust strategy (Waltham Forest Community Safety Protocol) and adopted a public health model to ASB and community safety in the Borough, as they understand help and support for all are key to effecting real change. The strategy covers some of the key areas that affect our community within the borough which include gang crime, violence against women and girls, and hate crime. WFHA work alongside this strategy when dealing with cases of ASB.

2. Policy details

The term anti-social behaviour is used to describe a range of behaviours from low-level nuisance to criminal damage and assault. Anti-social behaviour is defined in the Anti-Social Behaviour, Crime and Policing Act 2014 as:

- 2.0 conduct that has caused or likely to cause, harassment, alarm, or distress to any person,
- 2.1 conduct capable of causing nuisance or annoyance or occupation of residential premises or
- 2.2 conduct capable of causing housing-related nuisance or to any person.

This policy and our approach to ASB are designed to comply with the legal and regulatory responsibilities. In line with the HCA's Regulatory Framework WFHA must publish our policy, demonstrate how we work with relevant partners and other agencies to prevent and tackle ASB.

WFHA currently attend a forum with the Local Authority and other providers where innovative solutions can be identified through the exchange of knowledge, information and trust that will be generated by regular multi-agency working. The procedure is in line with the London Borough of Waltham Forest anti-social behaviour charter which WFHA are signed up to.

There is a range of legislation which covers ASB which is summarised in Appendix 1. The Anti-Social Behaviour, Crime and Policing Act 2014 made significant changes to the injunctions available and introduced a mandatory ground for possession, for secure and assured tenants, where antisocial behaviour or crime has already been proven by another court.

The purpose of this is to speed up eviction procedures where ASB has already been proven, to bring a faster relief to the individuals impacted and communities. The Absolute Ground for Possession will not require landlords to prove to the court that it is reasonable to grant possession which will mean that the court should be able to decide in one hearing.

3.0 Related Policies:

- Safeguarding
- Allocations
- On call and call outs
- Lone working
- Risk and needs assessments
- Complaints
- Equality, Diversity & Inclusion

Document History:

Date of Last Review: August 2025

Equality Impact Statement:

WFHA must ensure all individuals are treated fairly and in line with legislation relating to the nine protected characteristics identified in the Equality Act 2010 and with the Association's Equality policies and procedures. You must comply with the law and Association policies and procedures governing equality and diversity. The nine protected characteristics are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.