

**MINUTES OF THE LANDLORD SERVICES WORKING GROUP**

DATE: Tuesday 3rd September 2024

VENUE: Stenson House (Abbey Room) TIME: 10:00am

|  |  |  |  |
| --- | --- | --- | --- |
| **Present:** | | | |
| Nicky Larkin (NL) | | Pam McGowan (PM) | |
| Nigel Hill (NH) | | Sandra Houghton (SH) | |
| Sue Quincy (SQ) | | Cheryl Gamble (CG) | |
| Isobel Harris (IH) | | Amanda Harper (AH) NWLDC | |
| Sandra Newell (SN) | | Sharon Cole (SCO) NWLDC | |
| Mitchell | | Jane Rochelle NWLDC | |
| Ray Finney (RF) | | Laura Smythe (LS) NWLDC | |
|  | |  | |
| **Apologies:** | |  | |
| Sue Carr (SC) | | Peter Warren (PW) NWLDC | |
| Cllr Alison Morley (AM) NWLDC | |  | |
| Cllr A Woodman (AW) NWLDC | |  | |
|  | | | |
|  | **ITEM** | | **ACTION** |
| **1.** | **Welcome & Apologies**  AH welcomed everyone. Apologies as above. Today’s session is an introduction to the Anti-Social Behavior Review. | |  |
| **2.** | **Minutes of the previous Meeting**  None | |  |
| **3.** | **Anti-social Behavior Review (ASB)**  Interactive session, looking at process for dealing with ASB.   * What is ASB? Group work  |  |  | | --- | --- | | **Issue** | **Is this ASB?** | | Trespassing and security | Yes, but also criminal offence too | | Kids playing football open space | No | | Abuse/ damage | Maybe but could be a criminal offence. Joint matter police and housing. | | Loud TV or Music | Look at reason is tenant hard of hearing etc. Noise nuisance. | | Gangs of youth or people hanging around, with no purpose | Could be ASB depending on actions. | | Verbal abuse | Police criminal offence and jointly dealt by housing and police. | | Threats of harm to another tenant | Criminal matter, jointly deal with by police and housing. Get crime number | | Abusive language | Is it towards you or targeted? Maybe ASB  Is it just generally bad language in convocation – not direct- Not ASB | | Drugs | Criminal matter but police and housing work together to build a case. | | Hate Crime | Criminal not ASB but Housing and Police work together on this. | | Fly Tipping/ recycling/ rubbish | Not ASB | | Inconsiderate Parking | Not ASB | | Abandoned vehicles cars push bikes | Not ASB | | Road Rage | Not ASB Criminal | | Vandalism | Not always ASB case basis | | Horrible text messages | Report to housing and police multi agency response. | | Dog fowling | Not ASB but multi agency response subject to evidence. | | Uncontrolled animals | Banned dogs – criminal offence/ environmental protection. |   When considering ASB reports following must be considered:   * Impact * Locality * Deliberate or targeted * Evidence   Some criminal offences can impact on tenancy. As well as issues relating to animals and other items although they are not ASB they could be a breach in tenancy. Evidence is key to all these cases.  Housing and police work in partnership to address ASB with criminal links.  Next step in this process will be to involve those tenants who experienced ASB, tenants felt this may be better via digital survey. AW/SCO/ MH to consider the next step and let group know.  As part of this process, we will be looking at communication and reviewing how we do this including conversations, letters, emails, text. How can we do this better? You said we did approach.  A further workshop will be planned. LSWG are keen to continue to be involved in this along with other tenants.  Meeting closed MH thanked group for their contributions. | |  |
|  | **Date and Venue of Next Meeting**  Tuesday 8th October 2024, Stenson House, Abbey Room 10 am | |  |