



HOUSING CORPORATION REGULATORY CIRCULAR

| | |
|----------------------|---|
| NUMBER: 08/04 | DATE FIRST ISSUED: 1 st August 2004 DATE REVISED: |
|----------------------|---|

*Note: 'housing association' is used as a generic term for registered social landlords.
'Corporation' means Housing Corporation.*

TITLE: Statutory Housing Management Guidance on anti-social behaviour policies and procedures

SUMMARY: Under s12 of the Anti-Social Behaviour Act 2003, all housing associations must produce and publish policies and procedures on anti-social behaviour by 30th December 2004. This circular sets out the Housing Corporation's expectations of housing associations and how compliance will be assessed.

THIS CIRCULAR IS FOR THE ATTENTION OF:

(tick to indicate which)

- ✓ Registered Social Landlords; more than 250 properties
- ✓ Registered Social Landlords; less than 250 properties
- ✓ Co-ownership Societies
- ✓ Co-ownership Equity Sharing Societies
- ✓ Almshouse Charities
- ✓ Abbeyfield Societies
- ✓ Co-operatives
- Local Authorities
- Registered Social Landlords' Auditors
- Registered Social Landlords' Solicitors

1 Legislation, Regulation and Policy Requirements

- Housing Corporation's Regulatory Code (*The way forward: our approach to regulation*)
- The Anti-Social Behaviour Act 2003 – this refers to the duty place on all housing associations to produce and publish policies and procedures on anti-social behaviour. They must also have regard to statutory housing management guidance issued by the Housing Corporation.

HOUSING CORPORATION REGULATORY CIRCULAR

2 Definitions

The Anti-Social Behaviour Act 2003 defines anti-social behaviour as conduct which is ‘capable of causing nuisance or annoyance to any person and directly or indirectly relates to or affects the housing management functions of a relevant association.’

3 Corporation Expectations

- By 30th December, all housing associations must produce and publish:
 - a statement of their policy on anti-social behaviour
 - a statement of their procedures on anti-social behaviour
 - a summary of the two statements
- In preparing these policies and procedures, housing associations must have regard to statutory housing management guidance issued by the Housing Corporation.
- Housing associations should work with residents to develop, produce and agree these policies and procedures.
- Housing association governing bodies must approve the policy, procedure and summary document.
- Housing associations should review the policy and procedures regularly, using performance data to assess their effectiveness.

4 Assessing Compliance

- We will expect housing associations to certify they have met the requirements of this circular.
- Where our risk assessment indicates a housing association may not be complying, we may undertake a more detailed review.
- We will take account of and include any relevant findings from inspection reports in undertaking a risk assessment.

5 Enquiries about this circular should be directed to:

The housing association’s local Housing Corporation field office