

LBTH Anti-Social Behaviour Scrutiny Meeting

ASB on Housing Estates

27th April 2023

Reviewing ASB on housing estates and learning from best practice in tackling the problem

- Savannah Lloyd – Area Community Safety Lead, Peabody
- Lee Canter – Community Safety Team Officer, One Housing
- Lee Andrews – Community Safety Team Manager One Housing
- Nick Spenceley – Head of Environmental Services, Tower Hamlets Homes



Anti-Social Behaviour

- The legislation used to investigate and action reports of Anti-Social Behaviour (ASB) is the Anti-Social Behaviour, Crime and Policing Act 2014
- Part one, section 2 defines ASB as:
 - conduct that has caused, or is likely to cause, harassment, alarm or distress to any person,
 - conduct capable of causing nuisance or annoyance to a person in relation to that person's occupation of residential premises, or
 - conduct capable of causing housing-related nuisance or annoyance to any person.

Examples of Anti- Social Behaviour

- Noise – including loud music, banging, DIY at unsocial hours, loud parties, frequent visitors at unsocial hours
- Shouting, swearing and fighting
- Intimidation through threats or actual violence
- Harassment
- Dumping rubbish
- Verbal abuse
- Abusive behaviour aimed at causing distress or fear to certain people; for example, elderly or disabled people
- Animal nuisance, including dog fouling, dogs barking
- Vandalism, property damage and graffiti
- Anti social drinking

Social Landlords' Management of Anti-Social Behaviour

- Tenancy sustainment is a key part of managing ASB.
- Landlords can enforce tenancy or lease agreements and ultimately perpetrator's (or their families) property could be at risk from their behaviour
- Generally a staged approach to enforcement depending on the severity of activity taking place is used. Informal interventions and offers of support via various agencies are always considered before resorting to enforcement.
- This ranges from ASB warnings to the use of community protection warnings (CPWs), closure orders and criminal prosecutions, in partnership with the council and the police.
- A more formal intervention often used for prolific offenders is a civil injunction with positive requirements to engage with support services for substance misuse.
- Young people at risk can be referred to a specialist diversionary agencies such as Streets of Growth, for intensive interventions.

Op Elkhart

- Operation Elkhart ran for two weeks last year in response to a spike in drug dealing and ASB across THH estates, mainly in Bethnal Green, E2. Results included
 - 16 arrests and cautions
 - 116 antisocial behaviour warnings
 - 157 *stop and searches*
 - £2300 cash seized
 - £18,900 of drugs seized
 - 39 drug intervention and Streets of Growth referrals





What is cuckooing?

- Cuckooing is a type of criminal exploitation.
- A property used to facilitate the ability to deal, store and supply drugs.
- Store weapons
- Exploiting an individual's vulnerabilities, in order to make a profit and avoid police detection.



Who does Cuckooing/ Exploitation affect ?

Individuals at risk of being targeted :

- Those affected by substance misuse/ alcohol/ drugs
- Those with learning difficulties and disabilities.
- Mental health issues
- Socially isolated from friends and family/ social difficulties
- Prior experience of neglect/ domestic physical or sexual abuse
- Lack of stable home environment, dementia
- Those in debt
- Elderly , young people, children, other residents, single mothers in poverty, sex workers

What is the red flag signs?

- Reported increase of people entering and leaving and loitering.
- Possible increase in anti social behaviour
- Increased litter outside and communal areas
- Signs of drug use
- Suspicious vehicles attending for short periods of time
- Seen begging in public space, or no longer looking after themselves.
- Being instructed or controlled by another
- Random undesirables attending, who can be referred to as “Nitty”
- Increased noise nuisance and disturbances
- Random people trying to access communal door for a particular address and ringing other buzzers. Curtains remain closed.
- Doors and windows that have been blocked off/ high smell coming from a property





The issue gangs pose to LA and social housing providers

- Graffiti
- Loitering in blocks of flats
- Costly damage
(communal doors)
- Rubbish
- Anti social behaviour
- Residents feeling unsafe
- Crime



Lower Markets Case Study

What can local authorities and
social housing providers do to
help?



Partnership working Tower Hamlets

People Homes Places



Current partnership systems

People Homes Places



The Team

- **Leanne Gentry-Hobson**
- **Dominico Tucci**

People Homes Places



Example of good partnership work – Flower & Dean Estate

People Homes Places

Challenges to improved management of ASB

- Access to resources
- Knowledge gaps
- Information sharing