

# Anti- Social Behaviour Policy

---

# Anti-Social Behaviour Policy

Responsible Officer	Group Director Housing
This policy is applicable to	Karbon Group
Approved by	Karbon Management Team (KMT)
Date approved	29 <sup>th</sup> January 2026
Frequency of review	Every 3 years
Date of next review	January 2029
Implementation date	1 <sup>st</sup> February 2026
Key related documents (policy, procedure, customer literature)	<ul style="list-style-type: none"> <li>• Allocations Policy</li> <li>• Caution Alert Policy</li> <li>• Complaints Policy</li> <li>• Customer Service Standards</li> <li>• Data Protection Policy</li> <li>• Domestic Abuse Policy</li> <li>• Estate Management Policy</li> <li>• Equality and Diversity Policy</li> <li>• Hate Crime and Harassment Policy</li> <li>• Karbon Group Tenancy Agreements</li> <li>• Safeguarding Policy</li> <li>• Unacceptable Customer Behaviour Policy</li> <li>• Any relevant procedure or appendices that accompany the above policies.</li> </ul>
Sources of best practice or guidance used in developing this policy	<p>Legal references:</p> <ul style="list-style-type: none"> <li>• Anti-Social Behaviour Crime and Policing Act 2014</li> <li>• Anti-Social Behaviour Act 2003 - extended powers to tackle anti-social behaviour in local communities.</li> <li>• Civil Partnership Act, 2004</li> <li>• Crime and Disorder Act 1998</li> <li>• Criminal Justice Act 2003</li> <li>• Data Protection Act 1998</li> <li>• Environmental Protection Act 1990</li> <li>• Equality Act 2010</li> <li>• Gender Recognition Act 2000</li> <li>• Housing Acts (1985, 1988, 1996, 2004)</li> <li>• Housing and Regeneration Act 2008</li> <li>• Human Rights Act 1998</li> <li>• Mental Capacity Act 2005</li> <li>• Policing and Crime Act 2009</li> </ul>

	<ul style="list-style-type: none"> <li>• Police Reform and Social Responsibility Act 2011</li> <li>• Protection from Harassment Act 2007</li> <li>• Racial and Religious Hatred Act 2006 (amended the Public Order Act 1986)</li> <li>• Serious Crime Act 2015</li> </ul> <p>Guidance:</p> <ul style="list-style-type: none"> <li>• Ministry of Housing, Communities and Local Government.</li> <li>• Regulator of Social Housing – Consumer Standards – Neighbourhood and Community Standards – 2 April 2024</li> <li>• Housing Ombudsman – Antisocial behaviour (ASB) expectations</li> <li>• Guide to Anti-Social Behaviour Crime and Policing Act 2014, July 2014, Home Office (~Revised in March 2023)</li> <li>•</li> </ul>
--	---

<b>Version control</b>			
Version number	2	Author of Policy	Joe Robson
Equality Impact Analysis (see note 2)	Initial	Equality Analysis Date	19/01/2026
Data Protection impact Assessment	Initial	DPIA Date	

<b>Document change history</b>		
Version	Date	Changed sections

<b>Consultation</b>	
Consultation Group (if applicable)	Date of Consultation (if applicable)
Staff	All housing teams across the Group October 2025
Union(s)	Not Applicable
Customers	Residents Committee Group October 2025
Human Resources / Organisation Development	Not Applicable
Health and Safety Working Group	Not Applicable
Data Protection	October 2025
Other stakeholder (please state)	Not Applicable

## **Policy statement**

Karbon understands that Anti-Social Behaviour (ASB) has a harmful and negative impact on individuals and communities.

The term anti-social behaviour covers a wide range of behaviours and conduct.

Karbon is committed to ensuring that all residents living within its communities enjoy their right to peace and quiet and to feel safe and secure in and around their homes without disturbance or interference from others. This means being tolerant, accepting and respecting the needs and choices of other people.

This policy is written in accordance with the expectations of the Regulator of Social Housing and its Neighbourhood and Community Standard.

The policy applies to all properties owned or managed by Karbon Group, including supported housing properties, leasehold and properties managed by managing agents.

This policy further provides details of how Karbon will work with other relevant organisations to deter and tackle anti-social behaviour in the neighbourhoods in which Karbon provides social housing.

## **Risk policy is designed to control**

Failure to effectively deal with anti-social behaviour poses a reputational and financial risk to the organisation.

## **Key performance measures**

That ASB reports will be dealt with promptly in accordance with the expectations outlined in Karbon Group ASB Procedure document.

## Definitions

**Hate Crime** - is defined by the Police and the CPS as 'Any criminal offence which is perceived by the victim or any other person, to be motivated by hostility or prejudice, based on a person's disability or perceived disability; race or perceived race; or religion or perceived religion; or sexual orientation or perceived sexual orientation or transgender identity or perceived transgender identity'

**Hate Incident** - is any incident which the victim, or anyone else, thinks are based on someone's prejudice towards them because of their race, religion, sexual orientation, disability or because they are transgender.

**Mate Crime** - this refers to vulnerable people, generally but not always with learning disabilities or mental health issues being "befriended" by people who then exploit them.

**Cuckooing** - this is a practice where people take over a person's home and use the property to facilitate exploitation of that tenant. There are different types of cuckooing: Using the property to deal, store or take drugs, Using the property to sex work, taking over the property as a place for them to live, taking over the property to financially abuse the tenant. The most common form of cuckooing is where drug dealers take over a person's home and use it to store or distribute drugs.

**Acceptable Behaviour Agreements (ABA)** – Voluntary agreement between the perpetrator of Anti-Social Behaviour and a relevant agencies (usually the Police) and Karbon Homes which gives specific detail of what the person can and cannot do.

**Good Neighbour Agreement** – voluntary code of behavior agreed among tenants.

**Injunction** – a civil order obtained from the County Court prohibiting a person from behaving in an anti-social way. Some injunctions can include excluding a person from a property or an area and/or include a power of arrest.

**Section 8 Notice** - This is a legal notice stating our intention to commence legal proceedings for possession of an alleged perpetrator's home and our reasons for doing so. A Section 8 Notice can be issued on the grounds of ASB alone or can be issued for multiple reasons where appropriate e.g. ASB, rent arrears, or other breaches of the Tenancy Agreement.

**Mediation** – a process by which a mediator who is independent and impartial helps people involved in a dispute to work out an agreement to resolve the situation.

**Parenting Order** – support measures to help parents/carers improve their parenting skills and tackle the underlying cause of a child's anti-social behavior.

**Risk Assessment Matrix**– a set of questions covering areas such as the history of the Anti-Social Behaviour or offending, vulnerability and support needs.

## Abbreviations

Anti-Social Behaviour	(ASB)
-----------------------	-------

Close Circuit Television	(CCTV)
Equality and Diversity	(E&D)
Acceptable Behaviour Agreement	(ABA)
Section 8 Notice	(Section 8 Notice)
Public Space Protection Order	(PSPO)
Community Protection Warning	(CPW)
Community Protection Notice	(CPN)

## 1.0 Purpose of policy

- 1.1 The purpose of this policy is to outline Karbon approach to managing, tackling and preventing Anti-Social Behaviour (ASB).
- 1.2 Karbon adopts the definition of Anti-Social Behaviour outlined in the Anti-Social Behaviour Crime and Policing Act 2014 as being:
- (a) Conduct that has caused, or is likely to cause, harassment, alarm or distress to any person,
  - (b) Conduct capable of causing nuisance or annoyance to a person in relation to that person's occupation of residential premises, or
  - (c) Conduct capable of causing housing-related nuisance or annoyance to any person.
- 1.3 We aim to ensure that all residents, including leaseholders, staff and contractors are able to live and work in an environment free from Anti-Social Behaviour.
- 1.4 The policy reflects Karbon aim to facilitate effective sustainment of tenancies and communities, support victims and perpetrators, whilst acknowledging that taking swift action against anti-social behaviour may be needed where reasonable and proportionate to do so. Karbon will only issue possession proceedings as a last resort.
- 1.5 Domestic Abuse is covered by a separate policy and procedure.
- 1.6 Hate Crime has direct links to our ASB approach and it is covered by a separate policy.

## 2.0 Objectives

- 2.1 This policy aims to ensure that when preventing or tackling Anti-Social Behaviour, Karbon :
- Places emphasis on prevention and early intervention;
  - Adopts a firm, fair and proportionate approach to tackling Anti-Social Behaviour;
  - Supports victims and adopts a victim centred approach;
  - Supports perpetrators of Anti-Social Behaviour to amend their behaviour ;
  - Considers the whole housing approach that is required in dealing with incidents of anti-social behaviour affecting individuals, our neighbourhoods and wider communities;

- Complies with relevant legislation and best practice.

### **3.0 Policy detail**

#### **Karbon's Approach to tackling Anti-Social Behaviour**

- 3.1 Karbon approach to tackling ASB is multi-faceted; focussing on prevention in the first instance to ensure that incidences of ASB are minimised. Karbon endeavours to offer a proactive victim-led approach.
- 3.2 Karbon is committed to thoroughly investigating all reports of ASB and neighbour nuisance and will implement action which is appropriate and proportionate against those who commit ASB and nuisance. This is regardless of whether it is being caused by tenants, their family or household members and/or visitors.
- 3.3 Karbon will take reasonable and proportionate action against leaseholders who commit ASB or who fail to comply with the terms of their lease agreement.
- 3.4 All reports of anti-social behaviour received will be treated as allegations, until proven by corroborating evidence or within a court of law on the balance of probabilities.
- 3.5 Karbon will not tolerate incidents of ASB towards any employees and contractors and will ensure staff have appropriate training to recognise, challenge and respond to incidents of ASB. All staff have an obligation to report all incidents of anti-social behaviour.
- 3.6 Karbon recognises that ASB and the underlying causes are complex and that organisations cannot always resolve issues on their own and is therefore committed to working in partnership with other agencies to effectively tackle and resolve issues of ASB.
- 3.7 Karbon will carry out intervention work to prevent and deter people from acting in an anti-social manner and will take swift and decisive enforcement action when necessary.
- 3.8 Karbon will carry out an assessment of all ASB reports within 48 hours of receiving them or at the earliest opportunity when making contact with the complainant. This will include an assessment of the individual needs of the victim and the risk of harm using a Risk Assessment Matrix. This will allow the support provided to be tailored to the complainant's needs.
- 3.9 Karbon will also work with perpetrators to assess, support and encourage them to amend the behaviours which have contributed to reports of nuisance or anti-social behaviour.
- 3.10 Karbon will not move victims, witnesses or perpetrators involved in an active ASB case as a means to resolve disputes, except in exceptional circumstances or where the risk assessment determines that this is the safest course of action.

- 3.11 Karbon will offer support, where appropriate, to any customer wishing to apply for rehousing through the relevant local authority processes.
- 3.12 Karbon staff will remain impartial throughout any investigation to determine the facts of a case. Karbon will work in partnership with our key stakeholders such as the Police, Local Authorities, Community Safety Partners, Councilors, MPs. We may use any information provided in statements by any of these agencies as supporting evidence in any later legal proceedings. Any decisions or actions taken on a case will be made solely by Karbon based on the evidence available in the case.
- 3.13 Reports of ASB will be treated in confidence and information will not be shared or exchanged with other agencies without the victim's consent unless there is a safety concern, criminal activity or there are child or vulnerable adult concerns. Where there are concerns about the welfare of victims particularly children or vulnerable adults, referrals will be made to the appropriate services in line with Karbon Safeguarding Policy and Data Sharing Protocols.
- 3.14 We may not classify some reports as Anti-Social Behaviour. These may be about minor differences in lifestyle and reports of noise associated with everyday living. These will not be investigated under anti-social behaviour policy or procedures.

The following non-exhaustive list provides some examples: -

- People mowing the lawn at a reasonable time of the day.
  - Everyday household noise for example people using a vacuum cleaner or DIY equipment at a reasonable time of the day
  - People flushing the toilet
  - Impact noise for example footsteps, chair scrapes, dropped items
  - Noise from a child playing in or near their home
- 3.15 Karbon will not take action against children playing in and around their homes, unless the children are engaged in verbal abuse, criminal damage or more serious nuisance.
- 3.16 Where appropriate and safe to do so, Karbon encourages 'self-help' options to resolve more minor nuisance issues for example by encouraging customers to talk to their neighbour to resolve the issue amicably without intervention from Karbon.

### **Reporting incidents of anti-social behaviour**

- 3.17 Incidents of ASB can happen at any time and Karbon is committed to ensuring that the reporting of incidents is as easy as possible for customers.
- 3.18 ASB can be reported in a number of ways to Karbon:
- In person to any member of Karbon staff;
  - By telephone during office hours and when offices are closed to our out of hours service);
  - In writing or by email;

- By using the Karbon online reporting system available on our websites
- Via social media;
- Via a local Community Safety Team – these may be named differently within individual Local Authorities;
- Via a tenants/residents association, community group or community representative.

- 3.19 We will refer all criminal activity, including threats or acts of violence to the police in the first instance. This may delay what next steps Karbon may take but we will advise complainants of this.
- 3.20 Anonymous complaints of ASB may be accepted, however, this may make investigating the report or any action to resolve the issue more difficult. Complainants will be advised that they should provide contact details (which will remain confidential) if they want to be updated on progress.
- 3.21 Malicious, persistent and unfounded reporting of ASB may result in action being taken against the complainant. This may be through the use of our unacceptable customer behaviour policy, tenancy enforcement or, if significant, legal action against the complainant.

## **Support**

- 3.22 Karbon recognises the crucial role complainants and witnesses play in resolving incidents of ASB and is committed to supporting victims and witnesses throughout the process.
- 3.23 Karbon commitment to taking a risk-based approach to tackling and resolving reports of ASB ensures that the needs of victims and witnesses are assessed and reviewed on a regular basis to enable any support to be tailored to individual needs. In addition, regular updates will be provided to both victims and witnesses throughout the process.
- 3.24 Karbon will ensure the service is accessible to all and will provide an interpreter for victims or perpetrators, where required, and will provide assistance for people who have a disability.
- 3.25 Additional security can be provided where appropriate to do so for example additional locks, security lights, fireproof letterboxes and cameras to ensure that victims of Anti-Social Behaviour feel safe in their homes and to prevent the risk of harm.
- 3.26 Karbon recognises the importance of supporting victims and witnesses if they agree to give evidence and particularly if they need to attend court. Where witnesses are required to attend court, the investigating officer will support them through the court process by making the arrangements, talking through the process, arranging transport, paying reasonable costs and attending court with them.

- 3.27 Karbon also recognises that it is important to support and encourage the rehabilitation of perpetrators of Anti-Social Behaviour to address the underlying causes and will work with them to make positive behavioral changes.
- 3.28 In serious and persistent cases, where support has been offered or declined or there has been non engagement, we may proceed with enforcement and legal action using the necessary tools available to us.
- 3.29 In serious or persistent cases, we may proceed with legal action without offering support.

## **Prevention**

- 3.30 Karbon believes that preventing ASB creates stable and sustainable communities and has a range of tools to facilitate the prevention of ASB.
- 3.31 Karbon recognises that it is important to be clear with all tenants about their responsibilities for their own behaviour as well as that of anyone living in or visiting the property. The tenancy agreement sets out expected standards of behaviour and outlines implications on the tenancy if a tenant, members of their household or visitors to the property commits ASB. Examples of unacceptable behaviour includes:
- Causing nuisance or annoyance to anyone living in, working in or visiting a local area;
  - Harassing, threatening, pestering or intimidating anyone in the local area
- 3.32 The tenancy agreement is discussed in detail with all new tenants at the start of their tenancy with a particular focus on how to be a good neighbour and the consequences and implications for the tenancy if the tenant, their families or visitors cause Anti-Social Behaviour or nuisance.
- 3.33 New tenants are contacted more regularly throughout the initial period of their tenancy to enable Karbon to offer appropriate support to tenants in managing their tenancy and to enable any difficulties to be identified and addressed at the earliest opportunity.
- 3.34 Karbon recognises the importance of raising awareness of issues of ASB and the impact it has on individuals and communities as a tool for preventing ASB. Karbon will provide opportunities for young people to learn about the impact of all types of ASB by working with schools, youth clubs and other groups.
- 3.35 Karbon understands the importance of providing and supporting diversionary activities such as sports, arts and cultural programmes, in preventing ASB on our estates and in communities and will work with other agencies to support this. Diversionary activities will be tailored to the needs and issues of the community.

## **Intervention**

- 3.40 Karbon recognises that in order to create sustainable communities where residents can live and work in a safe environment, Anti-Social Behaviour must be dealt with effectively and at the earliest opportunity when incidents occur.
- 3.41 Early intervention may include working directly with the perpetrator to help them change their behaviour such as clarifying expectations under the tenancy agreement or referring them to appropriate support services, including mental health or substance misuse support. Taking these steps at an early stage can often resolve issues without the need for formal enforcement.
- 3.42 Karbon will obtain and use evidence where appropriate from a variety of sources when dealing with anti-social behaviour for example, sound recording or photographic equipment, bodycams, CCTV, police officers, professional witnesses and social media.
- 3.43 Karbon will publicise positive action and appropriate cases, but we will consider each one on a case by case basis and in line with Data Protection.

## **Enforcement**

- 3.44 Karbon will take action against perpetrators of anti-social behaviour which is both reasonable and proportionate and will use eviction as a last resort.
- 3.45 Karbon will use both legal and non-legal remedies as follows:
- Non-legal action may include:
- Warnings (verbal and written)
  - Extension of a starter tenancy for a 6 month period (For those on a starter tenancy and where appropriate)
  - Mediation (Independent of Karbon)
  - Acceptable Behaviour Agreements (ABA)
  - Good Neighbour Agreements
- Legal action available to Karbon include but are not limited to:
- Injunctions
  - Demoted Tenancy Order
  - Court Undertaking
  - Possession claims
- 3.46 Karbon will work in partnership with other departments of the Group and with other agencies and partners, such as, but not limited to the police, local authority, housing associations, other central and local government authorities and agencies, where there is a shared enforcement role.

- 3.47 Where it is appropriate, the legal action or enforcement may be referred to another agency. Karbon may jointly work and or support other agencies in the use of enforcement or legal action towards any resident. We will advise complainants and perpetrators where needed. This will not affect any subsequent legal or enforcement action by Karbon or another agency.
- 3.48 Karbon, after consideration and where appropriate, may approach local authorities to request delegated enforcement powers to tackle ASB.

### **Partnership working**

- 3.49 Karbon recognises that effective and sustainable solutions to ASB cannot be achieved in isolation and is committed to working with partner agencies. This would include for example the Police and Community Safety partnerships, Fire services, youth offending teams, probation services and local authority statutory services. It would further include other support groups as well as managing agents and other housing providers to prevent and resolve issues of Anti-Social Behaviour.
- 3.50 Karbon is committed to working with other organisations for example Social Services and Mental Health services to support vulnerable people to manage and maintain their tenancies, prevent and tackle ASB.
- 3.51 Karbon will participate in both local and regional forums, share information and attend multi agency and risk management meetings as appropriate.
- 3.52 The Community Trigger or Anti-social behaviour case review allows victims of ASB the option to request a review of the actions taken where the local threshold has been met and where a victim or community feel the anti-social behaviour has not been resolved appropriately. Karbon will co-opt and cooperate fully with all relevant local authorities, Police and Police Crime and Commissioner processes where the Community Trigger or ASB case review is activated.
- 3.53 Karbon is committed to improving the services we provide to our customers and will learn from best practice in the sector to achieve this and to ensure that customers are provided with an effective and high quality service.

## **4.0 Monitoring and Review**

This policy will be reviewed every three years unless there are business, sector developments or significant changes to best practice, regulatory or legislative requirements.

Incidents of Anti-Social Behaviour will be mapped and monitored to identify trends to allow resources to be more effectively targeted towards preventing and tackling ASB on our estates.

## **5.0 Equality and Diversity**

This policy is applied in line with Karbon's Equality and Diversity Policy and the associated legislation including the Public Sector Equality Duty and Equality Act 2010. At Karbon we aim to eliminate discrimination, promote equality of opportunity, foster good relations and define the nine protected characteristics of age, disability, gender reassignment, marriage or civil partnership, pregnancy or maternity, race, religion or belief, sex, or sexual orientation.

However, we like to go even further. Beyond these protected characteristics we also take into consideration additional factors such as socio-economic status and language barriers which may also play a part. Our vision is for everyone to be treated fairly, have equality of opportunities, freedom, respect and access to our services.

To help us achieve this, we will work to improve accessibility for all, offering reasonable adjustments, adaptations and discussing ways that we can work to remove any barriers. A reasonable adjustment involves making a change to the way that we usually do things.

All of our customer policies and key information are made available on the Karbon website. Reasonable adjustments that can help for example to make our information and services more accessible are sign language and language interpreters. We will work to improve accessibility for everybody that we deal with offering reasonable adjustments, adaptations and discussing ways that we can work to remove barriers that you may experience. A reasonable adjustment involves making a change to the way that we usually do things.

We work together to look at options and agree what adjustments would be reasonable in your individual circumstances. If you would like to find out more, please get in touch with the team.

## **6.0 Data Protection and Privacy**

We have a clear policy on data protection and sharing data with other partners/third parties under the requirements of the UK General Data Protection Regulation, the Data Protection Act 2018 and other associated legislation.

This is set out in the Data Protection Policy for the Karbon Group which, along with its associated procedures, must be followed throughout the operation of this policy.

Karbon and partner agencies have signed up to the necessary Information Sharing Protocols that enables all involved to share appropriate and relevant information when dealing with cases of anti-social behaviour. This is in order to prevent or detect crime and anti-social behaviour and conduct joint or multi-agency investigations. All information is shared in accordance with the protocol and within the terms of the relevant legislation.

## **7.0 Customer Vulnerabilities**

This policy is applied in line with Our Approach To Vulnerability Policy. Everyone matters. We want people to be treated fairly, have equality of opportunities, freedom, respect, and access to our services. We will offer support, reasonable adjustments, and adaptations to remove barriers. We will discuss with our customers what is reasonable and appropriate. In delivering this service we may need to escalate a particular case – if we do then customer vulnerabilities will be considered as part of the decision-making process.

We will support people with vulnerabilities to deliver this service. We will work alongside external agencies such as social services, the police and fire services and other appropriate agencies to help and support people with vulnerabilities in the delivery of our services but also to ensure we meet our statutory and regulatory requirements as a social landlord. Details are provided in the appropriate areas in this policy. All our customer policies are available on the website.