

ANTI-SOCIAL BEHAVIOUR POLICY

1.0 PURPOSE AND SCOPE

The purpose of this policy is to describe EACH Housing's (EHL's) approach to responding to reported incidents of anti-social behaviour (ASB) by renters of EHL.

This policy applies to all tenancies managed by EACH Housing (EHL).

2.0 POLICY STATEMENT

EHL promotes a safe and secure environment for our renter and do all we can to prevent and minimise anti-social behaviour (ASB) and any form of harassment.

EHL provides affordable, safe, and secure accommodation for people who are marginalised, particularly those with complex needs. We work in partnership with support providers to ensure our renters receive assistance when needed to enable them to live independently in their community

EHL is committed to working with our renters to address anti-social behaviour, harassment, nuisance, and any criminal activity.

EHL is proactive in reducing the risk of ASB working proactively through an integrated service delivery model, which ensures early intervention in any claim of ASB. In seeking to eliminate ASB, EHL works with support services to assist the renter to understand how their behaviour affects others, address the causes of it and sustain their tenancy.

EHL will not tolerate any form of ASB towards any staff member, contract, renter, or renter group. EHL takes all reports of ASB seriously, investigates them impartially, maintains the confidentiality of witnesses and keeps accurate records.

Where ASB occurs, EHL's priority is the safety of household members and neighbours, staff, and contractors.

EHL may take legal action against a renter if they have breached their tenancy agreement or the RTA, however, will generally only do so if there is a witness who willing to testify at the Victorian Civil and Administrative Tribunal (VCAT), as legal action without a witness is unlikely to succeed. If applying for a VCAT hearing, EACH will usually seek a Compliance Order, or a possession order where there has been a serious or violent situation.

3.0 DEFINITIONS

Anti-social behaviour (ASB) covers a range of incidents and behaviours which can be defined as: "actions that harm or lack consideration for the well-being of others. It has also been defined as any type of conduct that violates the basic rights of another person and any behaviour that is considered to be disruptive to others in society.

The legal definition of ASB is: "conduct capable of causing housing-related nuisance or annoyance to any person".

4.0 DOCUMENT OWNER

The Operations Manager, EHL is the subject matter expert and person responsible for this document review.

5.0 REFERENCES AND RELATED DOCUMENTS

- Anti-Social Behaviour Procedure
- Charter of Human Rights and Responsibilities
- Ending of Tenancy Policy
- Ending of Tenancy Procedure
- Residential Tenancies Act 1997 (Vic)
- Housing Registrar (Vic) Performance Standards