

The Council's current Anti-Social Behaviour Strategy has now been reviewed to incorporate the necessary amendments to bring the policy into line with the new legislative requirements under the Housing (Miscellaneous Provisions) Act, 2014 and with other relevant legislation.

This Council currently manages housing stock of approximately 2,300 dwellings and 5 halting sites. The Council has a duty to manage and control its tenancy dwellings and accommodation let under the Housing Acts and to secure and protect the interests of our tenants, tenant purchasers and licensees, as far as is reasonably possible, in the peaceful occupation of those units.

It is well documented the damaging and devastating effects issues of consistent anti social behaviour can have on residents living in estates and sites and in particular those living beside persons involved in anti social behaviour. Managing these estates and sites can be challenging but Sligo County Council is committed to the prevention and elimination of anti-social behaviour in these areas.

The Council continues to adopt a multi-agency approach to dealing with anti-social behaviour and frequently liaises with An Garda Síochána, HSE, Joint Policing Committee and other agencies to identify areas where there is a high incidence of anti-social behaviour and to work together towards solving the problems.

It should be emphasized however, due to current estate management initiatives that the incidence of anti-social behaviour in our estates and sites is very low and most Council tenants are able to enjoy living in their dwellings free from any difficulties from anti-social neighbours.

Major revisions to the Strategy

Major revisions include interalia,

- New procedures to deal with and address consistent breaches of a tenancy agreement directly relating to anti-social behaviour or nuisance or conduct likely to cause annoyance or disturbance to neighbours.
- The introduction of a formal statutory tenancy warning relating to such behaviour which requires the tenant to ensure that the household member involved ceases or does not repeat specified actions in order to prevent the detrimental effects of the breach continuing or reoccurring.
- The Council can now initiate repossession proceedings or seek an excluding order against the household member involved if the breach continues or is repeated within 12 months.
- The Council may take a tenancy warning into account, during the period of three years following a tenancy warning coming into effect, when considering whether to

consent to a sale of a Council dwelling to a tenant, or to allocate a dwelling or to defer an allocation.

- The tenant's right to request a review by the Council must be set out in the tenancy warning. This review will be carried out by a more senior employee to the employee who issued the warning.
- The introduction of an anti-social behaviour risk assessment tool as outlined in Appendix 1 of the Draft Strategy.

Anti-social Behaviour Risk Assessment Tool

It is considered appropriate to carry out a risk assessment prior to making a decision as to whether or not to make, refuse to make or defer the making of a letting of a dwelling or site on the grounds of anti social behaviour. This form of risk assessment has been in operation in a number of other Councils.

The Council will take all available information into account and based on said information, the applicant will be scored under the headings outlined. A decision to make, refuse to make or defer the making of a letting of a dwelling or site will then be made based on the total score received by the applicant. The assessment will be failed if the score is greater than the scores set at that time by Chief Executive Order for deferral and refusal.

Appeals Process

Persons who are dissatisfied with a decision of the Council to

- a. Refuse to make or defer the making of a letting or a dwelling,
- b. Refuse to sell a dwelling to a tenant
- c. Refuse to consent to a sale of a dwelling

may, within 21 days of the decision to refuse, submit an appeal in writing to the Council, and outline the reasons for the appeal. A decision on the appeal will be communicated in writing to the applicant following review.

Complaints Procedure

The Complaints procedure is set out under paragraph 8.0 in the strategy. The Council will investigate complaints in a fair, impartial and objective manner. Appropriate action will be taken as and when required.

Consultation

In accordance with S.35 Housing (Miscellaneous Provisions) Act, 2009, this 2018 Draft Anti Social Behaviour Strategy has been subject to consultation with An Garda Síochána, the HSE, Tusla, and the Joint Policing Committee.

Signed

A/Director of Services