

## More success tackling anti-social behaviour

In the last edition of HOME, we reported on the action we take against those in our neighbourhoods who behave anti-socially. We continue to take all reports of anti-social behaviour very seriously and the following example shows how the efforts of our dedicated staff



really can make a difference:

"A Westlea resident contacted us to say he had been verbally abused and threatened by his neighbour which had left him in

fear of his life. This resident was a vulnerable person and the attack had a significant effect on his life.

"A statement was given by the resident and by the housing officer and we applied to the court for something called an 'Injunction with a Power of Arrest'. An injunction is a court order which forbids people from doing certain things like threatening people, playing music loud etc. If you breach an injunction you could possibly go to prison.

"And in cases like this where there has been violence we can ask for 'Power of Arrest' to be attached to certain parts of the injunction; if these are breached you will be immediately arrested by the police and presented back to court.

"This case was heard at Trowbridge County Court and the Judge granted the injunction order with the power of arrest which will remain in place for the next year."

• We are currently looking for residents to join our anti-social behaviour review group: if you are interested please contact Anna on 01249 466153 or Kirsty 01249 466103.

## 'Starter tenancies' – what do you think?

We want our neighbourhoods to be pleasant places where our residents and private occupiers are proud and happy to live. As part of being a 'landlord of choice' and 'in business for neighbourhoods' we want to deal with problems such as anti-social behaviour and harassment quickly and effectively. To help us do this we are planning to use starter tenancies.

### What is a starter tenancy?

Starter tenancies can be given to new tenants when they first move in and normally run for 12 months. If you are given one, you will have the same rights as other tenants who have standard

keep to the terms of your tenancy, we will automatically give you a full tenancy agreement at the end of the 12 months.

### Why use starter tenancies?

We find that most anti-social behaviour problems happen in the first year that people are tenants with us. By using starter tenancies, we can give new tenants more help and support during the first 12 months. We want to help you understand what we expect from you as part of your tenancy agreement, and to help you keep your tenancy and your home. It also helps us to make sure that neighbourhoods are as pleasant as possible for existing tenants and owner-occupiers.

### Who will get a starter tenancy?

We will only give starter tenancies to people starting a new tenancy agreement with us. We will not use them if you already have an assured or secure tenancy and are moving to a different home. If you are given a starter tenancy, it will automatically be converted to a standard assured tenancy after 12 months as long as you keep to the terms of your tenancy agreement. We are there to help if you have any problems during your first year; and want to work with you to help you keep your tenancy.



tenancy agreements, but if you break the terms of your tenancy, it is easier for us to end your tenancy and ask you to move out. As long as you

Before we introduce starter tenancies we want to know if you think it is a good idea. If you have any questions or comments about this, please call Kirsty or Anna on 01249 465465.