

RESPONSIBILITIES OF OCCUPANTS TO PREVENT AND NOT CAUSE ANTI-SOCIAL BEHAVIOUR

ADDRESS: _____

EVERYBODY DESERVES QUIET AND PEACEFUL ENJOYMENT OF THEIR HOME AND NO ONE SHOULD HAVE TO SUFFER ANTI-SOCIAL BEHAVIOUR, CRIME OR DISCRIMINATION.

As a responsible landlord, my tenants causing; anti-social behaviour, a nuisance or disturbing their neighbours or community will not be tolerated. In addition I would not expect my tenants to suffer noise or anti-social behaviour in their homes.

AS THE TENANT OF THE ABOVE PROPERTY:-

1. You are responsible for your behaviour and the behaviour of every person (including children) living or visiting your home including surrounding land, in communal areas (stairs, lifts, landings, entrance halls, paving, shared gardens, parking areas) and in the locality of your home.
2. You (or anyone living with you, or visiting your home) must not engage in criminal activity in the locality or use your home or any communal area for any illegal activity such as selling drugs.
3. You (or anyone living with you, or visiting your home) must not cause nuisance or annoyance to neighbours
Examples include: Playing loud music, shouting, door slamming, dog barking, dog fouling, drunkenness in public, fighting, selling drugs, drug abuse, fly tipping, urinating in public, playing ball games close to someone else's home etc. Sitting on your door step or pavement in a manner that causes obstruction.
4. You (or anyone living with you, or visiting your home) must not use abusive or threatening behaviour to neighbours or in the locality of your home or surrounding area.
Examples include: Racist behaviour or language, using or threatening to use violence; using abusive or insulting words or behaviour; damaging or threatening to damage another person's home or possessions, writing threatening, abusive or insulting graffiti, doing anything that interferes with the peace, comfort or convenience of others.
5. You (or anyone living with you, or visiting your home) must not cause damage or interfere with fixtures, fittings, fire prevention or alarm equipment or installations, to the fabric of the property or put graffiti on property belonging to or provided by the landlord.
6. You (or anyone living with you) must not:
 - i) Run a business from your home without the landlords' permission in writing.
 - ii) Sublet your property or allow other persons not named on the tenancy agreement to stay in your home as their only permanent UK address, without the landlords' permission in writing.
 - iii) Park anywhere that would obstruct emergency services.
 - iv) Carry out major car repairs on the land around your home or on the road.
 - v) Put up structures such as sheds, garages or pigeon lofts anywhere on your property without the landlords' agreement in writing.
 - vi) Keep or use bottled gas, paraffin, petrol or any other dangerous material in your home or in any communal areas.
7. You must give access to me as the landlord or my agent upon reasonable notice, to inspect and undertake works within the property.
8. You must co-operate with the Council and your neighbours to keep any outside areas and gardens for which you are responsible, clean, tidy, and clear of any litter, refuse, waste or other obstructions, including the rear alleyways.

Should failure to comply with the above this means that you may be liable to enforcement action which may include possession proceedings either under the terms of the tenancy, pursuant to section 21 of the Housing Act 1988 or pursuant to Grounds 13 or 14 of schedule 2 of the Housing Act 1988. Alternatively the landlord, Stockton-on-Tees Borough Council and/or the Police may seek an injunction under the Anti-Social Behaviour Crime and Policing Act 2014.

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Criminal Behaviour

Criminal behaviour is investigated by the police. Report Criminal Behaviour to Cleveland Police by phone;

- emergency number **999**
- or for non-emergency incidents please telephone **101**

Anti-Social Behaviour (ASB)

Anti-Social Behaviour can be investigated by the Council's Civic Enforcement team and can be reported by phone:

- Phone: 01642 607943
- E-mail: civic.enforcement@stockton.gov.uk

Further information can be found by visiting the Stockton-on-Tees Borough Council website: <https://www.stockton.gov.uk/community-safety/anti-social-behaviour/>

Noise problems

The Environmental Health team have certain legal powers to deal with noise problems and can deal with noise complaints from a variety of activities.

- Report noise problems directly to Stockton-on-Tees Borough Council at their website: <https://customerservices.stockton.gov.uk/livenoiseservices.aspx>
- Out of Hours Noise Complaint service: 01642 528034

As well as reporting problems to the relevant authorities above, if you are experiencing any problems in or around the property you rent you can report issues as follows:

Landlord Name:	
Telephone:	
e-mail:	

I, _____ (tenant/occupier) declare that I am fully aware of my responsibilities regarding the prevention of Anti-Social Behaviour

Dated _____

(a copy to be retained by Landlord/Agent)