Private Landlords
Dealing with Anti-Social Behaviour
Would you want to live next door to these neighbours?
What can landlords do to take preventative measures at an early stage?

- At the start of the tenancy stress the need to behave reasonably/adhere to tenancy

- Include a section on anti social behaviour in your tenancy agreement that explains the consequences should incidents of nuisance be reported

- Ensure that the terms of the Shorthold Tenancy allows you to get possession during the fixed term for breaches

- Let the neighbours know that you manage the property and give them your name and contact details so they can contact you at an early stage should your tenant cause nuisance to neighbouring residents.

- Avoid renting your property to tenants with a previous history of anti social behaviour they are likely to cause future problems

- Visit your property at regular intervals
What you should do if you receive complaints about your tenant?

- Speak with the neighbour and take details of the incidents
- Keep accurate records of all reported ASB (note date/time/nature of each incident)
- Speak with your tenant, let them know you have received complaints. Let them know at an early stage that if further complaints are received it could lead to them being evicted. Give verbal and written warnings. Keep a record of all conversations held and copies of all correspondence.
- Give notice if the behaviour is serious and you have already given warnings
- Encourage the neighbours to keep a diary of all incidents so you have a record should legal action need to be taken
- Take legal action if the situation does not improve
What you should do if your tenant is the victim?

- Meet with them and take details of all incidents
- Ask them to keep a diary of incidents
- Encourage them to report serious incidents to the police (violence or threats of violence, prostitution and drug dealing).
- Advise them of any action that you propose to take
- Maintain confidentiality and keep them informed throughout the process
- Encourage your tenant to speak with the Council if the perpetrator is not your tenant
Enforcement Tools

- Whose responsibility to take legal action where private residents are involved?
- Serving the Section 21 Notice / Proof of Service
- Possession Orders & the execution of the Eviction Warrant
- Acceptable Behaviour Contracts
- Injunctions
- Anti Social Behaviour Orders
- Premises Closure
- Interim Management Orders
- Under what circumstances will the Council get involved?
**Who can give you assistance or advice?**

- Police
- Direct referrals to the Mental Health Service
- The Council where the perpetrator is not your tenant
- Noise reports direct to the Council’s Enforcement Response Team
- A solicitor
- Citizens Advice Bureau
- Directgov website
- National Landlords Association