

Rough Diamonds – Middlesbrough Partners Tackle Neighbourhood Safety

Summary

This project centres on Neighbourhood Policing Team Area 1 (NPT1) in Middlesbrough which incorporates the main retail and business area of this post-industrial town in the UK, and includes a particular problem residential area known as ‘the Jewel Streets’ situated in Gresham and Middlehaven wards. The area presented particular problems of crime and anti-social behaviour (ASB), and deviates statistically from the norm of the rest of Middlesbrough with even higher crime and social deprivation; 46% of the households are shown below the median income at MSOA level (see footnote). The population in this ward is at the lower end of the socio-economic scale, and also incorporates students, immigrant communities and long-term residents. Unemployment and anti-social behaviour in the ward was particularly high in 2008/9 and became the focus of partner agencies work.

So-called ‘low-level’ crime and ASB can seriously blight lives, as the tragic case of Fiona Pilkington shows (see useful links). Low level crime consists of minor criminal damage offences, low value theft and similar offences. The aims of this project were to discourage offending, promote positive behaviour by residents, their families and their visitors and increase community confidence. By linking offending behaviour to tenancy conditions, partners were able to encourage changes in behaviour; whether that change is residents ceasing to associate with offenders, or offenders ceasing to offend. The

project also set out to forge strong relationships between all partners and the community they served in order to create a sustainably safe environment for people to live and work.

The Local Authority and police became increasingly aware of complaints from residents and of significant levels of crime and ASB, sometimes by word-of-mouth rather than officially reported. 'Hot spot' areas were identified alongside potential offending addresses and offenders, and swift action taken using a combination of Housing Act legislation, criminal legislation and also measures designed to improve behaviour such as 'Acceptable Behaviour Contracts'

Both quantitative and qualitative data to date reflect improvements in crime, ASB and community confidence. In this 'age of austerity' for UK public services, this type of preventative, cost-effective partnership approach will reap real benefits for the local community and the partners involved.

In- and Out-migration rates and net change between Middle Layer Super Output Area (MSOA's) in England and Wales per 1,000 resident population. Source agency: Office for National Statistics Designation: Experimental Official Statistics Language: English
Alternative title: MSOA Population Turnover Rates – National Statistics Office 2008

Description

Middlesbrough is situated in the North East of England and was once a hive of industrial activity. Since the strikes, booms and busts of the 1970s economy, the area has been negatively affected; poor health and unemployment being endemic in the locality. The loss of heavy industry including steel production and ship building has taken its toll, and high unemployment has been a feature since the 1980s and the region continues to be in the grip of an economic slump.

Regeneration and investment by organisations such as the Teesside Development Corporation and companies such as Samsung have aided economic recovery and now Middlesbrough has a new corporate face in the service industry, providing workers for call centres, hospitals, care homes and light production. However, despite this recent turn to the service industry, high social deprivation, crime and ASB is still embedded in the community following two or more generations of unemployment and poor education in many families.

Scanning

The Jewel Streets featured highly in calls for service to agencies such as the Police and the Local Authority in relation to crime and ASB. Local Police Community Support

Officers, Ward Officers and support workers submitted information reports regarding substance abuse, ASB and other social ills. The detail included reports of rowdy nuisance tenants drinking alcohol, fighting, verbally abusing other residents and urinating in the street.

There was also an increase in reports of street prostitution, and of one address operating as a brothel, drawing in unknown persons and negative attention to the area. These social problems made life very difficult for residents, and many families were trapped in a cycle of social deprivation.

The area suffered from housing market failure; many properties in the Jewel Streets reduced in value from £90,000 for a traditional pre-1930s mid-terrace 2 bedroom house to £40,000 or even less. Quite apart from the economic downturn, factors such as high crime, ASB and open substance abuse alongside a nearby Housing regeneration project, caused considerable anxiety amongst established residents and negative publicity for the ward.

The Local Authority also identified through neighbourhood consultation and one to one discussions with residents, that public confidence in agencies such as the Police and Local Authority and their ability to prevent or solve the issues of crime and ASB was at an all time low: Ward residents felt they had been abandoned by both Local Authority and police services. This was evident from the Neighbourhood Management survey of

the ward in 2009 which concluded that confidence in the community was low, with crime and anti social behaviour is top priority for the ward.

The issues were multiple:

- Reduced confidence and feelings of safety
- High levels of ASB and crime
- Incidents of substance misuse and alcohol related incidents
- Information that offenders were involved in crime elsewhere including the nearby Town Centre
- The area had a poor reputation, affecting the local economy and university population adversely

Rather than trying to tackle all of these problems individually, an intelligence-led focused approach on the small area of the town occupied by the most prolific offenders and their associates was taken. It was also felt that restoring community confidence was vital for any long term solution. The Neighbourhood Survey of 2009 was the starting point, along with the high crime and ASB, and residents in the Jewel Streets were used to assess the success so far of the partnership working.

Analysis

The Jewel Streets area has a disproportionately high number of privately rented properties (3794 privately rented in comparison to 823 owner occupier according to National Statistics Office figures -Tenure KS18 2008).

Historically there have been problems with privately rented tenants in the Town Centre wards. Rents are low, attracting tenants from a socially deprived background, and landlords often fail to monitor and reference prospective tenants, preferring to obtain the housing benefit payments directly from the Local Authority. Also landlords are often difficult to trace and reside out of the area. Established residents often cite absentee and unethical landlords during public forums as being responsible for the decline in their area.

The police produce detailed information on crime and ASB for the Tasking and Co-ordination (T&CG) document which is produced on a fortnightly basis (an example can be provided if necessary) and contains up-to-date information on recent offences, 'hot-spot' areas, current intelligence and active offenders. This document is classified as 'Restricted' but is shared with partners at the meeting enabling a joint plan of action to be formulated. The Local Authority then shared its own information received from residents about the problems they were experiencing, and this gave a richer picture of what was actually happening, often showing that known offenders were also responsible for 'lower-level' incidents. After collating all this information, the Neighbourhood Inspector produces a Tactical Plan for the next fortnight, incorporating police and partner resources

The T&CG document echoed what the Local Authority had found from its Neighbourhood Survey and what residents and business owners were telling officers on

the street: Crime and ASB were particularly high in the NPT1 area and around the Jewel Streets. Once the main issues were identified there followed careful scrutiny of the incidents being reported to the Local Authority and to the Police. It emerged that potential offenders identified through this work were recently released from prison, and were being facilitated by family members and associates who held privately rented tenancies in the affected area.

A list of 'problem' properties was created by the Local Authority on a weekly basis, linking incidents of both crime and ASB. Repeat victims and offenders were identified and from the information collated by both police and Local Authority; 10 properties in the area linked to 34 individuals involved in the area crime and disorder were identified. Significantly, all 10 properties were privately rented properties. Fortnightly Tasking and Co-ordination (T&CG) meetings were held at Middlesbrough Police Office involving police and partners and regularly identified the area as the crime and ASB 'Hot Spot' and so available resources were directed to the affected areas. However, a proactive as well as a reactive approach was required in the long-term to address the issues, and so the Neighbourhood Policing Team and the Local Authority were tasked to collate all available information.

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The Housing Act 1988 contains legislation designed to combat ASB, and is often under-used. However, it was clear that in order to address the situation, restore the confidence of the residents in the police and Local Authority, and to make the neighbourhood safer

for all, creative measures were required. Partners made the decision to address the incidents of ASB caused by the tenants and their visitors, using a variety of enforcement actions incorporating not only traditional police legislation but also the offences in the Housing Act 1998. This legislation is based on the assured short-hold tenancy agreements and a relatively new power of Selective Licensing for private landlords.

The Local Authority often pays Housing Benefit directly to landlords who house tenants unable to meet the cost of rent themselves. In some situations, landlords were housing tenants in unsuitable accommodation, or failing to check tenants, or merely collecting rents and not meeting any obligations as a landlord. The Local Authority found that by using the Selective Licensing legislation, landlords could actually be prosecuted for failing to properly manage their tenants.

Response

From the outset it was decided that the following actions were a priority:

- Use available enforcement legislation, not just criminal legislation to tackle offenders. This would include offences under environmental health legislation, and the Housing Act
- Encourage positive behaviour through warning letters, joint home visits and Acceptable Behaviour Contracts

- Issue AS13 forms to young people behaving in an anti-social manner – in these cases warning forms are issued to the young person and the parents/guardians are informed of behaviour by letter
- Provide as much visible and accessible presence as possible in the form of Police Community Support Officers (PCSOs), Street Wardens, Special Constables and Police Officers
- Keep residents informed through regular community meetings and letter drops
- Get involved with the community by being involved in community events.

Residents who complained to either police or the Local Authority were provided with one to one support from Middlesbrough Neighbourhood Victim Liaison Officer who not only provided daily updates on progress of actions, but also encouraged other residents to come forward with information.

Residents were signed up to 'Communi K;' an electronic message sender providing electronic updates of enforcement actions and methods of reporting incidents. This ensured that victims were kept up to date – a major finding of The British Crime Survey is that victims of crime feel that they are not given enough information about the progress of their case. Extensive research in the US also finds that dissatisfaction with the police is often caused by a negative experience and poor contact management (Skogan, 2005)

Both police and Local Authority increased their high visibility joint patrols, using PCSOs, Neighbourhood Safety Officers and Police to provide reassurance as well as the opportunity for victims to witness the appropriate enforcement actions taking place, thereby increasing confidence in the service. Running alongside the partnership work, local Street Wardens and PCSOs ran a number of diversionary schemes. These included football clubs and youth clubs, Summer fun days with the Fire Brigade and 'Gresham in Bloom' where residents were encouraged to tidy up their back alleyways, paint them and plant attractive pots and hanging baskets. This all contributed to making the area more community friendly, feel safer and look more attractive. The alleyways had been made safer and more secure through the Local Authority alley gate scheme, which ensured that residents, Local Authority and emergency services only had keys to unlock the gates.

Police and PCSOs delivered presentations in local schools on staying safe and the consequences of being involved in offending. To enhance relationships with young people they also visit the schools frequently and informally, taking part in reading sessions, having lunch and promoting the art competition 'The Art of Safety' where the winning picture was selected to be the Cleveland Police Christmas card for that year. This improved relationship now sees children and young people waving openly at police officers as they walk or drive past, something that would not have happened in central Middlesbrough a few years ago. The local PCSOs are very well known and youngsters stop and chat to them. It is through this that a number of incidents of child neglect and

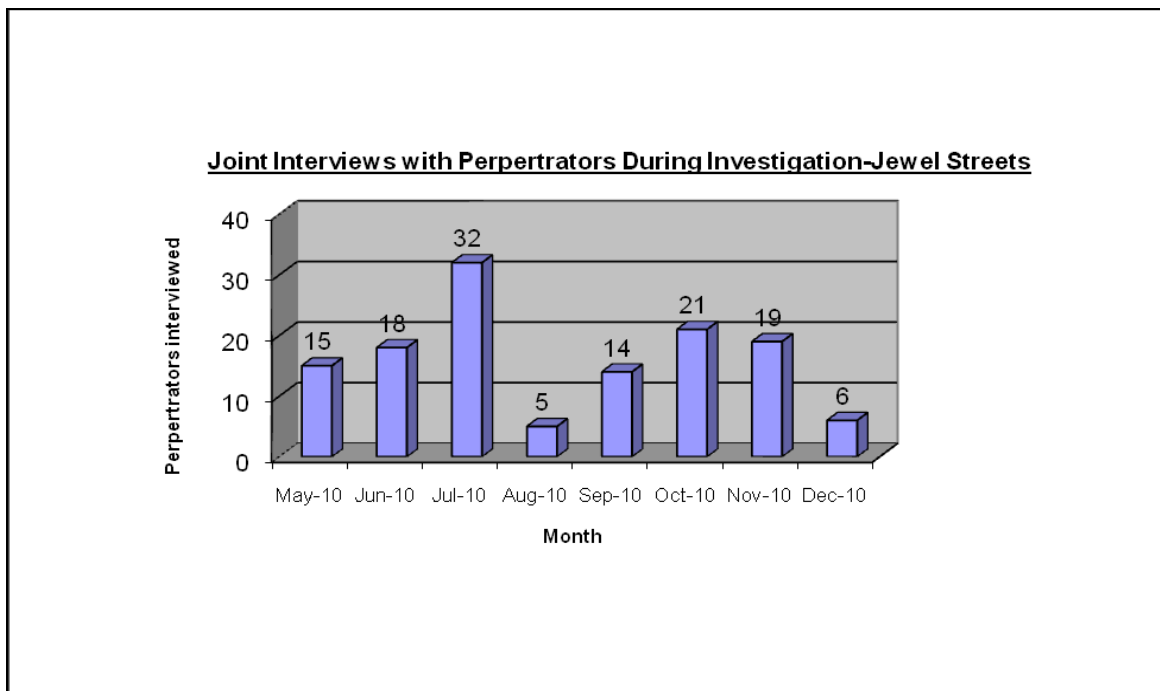
other family welfare issues have been drawn to police attention and dealt with by partners effectively, and the appropriate support put in place.

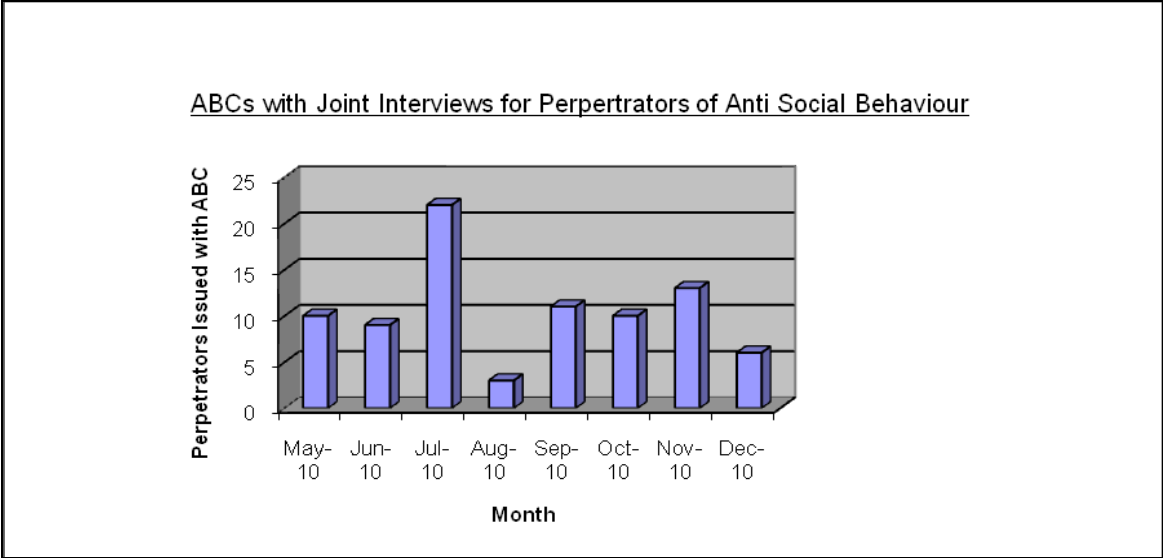
The police regularly deployed their Police Operational Command vehicle, a large mobile office generally used for Major Incidents and this simple measure proved successful. It was placed on various streets at randomized times, staffed by police and support officers to disrupt criminal activity whilst providing reassurance to local residents. It was also used during community events to promote crime prevention issues, and during school holidays alongside the Fire Brigade Education vehicle to encourage young people to interact with police and partners, and learn more about staying safe and being responsible citizens. This was considered cost-effective use of an expensive vehicle that was once only used during major incidents.

As confidence increased, so did incoming intelligence, and this was acted on. A number of drugs warrants were executed, often with success. Letter drops informing residents of recent successes and enforcement action taken were regularly undertaken to update residents of partnership activity. (Appendix A) The 'joined up' approach meant that issues such as excessive noise could be dealt with; recently a resident complained to a PCSO about excessive noise from a house occupied by a group of known drug users and suspected dealers. Despite the fact that a number of drugs warrants had failed to unearth illegal substances, the Local Authority were able to execute a warrant and seize all audio equipment, and following the complaints from the residents about ASB (whose identities were kept anonymous), were able to put pressure on the landlord to evict

them. This sort of visible action from police and partners sent out a clear message to the community; 'We are listening.'

Police and Local Authority workers conducted joint enforcement visits to known perpetrators and their families to issue tenancy breach warnings under the 'putting tenancies at risk' Ground 14 of the Housing Act (Appendix B). Offenders were also given Acceptable Behaviour Contracts (ABCs – Appendix C) binding them to positive behaviour and warning of consequences of breaches.





Tenants of problem properties were served with Section 8 Notice of Intention to Seek Possession for eviction purposes under Ground 14 of the housing Act (Appendix D). One property was involved in persistent nuisance including, drinking, violence, excessive noise and residents urinating in the street. The second property was identified as involved in prostitution and a criminal practice known colloquially as “rolling” customers.’ This is where a prostitute will bring a client back to a property, and the client is then threatened and has his valuables taken. At the property in question, three well known criminals, recently released from prison were involved in these offences, and were subsequently imprisoned.

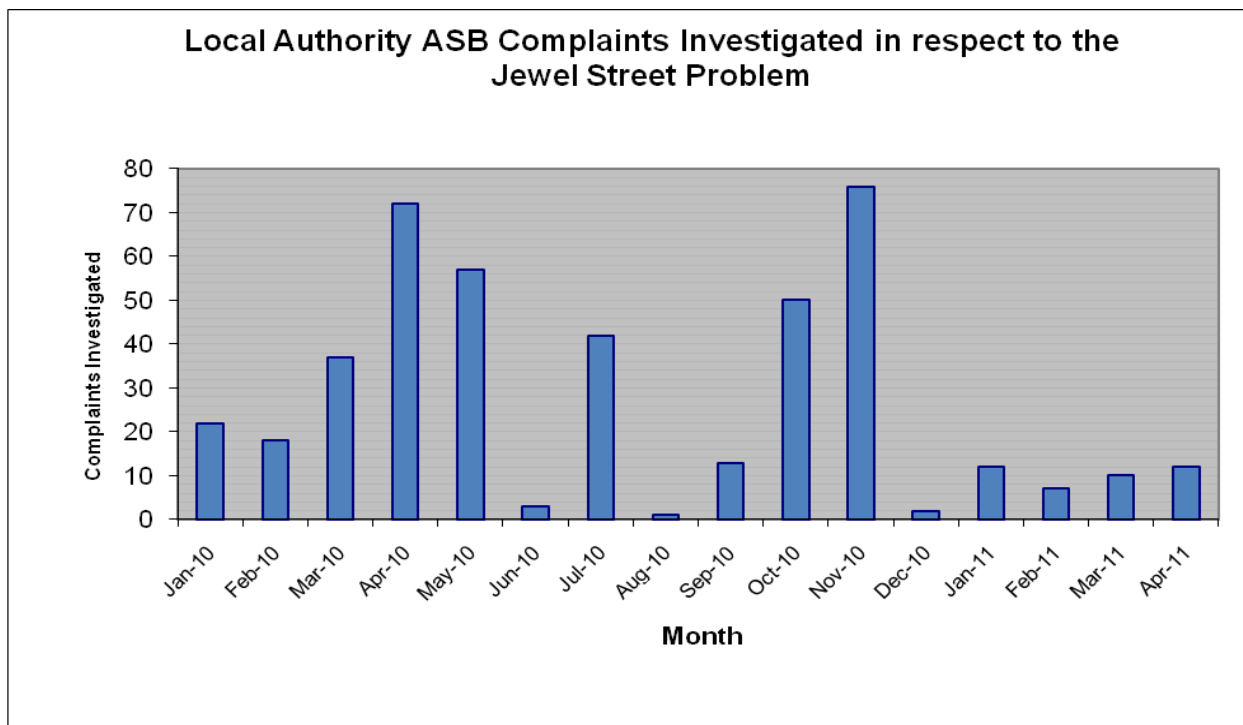
Legal action was also recently taken against two landlords under Selective Licensing, ensuring ensured their compliance with the Local Authority and police instruction to evict. The penalty for non compliance under this legislation may result in a £20,000 fine per property and up to 6 months suspended sentence per offence. This has sent a

resounding message to other landlords in the area that partners are willing to take robust action in cases where they are failing in their duty.

Assessment

Crime and ASB has reduced, but the main benefit of this project has been increased community confidence in police and partners.

Although there were still expected spikes in incidents, during the summer and Mischief night (October 30th) and Bonfire Night (November 5th) it has been established that the actions taken has a significant effect in reducing the crime and anti social behaviour:



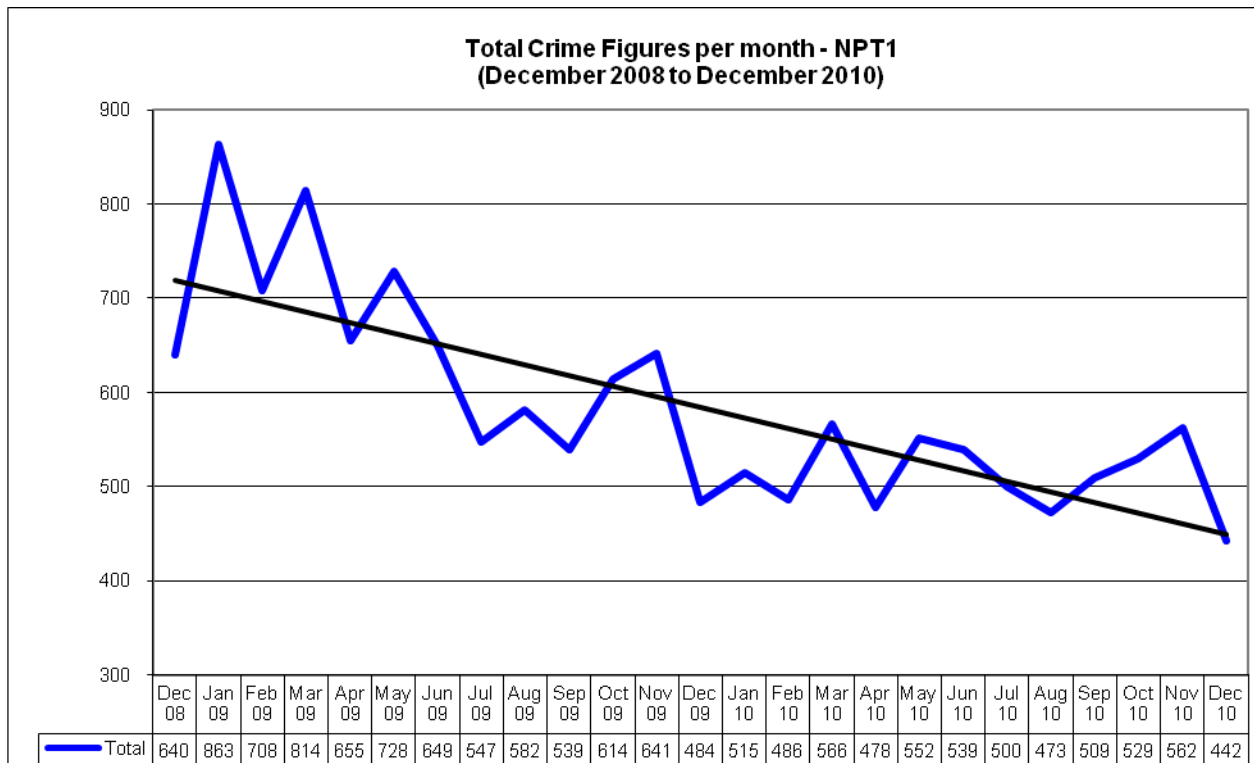
The main effect was the increase in confidence expressed by the community in the Local Authority and the police, and this is the strength of this project and why it is likely to be sustainable. The improved relationship with the community should enhance the neighbourhood policing in the area, through increased contact and community intelligence. In turn, this will engender a hostile environment for prospective offenders, and the project will continue to be monitored and evaluated by the partners.

Much use has been made of Police Community Support Officers to promote positive contact, assist with the Joint Tenancy interviews and provide high visibility patrols in the area. This not only frees warranted officers to carry out enforcement operations, but also offers a non-threatening reassuring visibility to the public. Comments from residents in the Gresham ward include 'PCSO McClelland is the face of Cleveland Police,' and 'she always goes the extra mile.' Ordinary residents, school children, Mosque leaders and businesses have taken the time to write to Cleveland Police and nominate PCSO McClelland as PCSO of the year 2010/11.

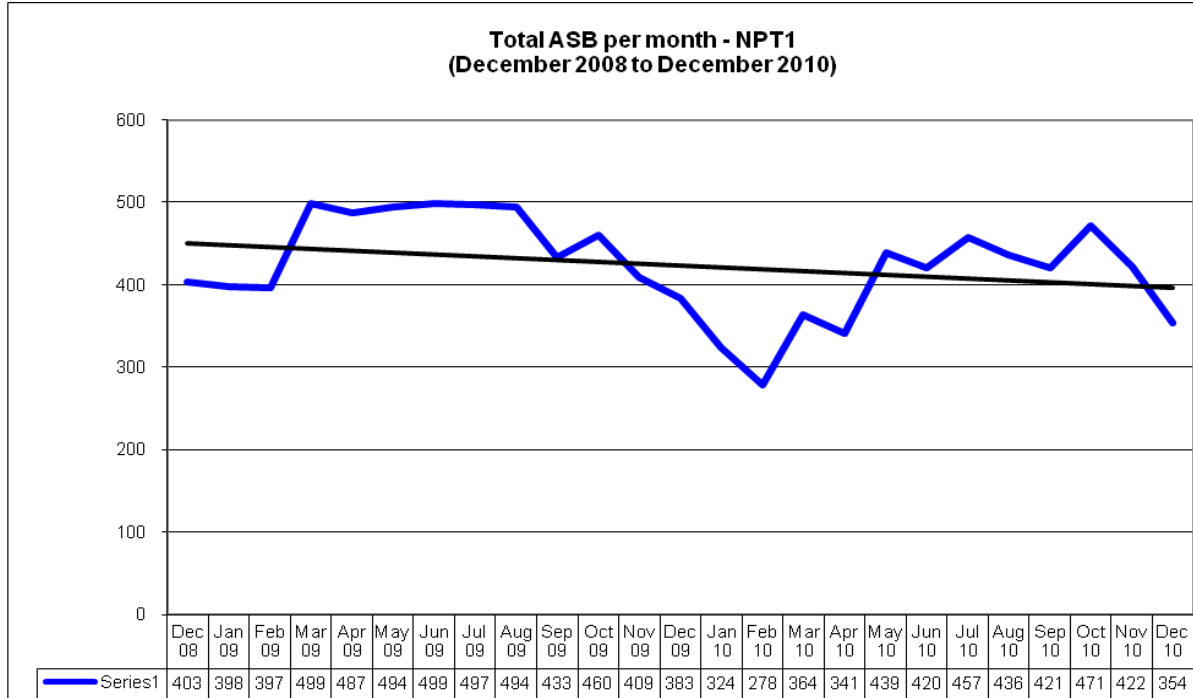
The effects of this form of partnership working in just two short years are reflected both in the reduction of crime and ASB, and in the increased trust reported by the community, which is arguably more important. There has been successful use of AS13 street warnings to young people; these are forms given to youngsters by PCs and PCSOs who find them engaging in ASB, and they are often taken home to parents and a letter sent home. There has been a steady reduction in the issue of these reflecting

the reduced incidents. At the same time, relationships with young people are being improved through enhanced contact with police and wardens on the street and in schools.

The below graph shows the downward trend in Crime for NPT1 Dec 2008-Dec 2010



Downward trend for ASB – NPT1 Dec 2008-Dec 2010



Accurate records on drugs warrants executed are not collated by Middlesbrough police and that is something that will be addressed following assessment of this project. While partners know anecdotally that there have been many successes, actual figures are unavailable.

To assess the positive effect of the interventions on the residents, a specially constructed questionnaire was devised by Local Authority official Andy Shippey based on his previous psychological experience and study and administered to a small sample

of affected residents in one of the Jewel Streets. Rosenberg and Hovland (1960) and Secord and Backman (1964) agree that attitudes generally consist of three components;

- a Cognitive component; what a person thinks about an object
- an Affective component; what a person feels about the object
- A Behavioural component; how the individual behaves towards an object.

Qualitative analysis was used to assess how Local Authority and police interventions have changed attitudes from negative to positive evaluations.

Attitudes also perform functions to our personalities: Katz (1960) proposes that attitudes perform 3 major functions;

- Knowledge function in that attitudes provide meaning and direction to experience.
- Adjustment function where we can obtain social approval from others by behaving in a socially acceptable way.
- Ego expressive and Ego defensive functions of attitudes, which are of particular interest to this work

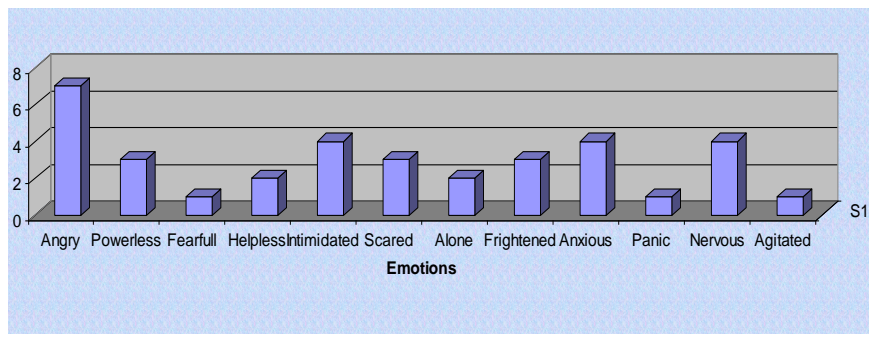
Katz (1960) asserts that people achieve self expression through values they cherish and hold dear. To stifle ego expression can cause negative feelings towards an object, in this case the service provided by the police and the Local Authority. Therefore, customer satisfaction surveys perform a vital function in providing people with the opportunity to express their opinions. This can further strengthen good relationships

between partner agencies and service users as people feel intrinsically valued in that they have been afforded the opportunity to express their attitudes and feelings.

Providing opportunity to individuals to voice their own attitudes can increase individual self esteem and promote a change in service user's perception of partner agencies. Our survey indicated a complete reversal of fortunes had occurred due to the partner actions; changing the negative effects of the crime and ASB into positive effects for the residents.

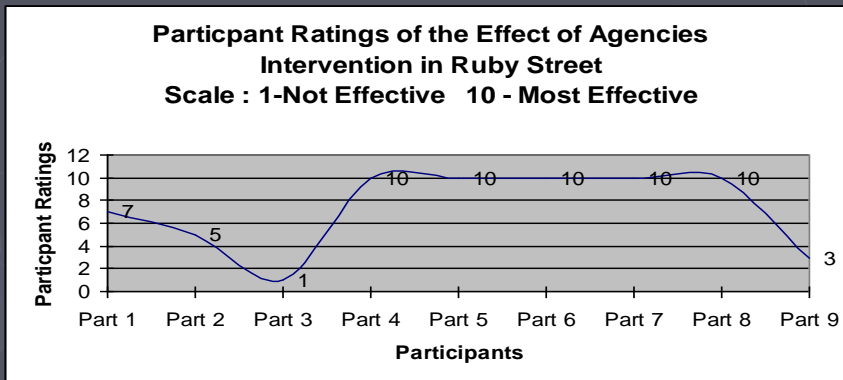
Question 2

Ratings of Emotions experienced of Victims of ASB in Ruby Street



Residents were asked to circle descriptive words which corresponded with how the Anti social behaviour made them feel prior to the agencies involvement in resolving The incidents of anti social behaviour. This fulfils the need for ego expression (Katz 1960)

Question 3



Most responses were favourable in relation to the work completed by the agencies involved. The low rating of two participants (5,1) appears to be due to a failure to understand the question as their qualitative responses were very positive

In order to satisfy the need for ego expression qualitative responses were also recorded:

Qualitative Responses

- ▶ **"Safer, Calm, at ease"** Participant 1
- ▶ **"Happy with everything"** Participant 2
- ▶ **"The street is back to normal as in no noisy drunken nights no people assembling all hours of the morning, Quiet mornings and afternoons now"** Participant 3
- ▶ **"Calm, relaxing, stress free, confident"** Participant 4

Qualitative Responses

- ▶ **"Happy, peaceful, quiet, relaxing, calm"** Participant 5
- ▶ **"Happy, safe, not alone"** Participant 6
- ▶ **"Since Andy Shippey etc have become involved nearly all the issues of asb have stopped. They have done a great job in such a short time. We need more policing now and we seem to be heard and not ignored"** Participant 7

Several of the residents involved have now established their own neighbourhood watch group and have continued to strengthen their sense of community. This was motivated by empowerment of the agencies work to the affected residents.

The area is now by no means crime and ASB free, although it is reduced and on a 'downward' trend. More importantly, the residents now feel empowered to tackle the issues in partnership with the police and the Local Authority, thanks to an enhanced relationship and greater trust, and should there be further 'spikes' in offending, there is a feeling that the residents and agencies can tackle them together. This enhanced confidence is the success of this project, and why it is believed that it will continue to be a success and will be sustainable in the austere times ahead.

Partners will continue to manage crime and ASB using this partnership approach, it is not felt that the problems are being displaced as usually the threat of homelessness is enough to modify offending behaviour to acceptable levels for the community. It is hoped that police and partners will continue to enhance their involvement in community events and already a number are planned for the summer in local places of worship and in schools. Also, thanks to better scrutiny of landlords, tenants have better quality of life.

References

- KATZ, D. (1960) THE FUNCTIONAL APPROACH TO THE STUDY OF ATTITUDES. *Public Opinion Quarterly*, **24** (2), 163-204.
- ROSENBERG, M. J., et al. (1960) *Attitude organization and change: An analysis of consistency among attitude components. (Yales studies in attitude and communication. Vol. III.)*. Oxford, England: Yale Univer. Press.
- SECORD, P. F., et al. (1964) Effects of imbalance in the self-concept on the perception of persons. *The Journal of Abnormal and Social Psychology*, **68** (4), 442-446.

SKOGAN, W. G. (2005) Citizen Satisfaction with Police Encounters. *Police Quarterly*, **8** (3), 298-321.

Electronic Resources

All details for social deprivation and housing market failure obtained from the National Statistics Office on 2nd April 2011

<http://neighbourhood.statistics.gov.uk/dissemination/LeadAreaSearch.do?a=3&r=1&i=1001&m=0&s=1305996566539&enc=1&areaSearchText=gresham&areaSearchType=14&extendedList=false>

Useful Links

Examples of media coverage:

<http://www.gazettelive.co.uk/gazette-communities/ts1-ts2-central-middlesbrough/ts1-t2-local-news/2010/08/02/crime-drop-in-central-middlesbrough-84229-26980570/>

<http://ts1.gazettelive.co.uk/local-news/middlesbrough-couples-blooming.html>

<http://www.gazettelive.co.uk/news/teesside-news/2011/04/22/cleveland-police-top-table-for-public-confidence-84229-28563043/>

Other links

http://www.ipcc.gov.uk/news/Pages/pr_240511_pilkington.aspx

Middlesbrough council definition of the Selective Licensing Power for Private landlords. In addition PDF files available for download detailing licensing scheme for both residents and landlords are available

<http://www.middlesbrough.gov.uk/ccm/navigation/policing-and-public-safety/community-safety/shield---selective-licensing/selective-licensing/?page=3#internalSection1>

Housing Act 1998 –table of contents which will link to further information on tenancy agreements and grounds for enforcement action

<http://www.legislation.gov.uk/ukpga/1988/50/contents>

Anti Social Behaviour Tools and Powers-detailed information of tools and powers used to combat anti social behaviour

<http://www.communities.gov.uk/publications/housing/toolspowersguide>

Government legislation in statute law designed to tackle crime and disorder

<http://www.legislation.gov.uk/ukpga/1998/37/contents>

Appendix A (example letter drop – Middlehaven)



You Ask We Deliver-Anti social behaviour in your area

Middlesbrough Council's Neighbourhood Safety Team and Cleveland Police's Neighbourhood Policing Team are currently working in your area to resolve current issues of crime and anti social behaviour affecting your community.

Working in partnership with Cleveland Police the following actions have been completed in the last two weeks in the Jewel Street area of Middlehaven to resolve issues directly affecting local residents, these actions include:

- * 9 Out of hours joint patrol with police from both Linthorpe and Ayresome wards in affected area**
- * 32 initial warnings to individuals engaged in anti social behaviour within this vicinity**
- * Increased mobile and foot patrols of affected area of Police and Street warden officers of the affected area**
- * 15 Acceptable Behaviour Contract issued to individual causing anti social behaviour in this location.**
- *.A section 21 NOSP issued to a problem property involved in incidents of crime**
- * A section 8 Notice of Intention to seek possession to evict problem tenants from a property on Ruby Street involved in incidents of rowdy behaviour,drinking in the street,noise nuisance and verbal abuse to local residents.**
- * Communi k messages to local residents advising of reporting mechanisms to report crime and anti social behaviour in the area**
- * 1 Final warning issued, prior to application to Teesside Magistrates court for an Anti Social Behaviour Order, to an individual residing in and affecting the area with serious anti social behaviour.**
- * Liaison with landlords of private rented. /commercial properties to provide further enforcement against individuals engaged in anti social behaviour**

Work will continue in your area and both Cleveland Police and Middlesbrough Council

are extremely grateful for support received from residents in respect to issues of anti social behaviour in your area and wish to encourage residents to come forward with any further complaints.

Should you be affected by issues of anti social behaviour and wish to provide information in relation to these incidents please contact Darren Daniels Neighbourhood Victim Liaison Officers on (01642) 728751 in confidence to report incidents and gain support.

Alternatively you can report issues of crime and anti social behaviour to your ward police officers by telephoning the neighbourhood Policing telephone number (01642) 390200 or in an emergency 999.

Your neighbourhood ward officers for Middlehaven are

PC Collingwood PC Horner PC Wijesinghe PC Lowe PC Ferguson PC Smith

PCSO Smethurst PCSO Holmes PCSO McCallum PCSO Sinclair

Should you wish to receive electronic or audio updates in relation to issues of crime and anti social behaviour in your area Middlesbrough Councils Neighbourhood Safety Team offers to residents the Communi K service which is a free update service which can be sent by email, text or telephone to keep you up to date on local issues. If you are interested please contact Alison Riley on (01642) 728195

Middlesbrough Councils Neighbourhood Safety Team and Cleveland Police Neighbourhood Policing Team wish to assure residents that we will continue to support local residents in an effort to resolve issues affecting those residents to ensure a safer and stronger community for residents.

Thank you in consideration of our approach

Yours sincerely

Andy Shippey
Neighbourhood Safety Officer
Ayreosme Ward

Inspector Robson
Cleveland Police
Neighbourhood Police

Appendix B Tenancy Breach Letter

Dear Mr & Mrs Turner

RE:TENANCY BREACH INTERVIEW

Further my visit to your property on the 6th August 2009 I am writing to you to advise you of the complaints made against your tenancy and the action you have agreed to prevent any further incidents of nuisance, harassment, alarm and distress to others.

Numerous reports have been received regarding rowdy and inconsiderate behaviour from your tenancy at 27 Milner Road involving visitors to the property drinking alcohol in the street, shouting, swearing and fighting. To your credit you admitted to this and agreed not to cause further nuisance, harassment, alarm and distress to others.

You have agreed to the following actions to prevent any further distress to local residents:

1. NOT TO BEHAVE IN A ROWDY AND INCONSIDERATE MANNER
2. NOT TO PERMIT VISITORS TO YOUR PROPERTY TO BEHAVE IN A MANNER LIKELY TO CAUSE NUISANCE, HARRASSMENT, ALARM AND DISTRESS TO OTHERS.
3. NOT TO CAUSE A NOISE NUISANCE.

Please be advised that should you continue to cause anti social behaviour and your tenancy is ended you may be considered intentionally homeless and as such the council would have no statutory obligation to re house you.

Please do not ignore this letter

Yours sincerely

Andy Shippey
Neighbourhood Safety Officer

C.C Landlord Mr Taylor
Erimus Housing-Homeless Team

Appendix C

ABC & Parental Agreement

ACCEPTABLE CONTRACT	BEHAVIOUR
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THIS CONTRACT is made on 07/02/2011

Between: MIDDLESBROUGH COUNCIL'S NEIGHBOURHOOD SAFETY TEAM

AND: Ms Wendy Turner
ADDRESS: 27 Milner Road,

DATE OF BIRTH: 10/08/1992

SCHOOL ATTENDED: Milner State Comprehensive

(Ms Wendy Turner) AGREES the following in respect of future conduct;

1. I WILL ENGAGE WITH THE CHALLENGE AND SUPPORT PROGRAMME WHICH WILL ASSIST IN DIVERTING ME AWAY FROM BEING INVOLVED IN FURTHER ASB
1. I WILL NOT DAMAGE PROPERTY IN MIDDLESBROUGH
2. I WILL NOT THROW MISSILES IN MIDDLESBROUGH
4. I WILL NOT ENTER, DRIVE OR BE INVOLVED IN STOLEN VEHICLES.
5. I WILL NOT DAUB GRAFFITI IN MIDDLESBROUGH
6. I WILL NOT LIGHT FIRES IN MIDDLESBROUGH
7. I WILL NOT URINATE IN A PUBLIC AREA.
8. I WILL NOT DRINK ALCOHOL IN A PUBLIC PLACE.
9. I WILL NOT COMMIT A CRIMINAL OFFENCE.
10. I WILL NOT BE VERBALLY ABUSIVE TO COUNCIL OFFICERS.
11. I WILL NOT CONGREGATE IN THE AREA OF MIDDLESBROUGH WITH THE INTENTION TO CAUSE ANTI-SOCIAL BEHAVIOUR
12. I WILL NOT ENCOURAGE OR EMPLOY OTHERS TO CARRY OUT ANY OF THE ABOVE.

I agree for a referral to be made to Safe in Tees Valley Challenge and Support programme, which will offer support and intervention and address my needs in relation to incidents of anti-social behaviour.

DATES OF PREVIOUS LETTERS SENT:

DATES OF ANY PREVIOUS INTERVIEWS:

PARENTING AGREEMENT

Name of young person	W Smith
Name of parent/carer	Frank & Rose Smith
Address	Milner Road
Telephone Number	0113 2684490
Date of Agreement	20/9/09

Following a meeting on 20/9/09 regarding Wendy's alleged involvement in incidents of anti-social behaviour, I agree to work together with all relevant agencies to ensure that the prohibitions contained within the Acceptable Behaviour Agreement are adhered resulting in a reduction of incidents of ASB.

Partners in Parenting is a free and widely accessible service helping and supporting parents and carers of young people who may be experiencing difficulties. As part of this agreement I have been advised of the support available through this programme and understand a parenting officer will make contact with me to offer support.

Accept support

Decline support

(please circle)

I understand that if my son/daughter fails to adhere to this agreement, then Middlesbrough Council may apply to the magistrates court for an Anti-Social Behaviour Order to prohibit him/her from acting in a manner likely to cause harassment, alarm or distress to one or more persons not of the same household.

FURTHER, I acknowledge that where such an Order is made by the Court and breached may be liable on conviction to a term of imprisonment not exceeding five years or to a fine or both. I also accept and acknowledge that the said Court may impose a Parenting Order

requiring me to carry out specified requirements including compulsory weekly attendance for up to three months at parenting classes.

DECLARATION

I confirm that I understand my responsibility as a parent and under the content of this agreement

Signed () Parent / Guardian Date:

Print name

Signed () MBC Official Date

See Appendix D next page

HOUSING ACT

Section 8 as amended by Section 151 of the Housing Act 1996

Notice Seeking Possession of a Property Let on an Assured Tenancy or an Assured Agricultural Occupancy

- Please write clearly in black ink.
- Please tick boxes where appropriate and cross out text marked with an asterisk (*) that does not apply.
- This form should be used where possession of accommodation let under an assured tenancy, an assured agricultural occupancy or an assured shorthold tenancy is sought on one of the grounds in Schedule 2 to the Housing Act 1988.
- Do not use this form if possession is sought on the "shorthold" ground under section 21 of the Housing Act 1988 from an assured shorthold tenant where the fixed term has come to an end, or, for assured shorthold tenancies with no fixed term which started on or after 28th February 1997, after six months has elapsed. There is no prescribed form for these cases, but you must give notice in writing.

(1) Name(s) of
tenant(s) or
licensee(s).

1. To(1):

MR FRANK TURNER & MRS ROSE TURNER
28 MILNER ROAD, ANYTOWN, DL7 2BF.

(2) Address of
premises.

2. Your landlord/licensor* intends to apply to the court for an order requiring you to give up possession of(2):

28 MILNER ROAD, ANYTOWN,
DL7 2BF.

(3) Give the full
text (as set out in
the Housing Act
1988 as amended
by the Housing
Act 1996) of each
ground which is
being relied on.
Continue on a
separate sheet if
necessary.

3. Your landlord/licensor* intends to seek possession on ground(s) 14.
in Schedule 2 to the Housing Act 1988, as amended by the Housing Act 1996, which read(s)(3):

The tenant or a person residing in or visiting the dwelling house has been guilty of conduct causing or likely to cause a nuisance or annoyance to a person residing, visiting or otherwise engaging in a lawful activity in the locality or has been convicted of using the dwelling house or allowing it to be used for immoral or illegal purposes or an indictable offence committed in or the locality of the dwelling house

(4) Continue on
a separate sheet
if necessary.

4. Give a full explanation of why each ground is being relied on(4):

PERSISTENT NOISE NUISANCE & ROWDY
BEHAVIOUR INVOLVING OCCUPANTS
AND VISITORS TO YOUR TENANCY
BETWEEN JULY 09 - OCT 09.

Notes on the grounds for possession:

- If the court is satisfied that any of grounds 1 to 8 is established, it must make an order (but see below in respect of fixed term tenancies).
- Before the court will grant an order on any of grounds 9 to 17, it must be satisfied that it is reasonable to require you to leave. This means that, if one of these grounds is set out in section 3, you will be able to suggest to the court that it is not reasonable that you should have to leave, even if you accept that the ground applies.
- The court will not make an order under grounds 1, 3 to 7, 9 or 16, to take effect during the fixed term of the tenancy (if there is one) and it will only make an order during the fixed term on grounds 2, 8, 10 to 15 or 17 if the terms of the tenancy make provision for it to be brought to an end on any of these grounds.
- Where the court makes an order for possession solely on ground 6 or 9, the landlord must pay your reasonable removal expenses.

(5) Give the earliest date on which court proceedings can be brought.

5. The court proceedings will not begin until after⁽⁵⁾:

MONDAY 22ND OCTOBER 2009.

- Where the landlord is seeking possession on grounds 1, 2, 5 to 7, 9 or 16, court proceedings cannot begin earlier than 2 months from the date this notice is served on you (even where one of grounds 3, 4, 8, 10 to 13, 14A, 15 or 17 is specified) and not before the date on which the tenancy (had it not been assured) could have been brought to an end by a notice to quit served at the same time as this notice.
- Where the landlord is seeking possession on grounds 3, 4, 8, 10 to 13, 14A, 15, or 17, court proceedings cannot begin earlier than 2 weeks from the date this notice is served (unless one of grounds 1, 2, 5 to 7, 9 or 16 is also specified in which case they cannot begin earlier than two months from the date this notice is served).
- Where the landlord is seeking possession on ground 14 (with or without other grounds), court proceedings cannot begin before the date this notice is served.
- Where the landlord is seeking possession on ground 14A, court proceedings cannot begin unless the landlord has served, or has taken all reasonable steps to serve, a copy of this notice on the partner who has left the property.
- After the date shown in section 5, court proceedings may be begun at once but not later than 12 months from the date on which this notice is served. After this time the notice will lapse and a new notice must be served before possession can be sought.

6. Name and address of landlord/licensor*.

To be signed and dated by the landlord or licensor or his agent (someone acting for him). If there are joint landlords each landlord or the agent must sign unless one signs on behalf of the rest with their agreement.

Signed:

Date:

21/9/09.

Please specify whether: landlord licensor joint landlords landlord's agent

Name(s) (BLOCK CAPITALS)

MR A SHIPPEY

Address

TOWN HOMES
15 CONNAUGHT ROAD
MILNER
ANYTOWN
OL1 2EF

Telephone: Daytime: 0113 218319. Evening:

What to do if this notice is served on you.

- This notice is the first step requiring you to give up possession of your home. You should read it very carefully.
- Your landlord cannot make you leave your home without an order for possession issued by a court. By issuing this notice your landlord is informing you that he intends to seek such an order. If you are willing to give up possession without a court order, you should tell the person who signed this notice as soon as possible and say when you are prepared to leave.
- Whichever grounds are set out in section 3 of this form, the court may allow any of the other grounds to be added at a later date. If this is done, you will be told about it so you can discuss the additional grounds at the court hearing as well as the grounds set out in section 3.
- If you need advice about this notice, and what you should do about it, take it immediately to a citizens' advice bureau, a housing advice centre, a law centre or a solicitor.

