

Gainsborough South West Ward Selective Licensing Scheme Anti-Social Behaviour Agreement

This agreement must be issued to and signed by all existing tenants and to any new tenant upon the commencement of the tenancy to make them aware of their responsibilities in regards to anti-social behaviour.

The completion of this agreement also demonstrates that the landlord is compliant with condition g (iv) of the Gainsborough South West Ward Selective Licencing Scheme.

PROPERTY ADDRESS: _____

NAME OF TENANT(S): _____

As the tenant of the above property you are responsible for the behaviour of every person (including children) living in or visiting your home including surrounding land (e.g. gardens, rear alleyways (ten feet), parking areas, entrance halls or garages) and in the locality of your home.

THEREFORE, YOU OR ANYONE LIVING WITH YOU OR VISITING YOUR HOME;

1. Must not cause a nuisance, annoyance or disturbance. Examples of this include: noise such as loud music, excessive shouting and foul language and dogs barking or other activities such as dog fouling, drunkenness in public, fighting, selling drugs, drug abuse, fly tipping, urinating in public, playing ball games close to someone else's home or vehicle, gathering in front yards in a manner which causes excessive noise, litter or disturbance.
2. Must not display any behaviour which may cause harassment, alarm or distress to any other person in the locality of your home or surrounding area. Examples include: offensive behaviour or language (i.e. targeted at a person's race, religion, sexuality or disability), using or threatening to use violence, abusive or insulting behaviour or language, damaging or threatening to damage another person's home or property, writing abusive or offensive graffiti, conduct which interferes with the peace, comfort or convenience of others
3. Must not use your home or any communal areas for any illegal activity such as selling drugs.
4. Must not damage, deface or put graffiti on property belonging to the landlord.
5. Must ensure that you cooperate with the council and your neighbours to keep any outside areas and gardens clean, tidy and clear of any litter, refuse, waste or other obstructions. This includes rear alleyways (ten feet).
6. Must not run as business from your home without the landlords permission in writing.

7. Must not 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.
8. Must not park anywhere that would obstruct emergency services and any vehicles should be parked in a manner which does not cause any general obstruction or nuisance.
9. Must not carry out repairs to vehicles on the land around your home or on the road, with the exception of minor necessary repairs to vehicles owned by a member of the household.
10. Must not put up structures such as sheds, garages or animal pens anywhere on your property without the landlords agreement in writing.
11. Must not keep or use bottled gas, paraffin, petrol or any other dangerous material in your home or in any communal areas.
12. Must not interfere with any security and/or fire safety equipment provided by your landlord in your property.

AS THE LICENCE HOLDER OF A PROPERTY IN THE GAINSBOROUGH SOUTH WEST WARD SELECTIVE LICENSING AREA YOU MUST;

1. Recognise the importance of tackling anti-social behaviour in order to ensure that communities are safe and that areas do not decline because of a failure to act.
2. Have the ability and facilities to receive and respond to initial complaints about your tenant's behaviour.
3. Undertake an incremental process of investigation into any complaint which has been made either directly to you, or via the council, regarding your tenants. This process may involve one or more of the following:
 - a. Appropriate response to a complaint from a member of the community, neighbour or other affected person regarding the conduct of the licence holders tenant and/or the behaviour of their children or visitors
 - b. Sending of appropriate and proportionate warning letter(s)
 - c. Conducting a tenancy warning interview
 - d. Attend at a case conference or other appropriate multi-agency meeting arranged by the council or other relevant agency
 - e. Engage and work with the council, police or other agency involved in the case. This may involve providing supporting information or evidence for an enforcement action to stop the anti-social behaviour
 - f. Serving of a relevant notice to seek possession where other interventions have failed and when all involved agencies agree that this would be the most appropriate course of action

DECLARATION:

I declare that I have read/had read to me the terms and responsibilities in this document and that I understand and agree to adhere to these terms and responsibilities.

Tenants signature _____ Date _____

Licence holders signature _____ Date _____