



If you require further information or wish to be added to our mailing list, simply contact us at landlord.licensing@salford.gov.uk or call us on **0161 793 3344** you can also write to us at:

Landlord Licensing Team,
Market Support Team,
Salford City Council,
Salford Civic Centre,
Chorley Road, Swinton,
Salford M27 5BY

Other useful sources of information:
www.salford.gov.uk/licensingupdate
www.respect.gov.uk



This leaflet can be provided in large print, audio, electronic and braille formats.

If you need help in understanding this leaflet, please contact
The Equalities Team at Salford City Council, ☎ 0161 793 3536.

إذا احتجت للمساعدة في فهم هذه النشرة ، برجاء الاتصال بفريق المساواة في مجلس سالفورد ،
هاتف رقم 0161 793 3536


এই পুস্তিকাটি বোঝার জন্য যদি আপনার সাহায্যের প্রয়োজন হয় তাহলে সেলফোর্টে কাউন্সিলের ইকুয়ালিটি টিমের সঙ্গে
যোগাযোগ করুন টেলিফোন নম্বর 0161 793 3536

如果您有關於本宣傳頁的任何問題，請聯繫 Salford 理事會的 Equalities 團隊，電話號碼為
0161 793 3536

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਲੀਫਲੈਟ ਨੂੰ ਸਮਝਣ ਵਿਚ ਸਹਾਇਤਾ ਦੀ ਜ਼ਰੂਰਤ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਸਾਲਫੋਰਡ
ਕੌਂਸਲ (Salford council) ਵਿਚ ਇਕੁਅਲਿਟੀ ਟੀਮ (Equalities Team) ਨਾਲ ਫੋਨ ਨੰਬਰ
0161 793 3536 'ਤੇ ਸੰਪਰਕ ਕਰੋ.

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0161 793 3536 'ਤੇ ਸੰਪਰਕ ਕਰੋ।

اگر آپ کو اس لیف لیٹ کے سمجھنے میں مدد کی ضرورت ہو تو براہ کرم اکیوئلیٹی ٹیم کو سالفورد کونسل سے اس ٹیلی فون نمبر 0161 793 3536 پر رابطہ
قائم کر سکتے ہیں۔

A photograph of a woman with long, blonde hair, smiling broadly. She is wearing a dark-colored, long-sleeved top. The background consists of a brick wall and a wooden door with a decorative panel. The lighting is bright, suggesting an outdoor setting.

Anti-social behaviour and the private landlord's role

Working with landlords

IN Salford

Anti-social behaviour can have a significant impact on the quality of life of individuals. If we do not resolve it quickly, it can create an environment where more serious crime can take hold and have a lasting impact on the local community.

Salford City Council, the local community and partner agencies all play a key role in ensuring that anti-social behaviour is not tolerated and is dealt with effectively. By working together we can tackle the problem and make a difference through prevention, enforcement and rehabilitation.

What is anti-social behaviour?

The Crime and Disorder Act 1988 defines anti-social behaviour as 'acting in a manner that caused or was likely to cause harassment, alarm or distress to one or more persons not of the same household'.

The term anti-social behaviour covers a wide range of unacceptable activities, which include:

- excessive noise, especially late at night e.g. loud music, DIY, slamming and banging doors
- rowdy, aggressive or threatening behaviour or language
- using a property for criminal purposes e.g. drug dealing
- problems caused by animals e.g. persistent dog barking, fouling etc
- litter, graffiti or rubbish dumping in the local area
- abandoned cars
- intimidation, harassment or threats
- acts of violence.

Your responsibility

As a landlord you play a vital role in tackling anti-social behaviour. It's your responsibility to respond to complaints about the behaviour of your tenants. Depending on the type of anti-social behaviour, this may involve either issuing a warning directly to your tenants, or liaising with the council in order for officers to take action against them.

More serious forms of anti-social behaviour are:

- serious hate crimes
- domestic abuse
- acts of violence

- intimidation
- threats of violence.

If these forms of anti-social behaviour are perpetrated by your tenants you may need to take legal action to deal with the problem. In such cases the Anti-Social Behaviour Officer would take a lead role in the investigation and apply for possible legal proceedings on your behalf.

Changes to the law now mean that certain private landlords e.g. landlords of houses in multiple occupation (HMOs) or landlords who own properties in a designated Selective Licensing Area, are required to obtain a licence in order to operate their business. One of the main requirements to be approved for a licence is that landlords (or managing agents) must have procedures in place to deal with any complaints about the behaviour of their tenants.

You should be aware that landlords with properties in a Selective Licensing Area, a condition of the licence is that the landlord must take 'reasonable steps' to tackle anti-social behaviour where perpetrated by their tenants. These 'reasonable steps' involve investigating

any incidents of anti-social behaviour regarding tenants and taking appropriate action where necessary. Failure to comply could result in legal action for being in breach of the licensing agreement and the Housing Act 2004.

For further information contact Salford City Council's Anti-Social Behaviour Officer on 0161 793 3344.

Our commitment to you

Salford City Council is committed to working with landlords to ensure that you are able to manage your tenancies effectively and adhere to the conditions of your licence. As a landlord with a licensable property, you can receive free advice about how to tackle anti-social behaviour effectively.

If you are a landlord that currently has tenants causing any form of anti-social behaviour, a specific action plan will be developed for you to tackle the problem. Although the action plan will highlight what you should do, there will be an Anti-Social Behaviour Officer to help, support and guide you through the process.

Help and advice for landlords

Help is on hand to assist you in dealing with any anti-social behaviour issues. The first step is to meet with the council's Anti-Social Behaviour Officer to talk about the problem. This can be at your home, at Salford Civic Centre or somewhere of your choice.

There are also weekly drop-in sessions at Salford Civic Centre to discuss any anti-social behaviour issues and can also include:

- personalised action plans
- assistance in writing to tenants
- one to one training with landlords, either where requested by the landlord or where required due to enforcement of the licence, as per provision of Housing Act 2004.

You don't have to book an appointment but if you want to avoid waiting you can call to book ahead on 0161 793 3344.

Respect

The government's Respect initiative aims to ensure that local agencies tackle anti-social behaviour and its causes to improve quality of life for residents, particularly those in the most disadvantaged communities.

In January 2007 the Home Office announced Salford as one of 40 Respect Action Areas in the country. This means that Salford will have more resources to deal with anti-social behaviour and tackling the problems and root causes are a priority.

