



**Scottish Federation of
Housing Associations**

Challenges for Housing Providers

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Response to the Bill

- A welcome recognition of the problem
- Populist gimmicks or long term strategy?
- Equity and fairness
- Housing or criminal justice?
- A European issue

Recognition of a problem

- Too easy to allow some estates to become no-go areas
- Protection for everyone to enjoy a peaceful life
- Shouldn't ignore unacceptable behaviour
- Sensible, strategic and thoughtful solutions needed

Gimmicks or Strategy?

- ASBOs for 12-16 year olds
- Switch from SST to SSST
- Tagging
- Evictions
- 2 teenagers – safety or a threat?

Equity and fairness

- Older people can be anti social
- Parity of response for renters and owners
- Double punishments for Scottish Secure Tenants
- Action must be quick
- Developing coherent strategies

Housing or Criminal Justice?

- Drug dealing is breaking the law
- Housing officers are not law officers
- How do we protect our public space?
- How do housing organisations assist in creating safe neighbourhoods?

A European Issue

- CECODHAS study
- Concern to everyone across Europe
- Examples of what works and what doesn't
- 5 major areas of study

Role of our Staff

- Their safety and security
- Reasonable expectations
- Training, development and support
- A part of the community?

Legal Issues

- Use of eviction – what are the consequences?
- What are the limits of landlord intervention?
- What can we expect of the police?
- Is there a role for community wardens?
- Professional witnesses?
- Curfews? Tagging? Punishing parents?
- Tenancy agreements & international law

Mediation/Support

- Neighbour mediation services
- Effective communication
- Resident participation/control
- Second chance policies
- Support programmes for young people
- Support programmes for parents
- Small business growth

Design Issues

- Secure, defensible open space
- Secured by design?
- Sound insulation
- Use of CCTV
- Walled estates?

Others

- Role of insurance companies
- Community development
- Working in partnership
- De-criminalising drugs?



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