

Conditions relating to anti-social behaviour

- a) You must take reasonable steps to ensure your tenants and their visitors do not use in the property, or supply from or in the neighbourhood of the property, any controlled drug or other substance that is illegal under the Misuse of Drugs Act 1971 or any part of the criminal law.
- b) You must take reasonable steps to ensure your tenants and their visitors do not do anything in or to communal areas that may cause offence to other users of those areas or that will cause damage to the communal areas, for example, car breaking, car repairs, bonfires, games or parties.
- c) You must take reasonable steps to ensure your tenants and their visitors do not cause any nuisance, annoyance, offence or harm to any:
 - neighbour;
 - other tenants and their visitors;
 - other persons living in the area near the property, or any member of their household, lodger, subtenant or visitor; or
 - persons in the area near the property.
- d) You must take reasonable steps to ensure your tenants and their visitors do not commit, or threaten to commit, any form of discrimination, intimidation or harassment because of someone's race, colour, religion, sex, sexuality, age or disability.
- e) In condition d) above, discrimination, intimidation or harassment because of someone's race will include any act of verbal or physical abuse directed at individuals or groups because of their colour or origin, when the victim believes that the attack is of a racist nature or there is direct evidence of a racist motive. It is very different from other forms of harassment. Racial harassment is a crime.
- f) You must take reasonable steps to ensure your tenants and their visitors get rid of their household waste properly and that they must take reasonable care to make sure that it does not become scattered in communal areas or in the area near the property, or cause a nuisance or annoyance to any person.
- g) You must take reasonable steps to ensure your tenants and their visitors do not operate any device or equipment, or do any activity, which creates so much noise that it causes a nuisance or annoyance to your neighbours or can be heard outside the property between 11pm and 7.30am. This includes playing any television or radio, musical instrument, or any video, record, tape or other recording, very loudly. It also includes using power tools and activities such as parties.