Misuse of Communal Area Fact Sheet

What is classed as Misuse of a Communal Area?

Misuse of Communal areas could be seen as intimidating passersby, fighting and urinating in the communal halls/gardens, groups of young people congregating, storing of personal items in stairwells.

What can you do if you are experiencing a problem?

First of all consider approaching the person causing the nuisance and find out whether they realise how it is affecting you.

Once they know how it is affecting you they may try not to cause a nuisance.

If you are worried about approaching the person directly or you have approached them and they are not willing to change their behaviour then contact the Housing Officer for your area.

Keep a record of the nuisance and how it is affecting you. This information could be crucial to any legal action.

If other neighbours are likely to be suffering ask them to keep a record too.
If the perpetrator is a tenant of NPT Homes we will consider the following non-legal action:

- Visiting your neighbour or write to them with a warning stating that if the behaviour continues action can be taken through a breach of their Tenancy Agreement
- Mediation could be considered between yourself and the perpetrator to try and work out a solution to the problem
- The perpetrator could be asked to sign an Acceptable Behaviour Contract which gets them to agree to cease what they are doing.

If this doesn’t work or cannot be used then the following legal action could be considered:

- NPT Homes could seek an Injunction which forbids the person continuing the nuisance.
- Failing these measures NPT Homes could apply to Court for Demotion or Possession of the tenant’s property.

It is important to tell people if you are concerned for your safety.

You may find it hard to tell us about the problems you are having, especially if you are experiencing aggressive behaviour. We promise you that any information you give us will be dealt with in the strictest confidence.

To report an incident contact the Community Housing Officer for your area. In an emergency contact the Police on 101 or 999.