Welcome to the Centre for Excellence in Community Investment conference 2025

Anti-Social Behaviour (ASB) – the next sector scandal?

- Matthew Grenier, HACT, Chair
- Angela Corner, Thirteen
- Caleb Jackson, Youth Endowment Fund
- Pamela Powis, Birmingham City Council

thirteen
Homes. Communities. Support.

Anti-social Behaviour

From Reaction to Prevention:

Unlocking Community Expertise to Tackle Anti-Social Behaviour

ANGELA CORNER
HEAD OF REGENERATION AND COMMUNITIES

thirteen
Homes. Communities. Support.

Current Challenge

- Anti-social behaviour growing concern in housing sector
- Significant impact on tenancy turnover and demand
- Pressure on resources
- Reduction in youth services and provision
- Community investment and social value(procurement)
    - “Fluffy”
    - short term
    - brought in too late
    - not targeted or strategic





thirteen
Homes. Communities. Support.

Changing the narrative of community investment

Traditional View:
Community investment seen as “nice to have” or added value.

Strategic View:
Community investment delivered in a strategic, targeted, long term, community led way can transform communities and reduce demand on resources and cost to business

Opportunity to change the narrative and link to ASB:
- ✓ 5 missions – taking back our streets
- ✓ Procurement act – social value model
- ✓ Affordable homes Programme - regeneration
- ✓ Regulation – must
- ✓ Need to upstream – reduce pressure on resources

PLAN FOR CHANGE

Procurement Act 2023

Regulator of Social Housing

thirteen

Homes. Communities. Support.

Building the case



We know community investment tackles root causes of Crime and ASB:

- poverty
- unemployment
- lack of opportunity, belonging and cohesion
- youth disengagement
- drugs and alcohol
- Community and environment
- Engagement and community voice

But – how are we demonstrating the difference…….

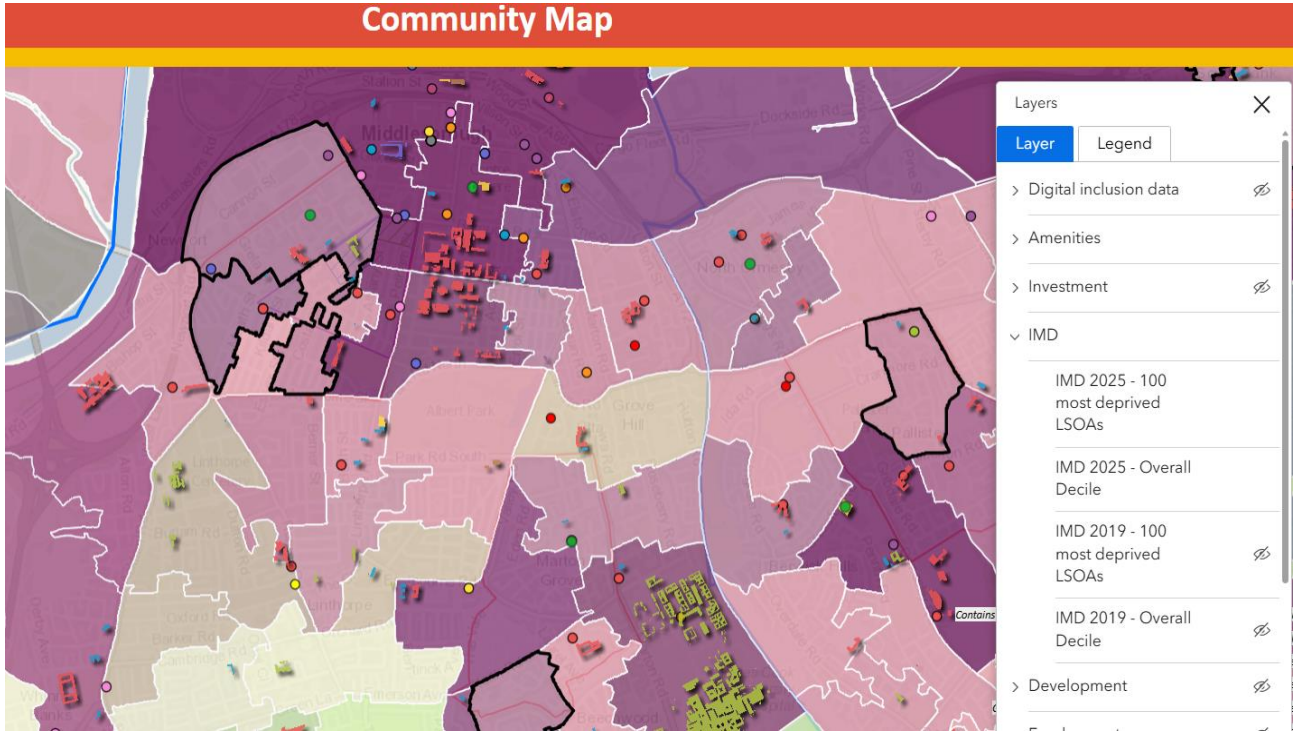
- ✓ We say - Build resilient, connected and cohesive communities;
- ✓ We could measure – Cost reduction of demand on resources, enforcement and crisis management.
- ✓ We say - Build sustainable communities
- ✓ We could measure – arrears reduction, turnover/void costs
- ✓ Calculate commercial return on investment - VFM

thirteen

Homes. Communities. Support.

Targeted - Place based and longer term

1. Data driven insights and hotspots
   - **Crime/ASB Cases**
   - **Turnover**
2. Understand why/drivers - data
   - Perception
   - poverty
   - Arrears
   - Health
   - Substance misuse
   - Community and environment
3. Mapping – assets, VCSE and local provision
4. Funding grassroots – capacity building
5. Addressing gaps - Community involvement
6. Work with partners to develop sustainable interventions
7. Understanding the impact – monitor, measure, report



thirteen

Homes. Communities. Support.

Examples – ASB Interventions

1. Youth nuisance
    - Diversionary activities and engagement
    - Targeted working with ASB teams
2. Fear of crime
    - Community guardians
    - Community Watch
3. Restorative justice
    - Community payback – helping local people
4. Safe spaces
    - Community hubs
    - Engagement clubs/activities
    - Increasing activity in parks
5. Poverty
    - Affordable food hubs – target referrals
    - Employment hubs/skills – local people
6. Illegal parking/churning grass
    - Planting/landscaping – community led





thirteen
Homes. Communities. Support.

Strategy

1. Build ASB prevention/social value asks into procurement and tendering processes
2. Build in community engagement, prevention and partnership approaches into ASB policy and process
3. Strategic partnerships and joint funding/social value alignment
    - Safer partnerships
    - Clear, hold, build
    - Serious violence units
    - Pride of place/Trailblazers
    - Local Authorities
    - Commissioners



thirteen
Homes. Communities. Support.

Community investment tackling a 35-year bonfire tradition

- ✓ No demand on estates services
- ✓ No demand on housing teams
- ✓ No demand on ASB teams
- ✓ Reduction in repair costs
- ✓ Reduction in void property and costs
- ✓ Reduction in Turnover
- ✓ Increased demand for the area
- ✓ Improved customer satisfaction

Year 1 and 2

Year 3 and 4






thirteen

Homes. Communities. Support.

Example – social value and regeneration

£50m regeneration/housing development in high crime area

Aligned physical regeneration with a targeted community investment/social regeneration plan

Multi agency approach;

- **enforcement**
- **Capacity building in grassroots**
- **Suite of diversionary activities**
- **Joint community funding and social value**
- **Local employment hub**

Outcomes

LA and Police

KPI	Q1 2020	Q1 2025	Change
Fly-tipping reports	324	115	-64.5%
ASB Police Reports	523	90	-82.8%
Crime police reports	814	306	-64.4%
PRS-Empty properties	262	279	6.5%

Thirteen

KPIs

Priority	Thirteen average	2022	2023	2024	2025
Turnover	6.95%	9.07%	12.75%	9.29%	4.45%
Arrears %	2.55%	4.31%	4.28%	3.70%	2.96%

thirteen

Homes. Communities. Support.

Final thoughts

Strategic leads

Recognise long term community investment as a core business function, build into strategies and policy

Community Leads

Articulate the difference you make to communities AND the business.
Build your evidence base and case studies

Procurement

Work with community leads, identify key social value asks and build into procurement processes