

# Policy Document



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## Ainslie Village – Site Bans Policy

<b>Location</b>	Ainslie Village, ACT
<b>Policy Type</b>	Social Housing Policy
<b>Version</b>	4.0
<b>Issue Date</b>	September 2019
<b>National Regulatory Code</b>	Performance Outcome 1- Tenant and Housing Services

### 1. OBJECTIVE

- 1.1. This policy provides guidelines about site bans, how and why they are applied.

### 2. BACKGROUND AND SCOPE

- 2.1. Ainslie Village is a caring, non-violent and tolerant community that employs principles to maintain harmony among residents and with those who support them.
- 2.2. Argyle's Ainslie Village program promotes and respects the human rights and fundamental freedoms of all persons with a disability and provides a service to tenants in line with the principles of the NSW Disability Inclusion Act 2014, Disability ACT and the United Nations Convention on the Rights of Persons with Disabilities (CRPD).
- 2.3. Argyle's Ainslie Village program is compliant with the ACT Human Rights Act.
- 2.4. Argyle's Ainslie Village program supports and encourages a person-centered and culturally sensitive approach to service delivery.
- 2.5. Argyle's Ainslie Village program promotes and respects the rights and freedoms of Aboriginal and Torres Strait Islander peoples.

### 3. DEFINITIONS

- 3.1. Refer Argyle Policy: Policy Definitions.

### 4. POLICY DETAIL

#### 4.1. Residents

Site bans may be given to residents who have been issued with an eviction or notice to vacate, due to a serious breach of the occupancy agreement, Ainslie Village rules or House rules. Only a Team Leader can issue a site ban. In the absence of the Team Leader, the Housing Services Manager must give permission for another staff member to issue a site ban.

#### 4.2. Non-residents

Site bans may be issued to non-residents or ex-residents for violence, aggression, threatening or offensive behavior, drug trafficking or damage to property. Only a Team Leader can issue a site

ban. In the absence of the Team Leader, the Housing Services Manager must give permission for another staff member to issue a site ban.

4.3. Site bans can also be issued to individuals who are ‘squatting’ on the site and have:

- been informed that they are not legal occupants of the Ainslie Village
- been asked to leave Ainslie Village by management
- been escorted off site by the Police due to failure to comply with managements direction
- Only a Team Leader can issue a site ban. In the absence of the Team Leader, the Housing Services Manager must give permission for another staff member to issue a site ban.

#### 4.4. **Managing Site Bans**

- Residents can be informed of site-banned names, but no other details (for privacy purposes).
- Residents are not to allow site-banned persons into their room or house
- Residents who knowingly accommodate or give access to persons who have been site banned from Ainslie Village may be subject to a Notice to Remedy or a Notice to Vacate.
- Management can ask site ban persons to leave the site.
- Site bans are enforceable by the Police and breaches may prompt criminal prosecution.
- Site-banned persons can seek permission from Management to enter the site for specific purposes. Management reserve the right to refuse access to the site depending on individual circumstances and may request police assistance with the site banned person entering the site.

## 5. RELATED POLICIES AND DOCUMENTS

5.1. Ainslie Village Procedure

5.2. Ainslie Village House Rules

5.3. Policy Definitions

5.4. Property-specific Complaints Policies, Procedures and Tools.

5.5. National Community Housing Standards Reference - 1.2 Establishing and maintaining tenancies

### Version Control

Version No	Date	Author	Position	Next Review Date
1.0	01/05/2014	J. Irwin	Acting CEO	30/04/2015
2.0	08/05/2015	T. Stiller	Operations Manager ACT	07/05/2016
2.1	01/05/2016	M. Ward	GM Operations	01/05/2017
3.0	10/01/2018	J. Irwin	Regional Manager West	10/01/2019
4.0	03/07/2019	C.Tizzoni	Team Leader ACT	03/09/2022