

# Housing Sex Offenders Policy

---

## 1. Introduction

- 1.1 We recognise that we provide housing for a variety of vulnerable people in local communities and neighbourhoods including people with a sex offending history covered under the Sexual Offences Act 2003.
- 1.2 This policy sets out our approach to housing sex offenders in the communities we work in. Suitable housing is an important factor in managing the risk posed by, and to, sex offenders. The overall aim of this policy is to balance the housing rights and needs of sex offenders with community safety.
- 1.3 This policy has links to some of our other policies, and we've thought about these links when reviewing the policy. This policy should be read in conjunction with our lettings policies and Rehousing Policy (or subsidiary equivalents, where applicable), as well as the government's Multi-Agency Public Protection Arrangements (MAPPA) Guidance.

## 2. Scope

- 2.1 This policy applies to housing sex offenders across the Peabody Group, including subsidiaries.

## 3. Key terms and definitions

- 3.1 **Multi-Agency Public Protection Arrangements (MAPPA)** are in place to ensure the successful management of violent and sexual offenders. Key agencies in MAPPA are the police, prison service and probation. Working with other statutory partners, such as local authorities, they risk-assess and monitor registered offenders.

## 4. Our approach

- 4.1 We work with our local authority partners to house sex offenders. We do not have statutory responsibility for, and do not monitor, sex offenders' behaviour or carry out risk assessments. For Care and Supported Housing we will carry out some monitoring and reporting if required by our support contract arrangements and carry out risk assessments as part of our Care and Supported Housing Lettings Procedure. Sex offenders, and perpetrators of other violent crimes, are monitored through Multi-Agency Public Protection Arrangements (MAPPA). We have no direct role in MAPPA risk assessment and monitoring but will co-operate with them, including attending meetings where required, and act on any information we are given in line with our legal and regulatory obligations.
- 4.2 We always aim to house sex offenders sensitively. Where we house sex offenders we will:
  - Only house sex offenders where the local authority provides full access to information accompanied by details of a risk assessment and safeguards in place to mitigate risk of reoffending
  - Hold and share personal and sensitive information in line with our Data Protection Policy
  - Make sure that all nominations or transfer requests are signed off by the Allocations Manager or for Care and Support lettings, the Area Housing Manager or Service Manager or subsidiary equivalents.
  - Take legal action, where appropriate, against a resident who commits a sex offence linked to their tenancy with us.
  - Make sure that suitable housing is allocated to sex offenders that meet the objectives of creating sustainable communities

## Housing Sex Offenders Policy

- Check that they meet our general new lettings criteria
  - Keep clear notes and an audit trail of all decisions made, information provided to and by us, and all actions taken
  - Work with the relevant partner agencies to make sure we find suitable housing that puts neither the individual or community at risk.
- 4.3 Where appropriate we will establish partnerships and information sharing agreements with as many relevant agencies as possible. These will include local authorities, the police, Multi Agency (MAPPA) Risk Panels, Area Child Protection Committees and Crime and Disorder Partnerships in the areas they cover.
- 4.4 Colleagues will follow the Cautionary Contact Policy when delivering services to, or signing up, sex offenders. Colleagues should refer any issues that arise relating to housing sex offenders to their line manager. We will pass information internally to other colleagues or to other agencies, but only on a strictly need to know basis or following police instruction, for example, where it is believed that sharing information could stop a crime being committed or solve one that has been committed.
- 4.5 When we house a sex offender, we will provide them with information about the Data Protection Policy which sets out under what circumstances information will be shared and who it will be shared with. Colleagues must speak to the External Affairs Team or subsidiary equivalent if they receive any press enquiries or allegations regarding housing sex offenders.
- 4.6 If a tenant has been sent to prison for any offence, including sex offending, but has maintained their tenancy during that time, they have the right to return to their home on release from prison. We may however seek possession of the home if the tenant has been in breach of their tenancy conditions.
- 4.7 Sex offenders may also have a vulnerability. If a sex offender does have a vulnerability and we are not already working with an appropriate support provider to support them, we will signpost them to support from partners or other agencies where required.
- 4.8 We will risk assess any incidents or allegations of sex offences by our residents in line with our Anti-social Behaviour and Domestic Abuse policies and refer the incident to the police to investigate. If a known sex offender who is one of our residents complains that they are being harassed, we will investigate this in line with the Anti-social Behaviour policy.
- 4.9 We will contact the police immediately if we are aware that information has been, or will be, released about a sex offender who is one of our residents. Working with MAPPA, the local authority and police, we will look to seek alternative accommodation if there is significant risk posed to the individual.

### **Housing sex offenders and allocations**

- 4.10 We will make sensitive allocations choices about sex offenders on a case by case basis by using all information available to us. Some sex offenders pose no risk at all, or a minimal risk, and have no special housing requirements.
- 4.11 When we house sex offenders we require the nominating local authority or agency to provide us with sufficient information, based on the risk assessment, to make sure an appropriate and sustainable letting can be made. We may refuse a nomination if the local authority refuses to provide details of the multi-agency risk assessment or make information available to us in another way. If we are asked to provide our opinion about housing options based upon the risk assessment we will do so. We will provide housing, as far as possible, in line with the view of the local multi-agency risk management panel.

## Housing Sex Offenders Policy

- 4.12 We may refuse a nomination if we know that the home would be unsuitable, such as where there are vulnerability issues in the community which the local authority is not aware of when making the nomination. We may also refuse a nomination where the risk assessment specifies locating certain categories of sex offenders in certain areas or properties which we cannot provide.
- 4.13 We will process requests for transfer from sex offenders in line with our Rehousing Policy but we may have to refuse to support a transfer that their risk assessment would indicate is unsuitable. We will also notify the relevant agencies where required when a sex offender transfers or moves out.
- 4.14 Transfer applications from tenants requesting a move away from a registered or alleged sex offender will not usually be agreed unless there is evidence that they are at risk. We will advise the tenant to report any sex offending incidents to the police.

### 5. Legislation and Regulation

5.1 The key relevant legislation which applies to this policy is:

- Crime and Disorder Act 1998
- Criminal Justice Act 2003
- Sexual Offences Act 2003
- Rehabilitation of Offenders Act 1974
- Human Rights Act 1998
- Housing Act 1985
- UK General Data Protection Regulation (GDPR) and the Data Protection Act 2018

### 6. Responsibilities

- 6.1 The Managing Directors and Care and Support Directors have overall responsibility for the delivery of, and compliance with, this policy and associated policies.
- 6.2 For Town and Country Housing, the Operations Director has overall responsibility for the delivery of, and compliance with, this policy and associated policies.
- 6.3 The regional Assistant Directors of Customer Service are responsible for training and monitoring that this policy is followed.
- 6.4 For Town and Country Housing, the Head of Housing and Community Safety is responsible for training and monitoring that this policy is being followed.
- 6.5 The Community Safety teams are responsible for making the case for management transfers where appropriate and updating the responsible Housing team for the area. They are also responsible for cases involving anti-social behaviour and domestic abuse. In Care and Supported Housing, internal and external support service providers may make the case for management transfers where appropriate.

### Approval

<b>Version number</b>	1.2
<b>Effective from</b>	25/10/2025
<b>Policy owner</b>	Managing Director North Counties