

Fencing Policy

Date Written: March 2016

Date Reviewed: April 2019

Purpose: To set out Bernicia's approach to providing fencing to the front of our customers' homes, the provision of defensible space to rear of their homes.

Scope: This is a group policy and is applicable to all customers.

Definitions: None

Associated Documents:

Repair & Maintenance Policy

Rechargeable Repairs Policy

Date For Review: April 2022

Responsibility: Head of Housing

Policy

1. Introduction

- 1.1 The aim of this policy is to provide guidance to all staff and customers about our approach to fencing to our customers' homes including Bernicia's contractual obligations for repair and replacement.
- 1.2 The policy covers how we deal with requests for enclosing open plan spaces, day to day repairs and requests for dividing or boundary fencing.

2. Policy statements

- 2.1 Bernicia has a repairing obligation to external boundary fencing. We reserve the right to undertake this obligation on a planned repair or replacement programme where appropriate except where it is needed to provide:
 - Protection and/or privacy from people or vehicles entering a garden where it borders a busy thoroughfare or public space.
 - Separation of a garden from hazards such as streams or severe changes in ground level at the edge of a property.

We will use the protection and privacy test noted above and as a result may decide to repair or replace existing fencing outside of a planned programme.
- 2.2 Any enhanced fencing request received due to anti-social behaviour concerns regarding children and/or animals will also be considered on a case by case basis.
- 2.3 Where a customer is identified as having a vulnerability issue any requests for fencing will be assessed in line with their specific needs to ensure that they are not unfairly disadvantaged by the protection and privacy tests.
- 2.4 Where a decision is made to repair or replace fencing, the style of fencing will be based on which offers best value for money to meet the specific need.
- 2.5 In areas where a number of fencing replacement or repairs are identified, replacement may be deferred and a programme of renewal arranged. Customers will be advised accordingly if work is to be deferred in this way.
- 2.6 Dividing or party fencing provision, replacement or repair is the responsibility of the customer.
- 2.7 Where customers are required to replace and or improve fencing themselves, permission should be sought from Bernicia. This will then be recorded and guidance provided as to the height and style of fencing permitted.

2.8 In relation to open plan estates with grassed areas, there will be a presumption against any enclosure. In exceptional circumstances permission may be granted at the sole discretion of Bernicia where it is deemed to be in Bernicia's interest to allow enclosure subject to any conditions and/or deed of variation.

3. Responsibility for implementation

3.1 It is the responsibility of the Head of Housing (North/South); the Retirement Housing Manager or the Assistant Director (Care & Support) to ensure this policy is implemented.

4. Actioning the policy

4.1 This policy will be actioned following all requests for enclosing open plan spaces, day to day repairs and requests for dividing fencing on Bernicia estates.

5. Monitoring the policy

5.1 The Head of Housing (North/South); the Retirement Housing Manager and the Assistant Director (Care & Support) will monitor the effectiveness of this policy to ensure it is carried out effectively and applied fairly and consistently.

6. Resources

6.1 There are no resource implications as a consequence of this policy as all actions should be able to be delivered from existing resources.

7. Equality and Diversity

7.1 A risk assessment has been conducted and it has been found that there are no adverse effects of this policy on any group

Uncontrolled if printed – This may not be the latest version of the policy

All policies must be printed from Connect only – please make sure it is the latest version.

Policy Planning Document (PPD)

Section A	
Policy Title	Fencing Policy
Policy Purpose	To set out Bernicia's approach to providing fencing to the front of our customers' homes, the provision of defensible space to rear of their homes.
Staff/Departments that must be tested	All operational staff – Housing Services.
Staff/Departments for mandatory read	All operational staff – Housing Services.
Supporting Procedures and other documents	N/A.
Associated Policies	Repair & Maintenance Policy, Rechargeable Repairs Policy.
E&D Completed?	Yes.
Reason for review (scheduled/non-scheduled)	Scheduled.
Minor or Significant change?	Minor – change of job titles.
Have all legal implications been considered in the policy?	Yes.
Details of Changes (if any)	N/A.
Does this policy meet regulatory requirements?	Yes.
How is the impact of this policy measured?	Effect will be measured by recording and monitoring the impact of the implementation of this policy. This policy has a Value for Money element as it will ensure that decisions to repair or replace fencing is based on the best VFM option to meet the specific need. All customers will have access to this policy as and when required.

Section B – Compliance & Communication

Training	
Testing	
Other	

Section C – Only to be completed if the policy is new or has significant change(s)

What good practice and external learning sources have been used?	
Who have you consulted?	
Approval and review by relevant Board/Committee/Director	

Section D (must be completed)

Policy Holder	Director of Housing Services
Next Review Date	April 2022



Equality and Diversity Impact Assessment

Policy Name: Fencing Policy

Date: April 2019

Names of those undertaking the assessment: Steven Adey

Question 1: Please delete as appropriate.

Are there concerns that this policy or practice could have a positive or negative impact on any of the following?							
Race	Gender	Age	Sexual Orientation	Disability	Religion	Gender Reassignment	Other
N	N	N	N	N	N	N	N

Question 2: Please complete all fields, detailing any supporting knowledge you have for your assertions. Please note, the term N/A should not be used, and all field should be completed.

Please describe the positive and negative impacts for each group as identified above, and what supporting knowledge you have for identifying these impacts:		
Race	Impact	The policy is considered to have a neutral impact.
	Support knowledge	Access to the service is assisted by the use of translation services and support from appropriate agencies.
Gender	Impact	The policy is considered to have a neutral impact.
	Support knowledge	The policy does not differentiate on the basis of gender.
Age	Impact	The policy is considered to have a neutral impact.

	Support knowledge	The policy does not differentiate on the basis of age.
Sexual Orientation	Impact	The policy is considered to have a neutral impact.
	Support knowledge	The policy does not differentiate on the basis of sexual orientation.
Disability	Impact	The policy is considered to have a neutral impact as it recognises individual needs.
	Support knowledge	Policy statement 2.3 outlines the approach to be taken to recognise individual needs and circumstances.
Religion	Impact	The policy is considered to have a neutral impact.
	Support knowledge	The policy does not differentiate on the basis of religion.
Gender Reassignment	Impact	The policy is considered to have a neutral impact.
	Support knowledge	The policy does not differentiate on the basis of gender reassignment.
Other	Impact	N/A
	Support knowledge	N/A

Question 3: Please complete all fields.

Can any of the above impacts be justified? Please describe how and why.	
Race	N/A
Gender	N/A
Age	N/A
Sexual Orientation	N/A

Disability	N/A
Religion	N/A
Gender Reassignment	N/A
Other	N/A

How do you feel that you can minimise any of the negative impacts identified? Please describe what actions you will take to do so, and undertake or escalate these as appropriate.

Where a customer is identified as having a vulnerability issue any requests for fencing will be assessed in line with their specific needs to ensure that they are not unfairly disadvantaged by the protection and privacy tests.

Does this policy require a fuller impact assessment?

Please delete as appropriate