

Fencing Policy

Date Written:

March 2016

Date Reviewed:

April 2019, November 2022

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: November 2025

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, however Bernicia reserve the right to apply discretion to undertake this work where exceptional circumstances dictate.

- 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 Head of Retirement Living or the Head of 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 Head of Retirement Living or the Head of 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)

ALL sections must be completed with a review or any creation of a new, policy. For anything that doesn't apply, please state N/A. Anything left blank will be returned to you.

1. Policy Title*	Fencing Policy
2. Staff/Departments that must be tested*	None
3. Staff/Departments for mandatory read*	All operational staff – Housing Services.
4. Supporting documents, procedures & process maps *	N/A
5. Associated Policies *	Repair & Maintenance Policy Rechargeable Repairs Policy
6. Completed E&D Submitted:*	No.
7. Reason for review (scheduled/non-scheduled)*	Scheduled.
8. Minor or Significant change?*	Minor changes.
9. Details of Changes (if any)*	Discretion added to point 2.6. Changes to job titles.
10. What good practice and ext. learning sources have been used?*	Researched and compared a number of similar policies from other housing providers and legal position considered.
11. Who has been consulted?*	Managers, HoS and Director of Housing Services.
12. Does this Policy need to go to Board for approval?*	No
13. If any significant change, who has approved this?*	N/A
14. Have all legal implications been considered in the policy?*	Yes
15. Does this policy meet regulatory requirements?*	Yes
16. 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.
17. How will training be offered to support these changes?*	N/A
18. How will the distribution of knowledge be tested?*	Through Connect

Policy Risk & Compliance Assessment

Name and Job Title	Steven Adey, Head of Housing (North)
Department	Housing Services
Title of new policy / policy to be reviewed	Fencing Policy
Brief description of the policy, its purpose, and the areas of the business it covers	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

19. Any other information

N/A

Please confirm details below

Policy Holder

Head of Housing (North)

Next Review Date

November 2025

Policy Title: Fencing Policy		
Date: 18 November 2022	Name: Steven Adey	
	Yes	No
1. Equality and Diversity, Will the policy be likely to impact or involve... (if yes to any questions please complete an EDI Impact Assessment)		
Any individual specifically because of one of their protected characteristics?		No
The collection or processing of information relating to the protected characteristics?		No
An event or initiative only open to certain people or groups of people?		No
The processing of any information relating to a persons protected characteristics?		No
The monitoring of a service take up, by protected characteristics?		No
2. Data Protection, Does the policy relate to / involve...		
Collecting data (electronically, with a form or face to face)?		No
Using, sharing or sending data?		No
Taking photos?		No
Sending any information outside of Bernicia?		No
Asking for any information about children?		No
Any sensitive information (sexuality, ethnicity, race, religion etc.)?		No
Technology that will automatically makes decisions or evaluates data?		No
Any systematic monitoring – such as CCTV or tracking?		No
The large scale processing of data? (there is no definition of large scale, so please use of your discretion in line with Bernicia's business)		No
Using electronic communications (text, email)?		No
3. Money Laundering		
Will you be collecting any cash as part of the activity covered in the policy?		No
4. Health and Safety, Will the policy involve...		
Any predominantly any offsite activity?	Yes	
Undertaking an activity with members of the public?		No
Using any PPE?		No
Vehicles (or their use) as a key component?		No
Vulnerable adults, young people or children?		No
Bernicia staff be working on their own or out of hours?		No