

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

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