



Fencing and boundary policy

1. Purpose and scope

We are committed to maintaining to a high standard and improving our housing stock. We recognise that the condition of our properties has associated cost, environmental and health and safety issues, and we acknowledge the importance of undertaking a systematic, proactive approach to fencing management.

2. Underpinning principles

The underpinning principles of this policy are:

- To ensure we meet our landlord requirements.
- To protect our land from encroachment.
- To ensure value for money.

3. Policy details

1. Responsibilities

The Board will ensure that the necessary resources are provided to permit full implementation of this fencing management policy.

2. Selwood Housing Fencing Standards

2.1 Complete replacement of front/side/end boundary fences:

- Concrete post and chain link fence up to 1200mm high
- In addition to the above where a fence is erected between two attached properties a 1830 x 1830mm treated timber panel shall be provided.

Where the boundary responsibility is shared no charge shall be applied to the private owner if the repair/replacement is requested by a SH tenant.



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If a repair/replacement is requested by the private owner then an agreement should be sought from the private owner to contribute half the costs.

2.2 Partial Replacement; e.g. where only a proportion of the fence requires repair/replacement:

The repair or replacement should be based on the cheaper of the following two options:

- Replacement of the section as per existing.
- Complete replacement with chain link as per 4.1.

Note: Where the boundary responsibility is shared then the approach should be as per 4.1.

2.3 Discretionary decisions

Either a SH property surveyor or a Silcoa supervisor/ contract management may upgrade the standard in the following circumstances:

- If either the tenant or private owner agrees to pay the additional costs then alternative fences may be erected.

Note: Where addition works are agreed with either a SH tenant or a private owner occupier their agreement to pay the additional cost must be confirmed in writing prior to commencement of the works.

2.4 Decoration

- All new timber fences shall be formed from pre- treated timber.
- There is no allowance within Selwood Housings Business Plan for decorating or treating existing fences. As such, no decoration/treatment of existing fences shall be undertaken.

2.5 Planning Requirements

Before any repairs or replacement to a boundary is completed a SH property surveyor or Silcoa Supervisor/contract manager should satisfy themselves that any proposed fencing arrangement will not contravene any Conservation Area requirements / Listed status / Planning requirements / Covenants applicable to the boundary. Where any of these are found to apply then the fencing arrangement will comply with any legally binding conditions.



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2.6 Void and Mutual Exchange Information

An inspection of the boundary should be undertaken and the following action taken if required:

- Tenant alterations/adaptations to the boundary that do not conform to SH standards; the tenant should be advised accordingly (in writing) and given the option to correct or accept any recharges.
- In the absence of the boundary being marked (except where estates are designated as open plan) a job shall be raised to mark the boundary with chain link as per 4.1.
- Where existing fences are in good condition, but do not comply to SH standard (see 4.1), the incoming tenant should be advised that future replacements will be chain link only.

2.7 Exceptions

- The policy shall not apply where the boundary is marked via a low height timber post and rail system. In this circumstance the repair/replacement shall be in accordance with the existing.

Publicity

Our standard fencing policy should be incorporated within the tenant handbook.



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Decision-making record

Date	Meeting/Minute Reference	Version /Amendment
June 2016		V1