



Fencing and boundary policy

1. Purpose and scope

We are committed to maintaining our properties 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 duties.
- To protect our land from encroachment.
- To ensure value for money.
- To provide a service to our customers that addresses their expectations.
- Ensure the safety and security of our residents and our land

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 Front boundary fences:

- Concrete post and chain link fence up to 1200mm high or like for like replacement for existing fencing originally provided by Selwood



Fencing and boundary policy

2.2 Front dividing fence between neighbours' gardens or edge of boundary:

- Concrete post and chain link fence up to 1200mm high

2.3 Rear Gardens

2.3.1 Boundary fences onto public land. (Open land, public footpaths, roadways)

- 6ft close board or panel fencing high or like for like replacement for existing fencing originally provided by Selwood

2.3.2 Front dividing fence between neighbours' gardens or edge of boundary:

- A 1830 x 1830mm treated timber panel shall be provided. Concrete post and chain link fence up to 1200mm high

2.3.3 Rear boundary fence

- 6ft close board or panel fencing high or like for like replacement for existing fencing originally provided by Selwood

2.3.4 Partition fencing between front and rear gardens

- 6ft close board or panel fencing with a 6ft gate.

2.4 Communal gardens to blocks of flats and sheltered housing.

- The 6ft close board or panel fencing or like for like replacement for existing fencing, around the boundary of the rear garden and return to side of building to enclose rear gardens.
- Fencing to front gardens e.g. a low height timber post and knee rail system. Will be replaced like for like

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



Fencing and boundary policy

The repair or replacement should be on a like for like basis. If the majority of the fence requires replacing then consideration should be given to full replacement in accordance with specifications above.

3.0 Shared boundaries

When the boundary responsibility is shared, we will attempt to recover costs of replacement fencing from the private owner whenever possible. If the private owner undertakes the replacement, we will agree to cover half the costs upon request. We will not attempt to recover costs for low value repairs.

4.0 Discretionary decisions

Where appropriate the standard of fencing may be upgraded in the following circumstances:

- Where the customers circumstances dictate that they need additional security.
- Where there is an anti-social behaviour issue.
- If either the tenant or private owner agrees to pay the additional costs then alternative fences may be erected.

Note: Where additional works are agreed with either a customer 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.
- Decoration/treatment of existing fences will be the tenant's responsibility.

2.5 Planning Requirements

Before any repairs or replacement to a boundary is completed a Surveyor, Supervisor, or 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.

2.6 Void and Mutual Exchange Information



Fencing and boundary policy

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 fencing as detailed in section 2.
- Where existing fences are in good condition, but do not comply to SH standard. the incoming tenant should be advised that future replacements will as per section 2.



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Decision-making record

Date	Meeting/Minute Reference	Version /Amendment
June 2016		V1
November 2024		V2