

### **Purpose**

This policy outlines how we will:

- Replace fencing in communal areas
- Replace fencing in individual gardens of tenanted and void properties
- Develop a fencing standard for type/style of fencing
- Prioritise fencing where it is needed to provide protection/privacy or prevent anti-social behaviour
- Prioritise fencing where it is part of a boundary area such as pathways; bordering on land not owned by us and provision of gates where appropriate
- Consider the provision of defensible space, safe play areas and accessibility
- Maintain all fencing and gates to communal areas
- Ensure value for money

### **Scope**

This policy applies to all our properties and communal areas.

### **Policy aims**

*Our aim is to provide tenants with adequate fencing where it is required, paying particular regard to safety, security and privacy. We will deliver these aims in the most economic and efficient way.*

### **Policy Statement**

#### ***General approach to new and replacement fencing***

We will prioritise fencing where we feel there are issues of safety arising from the fencing or lack of it.

Where a fence needs to be erected or replaced the following standards will generally apply:-

#### **Back garden side boundary fencing.**

- From the back of the house two 1.8m privacy panels abutting the property with the remainder in 1.2 chain link fencing on concrete posts

#### **Back garden side boundary fencing adjacent to public roads or footpaths.**

- 1.8m high close board fencing on concrete posts where planning permits

#### **Back garden rear boundary fencing.**

- 1.2 m high chain link fencing unless adjoining areas such as public roads or footpaths

#### **Front gardens**

- Generally we only repair what is there where we are responsible



If a resident prefers a different type of fencing other than stated above, they may request permission to erect their own fencing at their own cost on the boundary line or pay any additional cost to upgrade.

Where the estate is of an open plan design this will be retained.

If a former tenant has erected their own fencing having gained permission from us and it is of a good standard, it will be retained.

Hedgerows on and indicating boundaries are considered reasonable and fencing will not be provided unless the hedge is dead. Alternatively the resident may request permission to remove the hedge and erect their own fencing at their cost.

When a property is void (empty) we will inspect gates and fences and will repair or replace as appropriate.

B3Living will maintain all fencing and gates to communal areas

B3Living will consider installing fencing and gates where there is evidence of a safety or anti-social behaviour issue and we feel that fencing will help the problem.

If existing fencing is damaged we will repair it where possible. If the fencing needs posts, boards or panels to be renewed this will only be done where the fencing is needed for protection or privacy reasons. If fencing cannot be repaired and there are no protection or privacy reasons to renew it we will offer to remove the old fencing but will not automatically replace it.

### ***Owner Occupied Shared Boundary***

Where the fence, wall or hedge forms a shared boundary with an owner occupier, we will liaise with the owner occupier to agree responsibility and cost implications

### ***Leaseholders***

Where fencing works on communal areas cost more than £250 per leasehold flat, we will consult the leaseholder through the statutory consultation process.

### ***Requests for fencing***

All requests will be surveyed to decide whether the fencing is required. If so, we will carry out works in the most economic and efficient way meaning that fencing works may be placed in a programme or batched.