

Boundary Wall and Fencing Policy

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Management Information

1.1 Policy Details

Date Policy approved by Board	30/06/09		
Replacing/Updating	New policy		
Next Review Date	Every two years		
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Responsible Director	Director of Operations		
Pages			

1.2 CIRCULATION

This Policy is located electronically on SLH’s Intranet.

2. INTRODUCTION

This document details SLH Group’s policy for replacement of existing boundary wall and fences.

3. AIMS OF POLICY

The aim of the policy is to provide guidance to all staff about planned programmes and day to day repair issues.

4. POLICY STATEMENT

4.1 Background

SLH plan to replace defective boundary walls and fences to its housing stock on a 7 year programme.

The programme will be targeted to ensure that each property has secure and safe boundary fences and walls.

Replacement of existing boundaries will be on the basis of tenant consultation with an option for works to be carried out to either the front or rear boundary.

4.2 Programme

Following consultation with both CFG and Neighbourhood panel it has been agreed that the programme will run over a period of 7 years and that works will be carried out to Neighbourhoods in the year prior to Cyclical Maintenance works being carried out.

4.3 Works Content

This will be determine by individual inspections of each property and the results of the consultation and chosen solutions

4.4 Day to Day repairs

Repair works outside of the programmed works will be restricted to making boundary walls and fences safe and secure.

Works involving the replacement of complete boundaries are to take place during the planned programme for that specific neighbourhood.

4.5 Consultation

Each household within a neighbourhood will be given a choice on whether front or rear boundaries are to be replaced as well as the type of boundary solution to be used from designs to be determined by SLH on the basis of suitability and budget constraints.

- Choice will be by vote on the basis of 1 vote per household.
- Final choice will be determined by a simple majority vote cast by predetermined blocks of properties in each Neighbourhood.
- Properties with previously funded new front boundary walls will be excluded from the voting process.
- In situations where the chosen boundary in the Block vote is in good condition then tenants will not be offered the option of having the alternative boundary replaced. For example, where the block vote chooses the rear boundary and the tenants existing rear boundary is in good condition the option to replace the front boundary will not be offered. Each household will be visited prior to works being scheduled and will be given written details and drawings of the extent of the works to be carried out to that household.

4.6 Adjoining Owners

Following confirmation of responsibility for property boundaries the following will apply:

- Shared boundaries will only be replaced when the adjoining owner contributes to 50% of the cost of replacement costs of the joint boundary.

- Owners of privately owned boundaries will be given the option of entering into a private agreement with the contractor undertaking SLH funded boundaries at the same cost.

4.7 Parking Provision.

No parking provision will be provided within front boundaries unless an existing authorised dropped kerb and pavement crossing is present.

Where these are present then a double access gate will be provided instead of a single pedestrian access gate.

No vehicle hard standing will be provided within the property boundary.

4.8 Existing Planting.

Tenants will be offered the option of retaining existing planting and hedging on the basis of an individual assessment of viability and practicality.

Where adjoining tenants cannot agree to the retention of planting, then where viable, planting will be retained.

4.9 Adjudication

Tenant complaints on the operation of this policy will be referred to adjudication by a team of 3 Neighbourhood Panel members for final decision.

5. RELEVANT LEGISLATION

Town & Country Planning Act
Building Act 1984
Health & Safety at Work Act 1974
Management of the Health & Safety of Work
Regulations 1999
Construction (Design & Management) Regulations 2007

6. PERFORMANCE INDICATORS & PERFORMANCE MONITORING

The works programme and associated spend will be monitored on a monthly basis by the Finance team and Head of Asset Management & Procurement.

7. ASSOCIATED POLICIES

This policy should be considered alongside the following policies:

- Repairs & Maintenance Policy
- Access to Carry Out Repairs Policy
- Right to Repair and Compensation for Improvement Policy
- Repair and Maintenance Strategy
- Asset Management Strategy
- Complaints Policy
- Financial Regulations
- Sustainability Policy
- Equality and Diversity Policy