



**south liverpool**



# **Boundary Improvement Programme 2010-2016**

Making South Liverpool THE place to be.....

## Index of Frequently Asked Questions

1. How will the programme be run?
2. Will I be able to choose?
3. When will improvements to my boundary take place?
4. What does the fencing look like?
5. I have had new fencing / boundary improvement works in the past. Will I be included in this programme?
6. What happens if I share my boundary with a home owner?
7. What if I have my own fence and gates?
8. What if I have an open plan area to the front of my home?
9. What happens if I have existing hedges/bushes on my boundaries?
10. What happens if over the years my garden has reduced in size and a waste land has been created?
11. Will you be providing double gates to my driveway?
12. What is a legally dropped kerb and driveway?
13. If my driveway falls below the minimum depth; will I still receive any replacement fencing?
14. I have a parking space on my garden space but my kerb is not dropped, will I be allowed to keep it?
15. I don't currently have a driveway or legal crossing and would like to have one installed at my home. How do I apply?
16. How much will it cost approximately to have my kerb dropped legally?
17. Will I be allowed to paint my fence after installation?
18. What happens if my fencing needs repair before the programme gets to my area?
19. Do I need to do anything in the meantime?
20. Will I have a choice and be able to opt out?

Following widespread consultation with tenants, here is South Liverpool Housing's (SLH) Boundary Improvement Programme running from 2010 to 2016.

This booklet gives you information about what work may or may not be carried out to your boundary. The term boundary includes your front, back and shared boundary (i.e. party line fencing) which may take the form of a fence, hedge, wall or in some cases a boundary may not exist at all.

Please read the questions and answers below and then refer to the planned programme of works at the end of the booklet to find out when the work is due to start in your neighbourhood. **All of the works that may or may not be carried out is subject to survey.** If you have any queries please call our Customer Contact Centre on 0151 285 5600 or the freephone repair line on 0800 0731 760 or call into our office. Alternatively you can email us at [info@slhgroup.co.uk](mailto:info@slhgroup.co.uk).

## Frequently Asked Questions

We have put together a number of common questions and answers that have arisen at previous consultation events with tenants. More detailed information will be available at the Boundary Information Events (see below).

### 1. How will the programme run?

SLH will be holding Boundary Information Events within your neighbourhood approximately 6- 8 weeks prior to the programme commencing. You will be given the opportunity to meet SLH staff and contractors that will be running the programme. You will be notified of these Boundary Information Events by letter.

### 2. Will I be able to choose?

Yes. Following the Boundary Information Events, each neighbourhood will be split into smaller and more manageable 'zones'. Every SLH home will be visited where you will be given the **choice of front or rear boundary fence improvements**. You will receive a ballot form where you will 'tick' your preferred choice which can be given back to SLH staff at the time of the visit or you can hand it back in at SLH offices (a deadline date will be given on the form). The most popular boundary fence, front **or** rear, preferred by tenants in that zoned area, will be installed /maintained.

- Choice will be by vote.
- The ballot within each 'zone' will be on the basis of 1 (one) vote per household only.
- Final choice will be determined by a simple majority vote.

During this visit a boundary survey will be undertaken at your home. If your chosen boundary is in good condition you will not be offered the option of having the alternative boundary replaced. For example, where majority vote is a rear boundary and the tenants existing rear boundary is in good condition, the option to replace the front boundary will not be offered.

### **3. When will improvements to my boundary take place?**

There is a table at the end of this booklet which gives you an indication of when it will take place in your area. A map of the Speke and Garston neighbourhoods is also included.

### **4. What does the fencing look like?**

#### **Front Boundary Fencing:**

Reinforced concrete post and timber rail fencing to the front boundary (as below)

#### **Front Shared Boundary Fencing:**

Reinforced Concrete Post and Bottom Panel and Timber Closeboard Infill Panel (as below).



#### **Rear Boundary Fencing**

Reinforced concrete post and bottom panel and timber closeboard infill panel (as below)

#### **Rear Shared Boundary Fencing:**

Reinforced concrete post and bottom panel and timber closeboard infill panel (as below)



### **5. I have had new fencing / boundary improvement works in the past. Will I be included in this programme?**

No. Homes that have had new boundaries or improvements to boundaries previously will be excluded from the programme, unless there is a health and safety risk.

### **6. What happens if I share my boundary with a home owner?**

If your home shares a boundary with a home owner then we will ask the home owner to contribute to 50% of the cost. We **WILL NOT** be replacing any fences without the prior agreement of your neighbour and the contribution of 50% of the cost.

### **7. What if I have my own fence and gates?**

You can choose from the following options:

- If in poor condition, you can choose to have them removed and have the agreed SLH fence installed.
- You can choose to keep your own. However, if there is a health and safety risk, SLH will insist that they are replaced.

### **8. What if I have an open plan area to the front of my home?**

As your boundary is currently open plan (no fenced boundary as a requirement of the Local Authority), then we will leave these as open plan.

## 9. What happens if I have existing hedges/bushes on my boundaries?

You can choose from the following options:

- You can choose to keep them.
- You can choose to have them removed completely and have the agreed SLH fence installed.

However if your hedge/bushes are shared with your neighbour and you cannot agree on one of the above two options, then, if possible, the hedge will remain and no fence will be erected.

## 10. What happens if over the years my garden has reduced in size and a waste land has been created?

Every effort will be made to erect the fence on the original boundary line and any waste and debris will be removed. It will then be your responsibility for ongoing upkeep of the reclaimed garden.

## 11. Will you be providing double gates to my driveway?

Only when an existing legal dropped kerb (see question below for further information) and pavement crossing is present. There is set standards that must be met for SLH to be able to install double gates to a driveway. Under highways law, gates are not permitted to open outwards onto the pavement and must open inwards onto the driveway.

The driveway area must:

- Have a minimum width of 2.5 metres.
- Have a minimum depth of 6.5 metres, from the front of your property to the front boundary.

If your driveway meets the above standards, then **YES WE WILL** install double gates.

If your driveway does not meet the above standards, then SLH Group **WILL NOT** be able to install double gates and the driveway area will be left open.

## **12. What is a legally dropped kerb and driveway?**

A legal dropped kerb is one approved by and completed by Liverpool City Council's Highway Department. It consists of a ramped approach from the road to your driveway.

## **13. If my driveway falls below the minimum depth; will I still receive any replacement fencing?**

If your driveway does not meet the minimum standard, then SLH Group **WILL NOT** be able to install double gates and leave a 2.5 metre wide gap for vehicle access, However, we will still offer boundary fencing to the remaining boundary.

## **14. I have a parking space on my garden space but my kerb is not dropped, will I be allowed to keep it?**

You will only be allowed to keep this driveway if you apply to Liverpool City Council and pay them to have your kerb crossing legally dropped. SLH will also urgently need to receive proof that an application has been processed in order for us to allow boundary fencing and double gates (where applicable), to be installed.

## **15. I don't currently have a driveway or legal crossing and would like to have one installed at my home. How do I apply?**

You need to apply for Local Authority Planning Permission to have a legal crossing installed. Please contact Liverpool City Council.

**By telephone:** 0151 233 3021

**By email:** [planningandbuildingcontrol@liverpool.gov.uk](mailto:planningandbuildingcontrol@liverpool.gov.uk)

**In person:** Millennium House, 60 Victoria Street, Liverpool, L1 6JP

**By mail:** Planning, Municipal Buildings, Dale Street, Liverpool, L1 2DH

## **16. How much will it cost approximately to have my kerb dropped legally?**

The cost of the applications will vary as they are on an individual property by property basis.

## **17. Will I be allowed to paint my fence after installation?**

**Yes.** You are allowed to paint the fence panels. However, the fence panels are pressure treated and should last approximately 15 years before they need to be treated again.

## **18. What happens if my fencing needs repair before the programme gets to my area?**

Repair works outside the Boundary Improvement Programme will be restricted to making boundaries safe and secure only.

## **19. Do I need to do anything in the meantime?**

You will need to make sure your garden is accessible and the boundary is clear of obstruction to allow SLH to carry out the works. If not then your home may not benefit from the programme.

## **20. Will I have a choice and be able to opt out?**

As with all SLH improvement schemes, you have the right to refuse part or all of the works. However in some circumstances you may not be able to refuse:

- If there is a health and safety risk to the public, then SLH will insist the works go ahead, even if it is your own fencing.
- If you wish to refuse the works because you have an illegal crossing and do not wish to make it legal, then SLH Group will insist the works go ahead.

## **Boundary Improvement Programme of Works 2010 2016**

<b>Neighbourhood</b>	<b>Programme year</b>
Garston Village / Vineyard and Alderwood / St Ambrose	2010 - 2011
Boulevard View / Damwood	2011 - 2012
North / South Western	2012 - 2013
Mains / St Christopher	2013 - 2014
Stockton Wood / School Way	2014 - 2015
Garston under the Bridge/ Windfield	2015 - 2016

The maps below detail the neighbourhoods of Speke and Garston. Please use these in conjunction with the Programme of Works table to find out when the Boundary Programme will take place in your area.

## Speke Neighbourhoods



# Garston Neighbourhoods



**This document can be provided in large print, audio and Braille formats.**

**If you want a translation please contact 0151 285 5600.**

Nese e doni te perkthyer, lutemi kontaktoni 0151 285 5600. (Albanian)

إذا لديك الرغبة في الترجمة الرجاء الاتصال على الرقم 0151 285 5600 (Arabic)

আপনি যদি এই চিঠির বাংলা অনুবাদ চান তাহলে অনুগ্রহ করে এই টেলিফোন 0151 285 5600 নম্বরে যোগাযোগ করুন। (Bengali)

若是你想索取一份中文譯本，請致電 0151 285 5600 查詢。 (Chinese)

Si vous voulez une traduction, veuillez appeler le 0151 285 5600. (French)

यदि आपको इसका हिन्दी में अनुवाद चाहिए तो कृपया इस नम्बर 0151 285 5600 पर संपर्क करें। (Hindi)

ئەگەر ئەم کاغەزەت بە وەرگێڕاوی دەوێت ئەواتکایە پەڕوێندی بکە بە ژمارە تەلەفۆنی 01512855600 (Kurdish)

Se necessitar de uma tradução é favor telefonar para o número 0151 285 5600. (Portuguese)

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਦਾ ਤਰਜਮਾ ਚਾਹੀਦਾ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ 0151 285 5600 ਤੇ ਸੰਪਰਕ ਕਰੋ (Punjabi)

Si desea una traducción solicítela al 0151 285 5600. (Spanish)

اگر آپ کو اسکا ترجمہ درکار ہے تو فون نمبر 0151 285 5600 پر رابطہ قائم کریں۔ (Urdu)

## Contact Us

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