



## ERECTION OF FENCING POLICY

### POLICY NO. 21

|                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <b>Date Reviewed:</b>                                              | August 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Date of Next Review:</b>                                        | August 2030                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Regulatory Standards of Governance and Financial Management</b> | <p><b>Regulatory Standard 2</b></p> <p>The RSL is open about and accountable for what it does. It understands and takes account of the needs and priorities of its tenants, service users and stakeholders. And its primary focus is the sustainable achievement of these priorities.</p> <p><b>Guidance:</b> 2.1, 2.4</p> <p><b>Regulatory Standard 5</b></p> <p>The RSL conducts its affairs with honesty and integrity.</p> <p><b>Guidance:</b> 5.1</p> |

## **INTRODUCTION**

Generally, tenants will be allowed to erect front garden fencing or walls subject to these policy conditions and National Permitted Development Rights which detail what can be built without requiring Planning Permission.

In some estates, particularly new build estates that have been designed as open plan, the Association may limit what can be erected in order to maintain the estate as originally designed, otherwise the following conditions will apply:

### **1. FRONT GARDENS**

- 1.1 The fence/wall must be no higher than 3 feet/1m.
- 1.2 Approval must be sought in writing from the Association, a description of the type, style, colour etc. must also be included in the request for permission. Detailed specification is required in relation to the construction of walls, including preparation of grounds/foundations.
- 1.3 Maintenance of the fence/wall will remain the tenants' responsibility.
- 1.4 The Association will monitor the condition of the fence to ensure the tenant is keeping to their responsibilities and will take action as necessary to ensure any fencing/walls are properly maintained. This may include taking over responsibility for the fences, carrying out any work required and recharging the tenant responsible.
- 1.5 In the event of the tenant terminating their tenancy, they may be required to remove the fence/wall by the Association and re-instate to original. Alternatively, the Association may take over responsibility of the fence/wall when that tenant moves out. In the event that the Association decides not to take over responsibility, the incoming tenant will be given the opportunity to accept responsibility for the fence, failing which, the fence will be removed.
- 1.6 The fence/wall must be erected in a tradesman-like manner and to the satisfaction of the Association.
- 1.7 Should a tenant request permission to alter existing Association fencing, they may be allowed to alter at their own cost, (this would include adding additional panelling or slats.) Any additional conditions attached to the permission to alter will be made clear to the tenant before they carry out work, e.g. requirement to add more posts

Installation of additional gates will only be allowed if they lead onto a public path or connecting front and back gardens for land locked gardens (see no. 3. below).

## **2. REAR GARDENS**

Same conditions as above, except:

- 2.1 The maximum height will be 6 feet/2m.

## **3. LAND LOCKED GARDENS**

Glen Housing Association has a small number of properties where the occupant does not have direct access to their back garden other than through their house, we refer to these properties as having a landlocked back garden.

This can present difficulties for the occupant in maintaining their garden, delivery of large garden items (such as a shed), as well as accessing the rear of the property for tradesmen, window cleaners etc. Therefore, where we are unable to provide direct access to landlocked back gardens, we will often install an access gate through a neighbouring property and ask the tenant of that property to provide reasonable access under the following circumstances:.

- a. The access gate is not a right of way and isn't intended for everyday use.
- b. Reasonable access should be provided for the following reasons:
  - i. Access for tradesman to carry out gardening, window cleaning, gutter cleaning etc.
  - ii. Deliveries of bulky items for the garden including garden furniture, sheds etc.
  - iii. Deliveries of items that cannot reasonably be delivered via the front door.
- c. No locks or bolts should be fitted to prevent the neighbour using the gate.
- d. Take out and return of bins

Any disagreements over the use of the access gate should be discussed with the neighbour prior to bringing to the attention of the Association. Should you feel the neighbour is abusing the access and continually using the access gate for reasons other than those listed, and that you feel is not reasonable use, you should bring this to our attention.

In the event of clear misuse of the access, the Association may install a lock on the gate and all future use would have to be prearranged through the Association.

#### **4. STORM DAMAGE AND REPAIRS & MAINTENANCE**

- 4.1 The Association will repair damaged fencing where appropriate, (including as a result of storm damage), and will prioritise fencing repairs for unsafe and security concerns over more routine repairs.
- 4.2 Where possible, the Association will hold off non-urgent fence repairs or will carry out temporary repairs until such time as a bulk planned replacement fencing programme is able to be undertaken.
- 4.3 Fences will be brought up to standard when properties are void, unless the property is due to have replacement fencing as part of a planned programme in the near future.
- 4.4 Due to the Association no longer carrying out cyclical painterwork, tenants will be permitted to paint Association fencing to agreed colours, should they request permission to do so.

#### **5. OUR COMMITMENT TO EQUALITY & DIVERSITY**

Glen Housing Association is committed to promoting fair and equal treatment for all and is opposed to any form of unlawful discrimination. We operate an Equality & Diversity Policy which informs all aspects of our business and ensures we adhere to the Equality Act 2010.

In line with our commitment and upon request, the Association can make this Policy available, free of charge, in a variety of alternative formats including large print, audio, Braille and community languages.

#### **6. POLICY REVIEW**

This policy will be reviewed every five years to ensure that its objectives are being met.