

Fencing Policy

Originator:	Policy and Strategy Team
Executive Management Team Approval Date:	24 TH October 2017
Review date:	October 2020

1	Introduction
1.1	<p>One Vision Housing (OVH) strives to provide high quality homes and excellent landlord services that exceed the aspirations of all stakeholders. To accomplish this mission, OVH operates a Fencing Policy that outlines its stance on repairing, maintenance and replacement of fencing.</p>
1.2	<p>The Policy also ensures compliance with the outcomes of the Regulatory Framework for Social Housing in England adopted by the Homes Community Agency (HCA) as outlined below:</p> <ul style="list-style-type: none"> • Repairs and maintenance <ul style="list-style-type: none"> ○ Registered providers are required: <ul style="list-style-type: none"> ▪ to provide a cost-effective repairs and maintenance service to homes and communal areas that responds to the needs of, and offers choices to, tenants, and has the objective of completing repairs and improvements right first time ▪ to meet all applicable statutory requirements that provide for the health and safety of the occupants in their homes • Understanding and responding to the diverse needs of tenants <ul style="list-style-type: none"> ○ Registered providers are required: <ul style="list-style-type: none"> ▪ To treat all tenants with fairness and respect ▪ To demonstrate that they understand the different needs of their tenants, including in relation to the equality strands and tenants with additional support needs • Neighbourhood management <ul style="list-style-type: none"> ○ Registered providers are required: <ul style="list-style-type: none"> ▪ To keep the neighbourhood and communal areas associated with the homes that they own clean and safe. They shall work in partnership with their tenants and other providers and public bodies where it is effective to do so

<p>1.3</p> <p>1.4</p> <p>1.4.1</p> <p>1.5</p> <p>1.5.1</p> <p>1.5.2</p> <p>1.5.3</p> <p>1.5.4</p>	<p>In operating this Policy, OVH will meet the following corporate objectives:</p> <ul style="list-style-type: none"> • To provide homes that meet demand, in safe, secure and sustainable neighbourhoods • To provide excellent services that meet or exceed customers & stakeholder expectations • To make a positive impact in the communities we operate <p>Access and Communication</p> <p>OVH is committed to ensuring that our services are accessible to everyone. We will seek alternative methods of access and service delivery where barriers, perceived or real may exist, that may make it difficult for people to work for us or use our services.</p> <p>Equality, Diversity and Human Rights</p> <p>OVH is committed to ensuring that no person or group of persons will be treated less favourably than another person or group of persons and will carry out our duty with positive regard for the following core strands of equality; Age, Disability, Gender, Race, Gender Reassignment, Sexual Orientation ,Religion and/or Belief, Marriage and Civil Partnership, Pregnancy and Maternity.</p> <p>OVH also recognise that some people experience disadvantage due to their socio economic circumstances, employment status, class, appearance, responsibility for dependants, unrelated criminal activities, being HIV positive or with AIDS, or any other matter which causes a person to be treated with injustice.</p> <p>OVH will also ensure that all services and actions are delivered within the context of current Human Rights legislation. OVH will attempt to ensure staff and others with whom we work, will adhere to the central principles of the Human Rights Act (1998).</p> <p>This Policy should be read in conjunction with the following documents:</p> <ul style="list-style-type: none"> • OVH Repairs, Maintenance and Planned Works Policy • OVH ‘Helpful Guide to Repairs and Maintenance
<p>2</p>	<p>Statement of Intent</p>
<p>2.1</p> <p>2.2</p> <p>2.3</p>	<p>OVH will install fencing primarily to enhance property security and to improve use of outside space for OVH tenants and appearance of neighbourhoods.</p> <p>For the purposes of this Policy, replacement of existing fencing will include replacement of any permanent structure designating the division between properties including fencing, walls, hedgerow etc. For the purposes of this Policy the term fence or fencing is taken to mean any of the above.</p> <p>OVH will seek to achieve value for money through its fencing programme by requesting contributions where there is joint ownership of divisional boundaries. Each case will, however, be assessed on its merits and OVH may choose not to pursue this option if it results in the detriment of OVH tenants.</p>

2.4	Whenever an owner occupier is installing a fencing where there is a joint ownership of a divisional boundary, OVH will consider making a contribution towards the cost if it benefits our tenant.
3	Policy
3.1	OVH will carry out fencing programmes when a budget is available to do so. In such circumstances tenants will be contacted in advance before starting the work to notify them if their property is included in the programme.
3.2	<p>In developing fencing programme, OVH will first survey areas under consideration and will make a decision to introduce or replace fencing depending on the following criteria being met:</p> <ul style="list-style-type: none"> • The original fence is no longer in place or is in such a condition that it requires replacement and to install one will not breach any existing planning/building regulation or interfere with any existing permanent/semi-permanent structure or obstacle • The existing fence does not provide adequate security • The installation is both feasible and practical and • Permission has been given by all adjoining residents affected by the fence for our contractors to access any land as required to complete the installation • Any divisional fence installed is faithful to original boundary lines as identified in the property title deeds
3.3	Where after consideration of the above criteria, a decision is taken to install fencing, OVH will only use materials that are in keeping with the character of the neighbourhood.
3.4	OVH will use the most appropriate type of fencing depending on whether the fencing is divisional or boundary fencing. Boundary fencing, where the property is adjacent to a publically accessible space, will in general, be of more substantial design providing additional security and resistance to vandalism. This type of fencing will not be used for standard divisional fencing.
3.5	<p>Once fencing is installed, OVH will not normally be required to carry out systematic maintenance programmes and will only complete repairs to fencing in circumstances where:</p> <ul style="list-style-type: none"> • Reported damage has been caused by an unexpected level of wear and tear • Damage is caused by adverse weather conditions • Damage is caused by acts of wilful vandalism, that after investigation by OVH officers is found not to be the responsibility of OVH tenants or their visitors
3.6	Where damage is caused to divisional fencing by acts of wilful vandalism and responsibility can be established, OVH will seek to recharge the costs of any remedial works to responsible parties where it is feasible to do so.
3.7	OVH may make allowances for households that are no longer able to maintain the current fencing i.e. consideration will be given to residents with a disability or mobility problem that affects their ability to maintain an existing fence.

4	Implementation	
4.1	The OVH Fencing Policy mainly applies to staff in the 'Neighbourhood Management', 'Community Safety', 'Asset Management', 'Customer Access' and 'Independent Living' teams and there is a collective responsibility to ensure adherence to all principles of the Policy, outlined above.	
4.2	All staff have a responsibility to signpost residents if they receive a query concerning this Policy.	
4.3	It is the responsibility of the OVH Maintenance Manager to ensure that this Policy and the supporting procedures are effectively implemented.	
5	Performance	
5.1	There are no additional performance requirements as a result of the operation of this Policy.	
6	Consultation	
6.1	The Tenants Policy Review Group was consulted in the development of this Policy on 23/10/2017. Staff were also consulted in the development of the Fencing Policy.	
7	Review	
7.1	This Policy will be reviewed every three years to ensure its continuing suitability, adequacy and effectiveness or as required by the introduction of new legislation or regulation that impacts on the obligations of OVH to provide divisional fencing, changes to OVH business practices or in the light of management system audits.	
8	Equality Impact Assessment	
8.1	Was a full Equality Impact Assessment (EIA) required?	No
8.2	When was EIA conducted and by who?	The Equality Impact Assessment was carried out by the Policy Writer and Policy and Strategy Manager on 21/08/2014.
8.3	Results of EIA	The Equality Impact Assessment show there is no reason to believe the Policy will affect any groups differently.
9	Scheme of Delegation	
9.1	Responsible committee for approving and monitoring implementation of the policy and any amendments to it	EMT
9.2	Responsible officer for formulating policy and reporting to committee on its effective implementation	Director of SPS and Asset Management

9.3	Responsible officer for formulating, reviewing and monitoring implementation of procedures	Director of SPS and Asset Management		
10	Amendment Log			
Date of revision:	Reason for revision:	Consultation record:	Record of amendments:	
10 th November 2017	Revision in line with the Review Schedule	See section 6	<ul style="list-style-type: none"> • Change of title from 'Divisional Fencing' to 'Fencing' Policy. • OVH will consider contributing to divisional fencing that is being installed by an owner occupier in boundary shared by our property (If it benefits our tenant) 	
24 TH October 2017	Revision in line with the Review Schedule	See section 6	There no major changes to the Policy.	