

Fencing Policy

Originator:	Policy and Strategy Team
Executive Management Team Approval Date:	May 2024
Review date:	May 2027

1	Introduction
1.1	One Vision Housing (OVH) aims to provide high quality homes and excellent landlord services in sustainable and well-maintained neighbourhoods. As part of this aim, OVH operates a Fencing Policy that outlines its stance on repairing, maintenance and replacement of fencing.
1.2	The Policy also ensures compliance with the outcomes of the Regulatory Framework for Social Housing in England adopted by the Regulator of Social Housing, as outlined below: <ul style="list-style-type: none"> • Repairs, maintenance and planned improvements • Registered providers must provide an effective, efficient and timely repairs, maintenance and planned improvements service for the homes and communal areas for which they are responsible.
1.3	Access and Communication
1.3.1	OVH is committed to ensuring that its services are accessible to everyone. OVH 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 OVH or use its services.
1.4	Equality, Diversity and Human Rights
1.4.1	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 Identity / Expression, Sexual Orientation ,Religion and / or Belief, Marriage and Civil Partnership, Pregnancy and Maternity.
1.4.2	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.
1.4.3	OVH will also ensure that all services and actions are delivered within the context of current Human Rights legislation. OVH will endeavour to ensure its staff and others with whom it works, will adhere to the central principles of the Human Rights Act (1998).

1.6	<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
2	Statement of Intent
2.1	<p>OVH will install fencing primarily to enhance property security and to improve use of outside space for OVH tenants and to improve the appearance of neighbourhoods.</p>
2.2	<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. and the term ‘fence or fencing’ is taken to mean any of the above.</p>
2.3	<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 detriment to OVH tenants.</p>
2.4	<p>Whenever an owner occupier is installing a fence where there is a joint ownership of a divisional boundary, OVH will consider making a contribution towards the cost if it benefits the OVH tenant.</p>
3	Policy
3.1	<p>Where the boundary fence belongs to OVH, the responsibility to maintain, repair and replace fences will be defined in the tenancy agreement or lease.</p>
3.2	<p>In any case where the responsibility for maintaining the boundary (including fencing) is unclear or disputed, OVH will conduct investigations into the legal title to establish boundary responsibilities for the property.</p>
3.3	<p>In the case of any planned / proposed fencing works, OVH tenants will be contacted in advance to notify them if their property is included.</p>
3.4	<p>In developing a programme for fencing works, OVH will survey areas and consider the following criteria when making decisions:</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 regulations or interfere with any existing permanent / semi-permanent structure or obstacles • The existing fence does not provide adequate security • The installation is both feasible and practical • Permission has been given by all adjoining residents affected by the fence for OVH 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

3.5	After consideration of the above criteria, a decision is taken to carry out fencing works, OVH will only use materials that are in keeping with the character of the neighbourhood.
3.6	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.
3.7	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: <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
3.8	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 (this may include failure to maintain gardens).
3.9	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	All staff have a responsibility to signpost residents if they receive a query concerning the operation of this Policy.
4.2	It is the responsibility of the OVH Repairs and 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	All OVH staff and the tenant policy review Group have also been consulted in the review of the 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?		An EIA Relevance Test was conducted by the Policy and Strategy Manager and the Quality and inclusion Officer on 28-03-24.			
8.3		Results of EIA		There are no identified differential or adverse impacts for any group with protected characteristics through operation of this Policy.			
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		Operations Director – Assets and Compliance			
9.3		Responsible officer for formulating, reviewing and monitoring implementation of procedures		Operations Director – Assets and Compliance			
10				Amendment Log			
Date of revision:		Reason for revision:		Consultation record:		Record of amendments:	
24 th October 2017		Revision in line with the Review Schedule		See Section 6		There no major changes to the Policy	
19 th January 2021		Revision in line with the Review Schedule		See Section 6		There no major changes to the Policy	
21 st May 2024		Revision in line with the Review Schedule		See Section 6		There no major changes to the Policy	