



POLICY DOCUMENT

Fencing Policy

POLICY TITLE:	Fencing Policy
LEAD OFFICER:	Head of Repairs and Maintenance Management
DATE APPROVED:	
APPROVED BY:	
IMPLEMENTATION DATE:	June 2025
DATE FOR NEXT REVIEW:	June 2029
ADDITIONAL GUIDANCE:	Repairs Policy, Tenancy Agreement
ASSOCIATED CUSTOMER PUBLICATIONS:	
TEAMS AFFECTED:	The Housing Services & Property Services Directorates
THIS POLICY REPLACES WITH IMMEDIATE EFFECT:	2015 Fencing Policy

DOCUMENT CONTROL

For guidance on completing this section please refer to the document version control guidance notes

Revision History

Date of review	May 2025
Date of next review	May 2029
Responsible officer	Head of Repairs and Maintenance

Version Number	Version Date	Author/Group commenting	Summary of Changes
0.1	2015	D. Abbott, Head of Estates and Tenancy Management	Initial Draft
0.2	02/06/15	EMT	Reviewed EMT Fencing policy Briefing Note
0.3	08/09/15	EMT	Agreed Policy to go to Board
0.4	30/09/15	Board	Policy to go Quality Committee for comment and approval
1.0	11/11/15	Quality Committee	Policy Approved
1.1	January / February 2018	M Werritt, Director of Property Services	Reviewed no changes
1.2	06/02/18	EMT	Approved to go to Performance and Improvement Committee no changes
2.0	28/02/18	Performance and Improvement Committee	Approved

Action	Responsible Officer	Date Completed
Best practice researched (Housemark, HQN, Audit Commission, general websites)	D Abbott, Head of Service Tenancy & Estate Management	August 2015
Review current practices from similar organisations	D Abbott, Head of Service Tenancy & Estate Management	August 2015
Review customer satisfaction data from the area the policy relates to	N/A	
Review Customer complaints from the area the policy relates to	J Walters, Customer Relations Manager	August 2015

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Undertake customer consultation if applicable	Doncaster Federation of Tenants and Residents Standing Joint Committee (SJC)	August 2015
Staff consultation if applicable	D Abbott, Head of Tenancy and Estate Management	July 2015
Trade Union consultation if applicable		
Stakeholder consultation if applicable		
Equality analysis carried out – A copy must be forward to Graeme Simpkin to be saved centrally.	Completed by D Abbott, M Hussain, J Walters & M Liddell	August 2015

Policy Creation and Review Checklist 2025 Review

Action	Responsible Officer	Date Completed
Policy transferred to Property Services from Housing Services	Head of Repairs and Maintenance	August 2025
Review customer satisfaction data from the area the policy relates to	N/A	
Review Customer complaints from the area to which the Policy relates.	Repairs and Maintenance Service Manager	September 2024
One voice forum- presentation and discussion	Head of Repairs and Maintenance/Repairs & Maintenance Service Manager	October 2024 April 2025
Staff consultation if applicable – Head of Housing Services, Property Services	Head of Repairs and Maintenance	August 2024 & February 2025
Trade Union consultation if applicable		
Stakeholder consultation if applicable – One Voice Forum (minor amends)	Head of Repairs and Maintenance	October 2024
OVF and GIG group questionnaire		April/May 25
Equality analysis carried out.	Head of Repairs and Maintenance	25 th February 2025

NB. The above table must be completed on all occasions. The policy will not be accepted or approved by EMT without this information completed

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Fencing Policy

1. Introduction

- 1.1 The provision of good quality fencing on the City of Doncaster Council (CDC) estates managed by St Leger Homes (SLHD) has an impact on the quality of our tenant's lives. It provides security and contributes greatly to a pleasing estate environment which impacts on both tenant satisfaction and our ability to let properties.
- 1.2 The responsibility for the Policy sits within the Property Services Directorate as the provision of fencing is managed by the Property Services Department. Housing Services also assist by managing the tenancies, suggesting improvement schemes, carrying out consultation, prioritising works, referring suitable tenant requests
- 1.3 The provision of good quality fencing on our estates, where we are the main landlord, helps to meet the company's strategic objective of 'maintaining and improving homes and properties by investing wisely and managing effectively'. It also makes a strong contribution to the strategic priority of 'making a real contribution to social and economic regeneration'.

2. Purpose

- 2.1 The Fencing Policy is essential to clearly outline to all tenants and residents the situations where fencing will be provided, because the potential demand greatly exceeds the financial resources available. Fencing is expensive therefore achieving value for money is important. The provision of fencing is not a legal requirement; however, there can be health and safety implications of not providing a secure boundary in some situations.
- 2.2 As a general rule SLHD will provide fencing in four different situations:

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- Through large scale programmes in specific areas where there is a high level of anti-social behaviour (ASB), a poor estate environment, low demand and accommodation for the elderly.
- Individual properties where a tenants circumstances meet specific criteria.
- Void properties where it is required to mark the boundary.

More detail on the criteria is contained in section 5.

3. Scope

- 3.1 This policy applies to tenants living in introductory, secure and demoted tenancies. It also has an impact on owner occupiers and private rented tenants living on our estates.

4. Responsibilities

- 4.1 The decision as to whether a tenant should receive fencing based on their individual circumstances, using the criteria outlined in this policy, will be made by the Team Leader or Inspector.

Area based clean up campaigns which include repairs to fencing will be completed in areas suffering from a combination of factors including a recognised track record of requests for fencing repairs, a poor estate environment, low demand and high levels of anti-social behaviour (ASB). The number of projects will be subject to the finance being available.

- 4.2 SLHD will only provide fencing in the circumstances described in section 5 of the Fencing Policy, **in any other situation the responsibility for the provision and repair of fencing lies with the tenant**

Adherence to the Policy will be measured by a number of methods including spot checks by estate walkabouts and/or keeping in touch visits, satisfaction surveys and complaints analysis.

5. Policy

- 5.1 This section covers the more detailed Policy applicable to the provision of fencing in different situations.

- 5.2.1 The revenue budget requirements will be determined by our Executive Management Team. Priority will be given to areas with:
- Age designated accommodation
 - High levels of ASB
 - Poor estate environment
 - Low demand

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5.2.2 Any project of this nature will take into account the requirements of grounds maintenance to gain access and cut the grass efficiently.

5.2.3 Consideration will always be given to the complete estate environment, therefore fencing could be one element of a comprehensive improvement scheme including, but not limited to hedge and tree planting, the retention of open plan or semi-open plan and parking solutions.

5.2.4 Double gates will only be provided where the resident has a vehicle access crossing (dropped kerb) approved by CDC and meeting the requirements of section 184 of the Highways Act 1980, together with a hard standing or drive built to a standard approved by SLHD.

5.2.5 Consideration will be given to offering owner occupiers fencing and gates at a cost to complement the work being carried out at the Council properties; however the vehicle access crossing would need to meet the requirements of section 184 of the Highways Act 1980.

5.3 Fencing for individual properties based on the circumstances of the tenant.

5.3.1 The decision as to whether a tenant should be provided with fencing at an individual property will be made by the Area Housing Manager or Repairs Team Leader

5.3.2 New fencing and gates will be provided in three different scenarios:

1. Where the tenant has a child under 5 years old and the front, rear or side access to the property faces onto a main road, river or railway or is situated within 50 meters of a main road, river or railway, fencing will be provided, where required, to create a secure garden area for the child. This area could be the existing boundaries or a smaller area like the rear garden. In this situation 'a main road' is defined as a classified A or B road.
2. Where the tenant or groups of tenants are suffering from persistent problems of ASB and the erection of fencing is likely to reduce or eradicate the ASB.
3. Where one of the residents in the property has a mental health disability or illness resulting in the need for constant supervision and the fencing is required on safety grounds or the support need of a carer. This requirement must be based on the recommendation of Adult Care Services.

The fencing type will be appropriate to the location and usage.

5.3.3 Expenditure on fencing based on the circumstances of the tenant outlined in section 5.3.2 will be subject to the finance being available and there must be no existing provision of fencing and gates. The type of fencing will take into consideration the nature of the problem and the existing provision in the area.

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5.4 Minor fencing repairs as part of an area-based clean-up

Tenants will be responsible for the day-to-day maintenance of fencing on all boundaries appertaining to the tenancy with the exception of any boundary identified within the deed of sale of an adjacent property

Any requests for fencing will be recorded for information purposes to assist SLHD with decisions over future World of Work programmes.

Subject to the finance being available, SLHD will carry out estate-based clean-up campaigns where minor fencing repairs are completed together with other activities like hedge cutting, gardening, litter picking, street cleaning, graffiti removal and tree planting.

5.5 Void Properties

Post and wire fencing or a similar low-cost fencing and /gates will only be installed at void properties to mark the boundary and provide an element of security where no boundary is present; marking the boundary only where there is no fencing or hedgerow present.

There must be no existing boundary or hedging to the boundary and the property should not be situated on an open plan estate where there is no requirement for fencing. Double gates will only be provided where there is a CDC approved dropped kerb crossing and SLHD approved hard standing or drive. Fencing will not be provided on any boundary which is the responsibility of an adjacent owner occupier without the owner's permission. New tenants can apply to SLHD to erect a more substantial fence at their own cost. Please note that where required minor fencing repairs can be carried out to the existing boundary of a void property at the discretion of the surveyor.

5.6 In areas with high levels of ASB, vandalism and theft, SLHD may install fencing after the tenant moves in.

5.7 Empty properties will be checked to ensure that any existing fencing is positioned on the correct boundary line. If a fence has been erected down the centre of a shared drive without permission it will be removed.

5.8 SLHD will repair/replace up to 2 meters of fencing to mark any boundary as a responsive repair within a 12-month period, unless deemed unsafe when the initial repair is undertaken.

6. **Consultation**

6.1 During October 2024 a Property Services Focus Group met with the One Voice Forum (OVF) to consider a revised Policy, it was agreed that the changes to this revised policy were minor and that it still met the needs of our tenants.

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- 6.2 Further consultation was held on 24th April 2025 again with the OVF, to follow up and agree that the proposed criterion within the policy was fit for purpose. OVF agreed that the criterion was still relevant and took account of tenants needs in line with a restricted budget.
- 6.3 Following the OVF a questionnaire was circulated to members of the GIG group, posing the same questions around the criterion.

7. Monitoring and Review

- 7.1 The Policy will be monitored by Service Managers in the Property Services and Housing Services directorates. The impact will be assessed through our day-to-day contact with tenants and residents together with analysis of complaints.
- 7.2 The Policy will be reviewed in May 2029.

8. Performance Standards

- 8.1 The Service Managers will monitor the quality of work and expenditure through the monthly finance liaison meetings. This will ensure that the programme is delivered to the required quality, on time and within budget.

9. Partnership issues

- 9.1 Most fencing will be delivered in-house, however the work of any external contractors will be carefully checked to ensure they achieve the required quality.
- 9.2 Where possible SLHD will promote partnership opportunities to provide fencing and hedges which achieve additional estate improvements with other partners or community groups.

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