

Tendring
District Council



FENCING AND PAVING POLICY

A.9 APPENDIX C

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1. Introduction

- 1.1. Tendring District Council (TDC) aims to ensure that its properties benefit from an appropriate standard of security and appearance through provision and effective maintenance and replacement of fencing and paving.
- 1.2. Fencing is generally assumed to last 20 years or more and paving for 40 years or more. Individual sections may fail within this timescale and where two or less sections fail these will be replaced as and when required as a responsive maintenance item. Where additional works over this are required, the work may be added to a planned works programme to be addressed at a future date.
- 1.3. This policy outlines how Tendring District Council will:
 - Provide fencing and paving in new and refurbishment projects,
 - Replace fencing in communal areas
 - Replace fencing in individual gardens of tenanted and empty properties
 - Develop a fencing standard for type/style of fencing
 - Prioritise fencing where it is part of a boundary area such as pathways; bordering on land not owned by the council and provision of gates where appropriate.
 - Maintain all fencing and gates to communal areas
 - Ensure value for money for the fence and paving renewal works.

2. Standards for new or replacement fencing

- 2.1. Where a fence needs to be replaced the following standards will generally apply:
- 2.2. Back Garden side and rear boundary fencing adjacent to public roads or footpaths. 1.8m high close board fencing on concrete posts, where planning permits.
- 2.3. Back Garden side and rear boundary fencing. Two 1.8m high, 1.8 m wide privacy panels on concrete posts immediately adjoining the dwelling with the remainder in 1.2m high chain link fencing on concrete posts.
- 2.4. Front Garden boundary 1.2m high Chain link fencing on concrete posts.
- 2.5. Where no boundary mark exists the organisation will supply fencing depending on location as per above.
- 2.6. If a tenant prefers a different type of fencing other than stated above, they may request permission to erect their own fencing, at their own cost, within TDC boundary line. The responsibility for maintaining or renewing that fence and for removing it and reinstating a fence as above will lie with the tenant.

- 2.7. If a former tenant of an empty property has erected their own fencing - having gained permission and erected it to a good standard with quality fencing, this will be left. The incoming tenant will be required to accept responsibility for future maintenance of the fence. When the fence comes into disrepair it will be removed and standard fencing as shown above will be provided.
- 2.8. Where the estate is of open plan design this will be retained.
- 2.9. Where legal covenants affecting a property require a higher standard of fencing that standard will be adhered to.
- 2.10. Where the provision of other fencing is considered appropriate within the context of development or refurbishment schemes and in line with the Council's Crime and Disorder reduction obligations, then alternative fencing may be selected and approved within the scheme approvals. In such cases the Council will be responsible for the repair, maintenance and renewal of such fences to the standard installed.
- 2.11. Areas with intensive use, e.g. general estate grounds of blocks of flats will be provided with fencing appropriate to such areas, and this may include heavier duty metal or timber fencing appropriate to the needs of the estate.
- 2.12. Nuisance from dogs will not be regarded as grounds for exceptions to the policy. Dog owners will be responsible for the behaviour or containment of their animals. If dogs cause nuisance this will be dealt with using normal landlord powers under the tenancy agreement.
- 2.13. Hedgerows on and denoting boundaries are considered reasonable, and fencing will not be provided unless the hedge is dead. Alternatively, the tenant may request permission to remove the hedge and erect their own fencing at their cost. Maintenance of hedging to individual dwellings will be the responsibility of the tenant. Maintenance of communal hedges will be the responsibility of the Council.

3. Walls

- 3.1. The maintenance of existing walls will be carried out through the responsive repairs service.
- 3.2. Service or through planned programme of works, any half-brick walls or walls found to be beyond economic repair will be removed and replaced with our standard fencing as above.
- 3.3. The erection of new boundary walls will in general only be considered as part of a capital investment or estate regeneration programme, unless in exceptional circumstances. Where necessary, planning and building regulation consent will be sought prior to the erection of a wall.

4. Gates/gate posts

- 4.1. Where front boundary fencing is provided a pedestrian gate and posts will be provided to match the fencing.
- 4.2. Where a rear access or alleyway exists a pedestrian gate and posts will be provided to match the fencing.
- 4.3. The Council will not provide vehicular gates.
- 4.4. Existing Gate posts will be repaired / renewed by the Council.
- 4.5. Where other or additional gates are desired or installed the policies as set out above for fencing will apply.
- 4.6. Existing Gates to communal entrances and service areas etc will be repaired where necessary by the Council.

5. Paths / Patios / Drives

- 5.1. In new developments and major refurbishments the Council will provide:
 - One parking space per dwelling on either an individual or communal basis
 - To individual dwellings a path from the highway to the main entrance door and a safe step or steps to other building entrances
 - To blocks and schemes a path from the highway or site entrance to each dwelling's entrance, fire escape, bin store or other facility.
- 5.2. The Council will not, save as set out in the disabled adaptations policy, provide additional patios, paths, hard standings crossovers or parking spaces
- 5.3. If a tenant or former tenant has created additional paths, patio, drive or surface of any kind the maintenance of these will be the responsibility of the tenant.
- 5.4. Where the Council is responsible for paths and surfaces it will maintain these in safe condition: for general purposes be free from trip hazards above 25mm, or 12mm at sheltered housing or elderly persons' housing. Where areas are a trip hazard the area around the defect will be patch repaired. Where a patch repair is not feasible the whole or a practical section of the area will be replaced.
- 5.5. Where a garden path, patio or other surfaced area that is not the responsibility of the Council and the tenant is unable, despite their best efforts, to appropriately address paving hazards the Council may carry out isolated repair works. Where the surface is beyond reasonable repair these will be removed and infilled with soil and grass seed.

Policy review

The policy will be reviewed every three years in consultation with tenant representatives, staff, Portfolio Holder responsible for Housing and other stakeholders unless there are any reasons, such as legislative or regulatory changes, requiring that it be reviewed earlier.