

Dovecotes Tenant Management Organisation Application for Front Boundary Fencing Process

Dovecotes was built in the late 1970's, when built was classed as an 'Open Plan' estate. Overtime, despite concerted efforts by the staff and TMO board to retain the open plan design many privately owned properties and council properties have installed front boundary fencing.

The boundary of the properties would have been defined with 'Trip Rail' fence when the estate was constructed. This would be found at the rear elevation of the flats and the front boundary of houses.

The TMO has through projects from surpluses replaced the trip rail with metal bow top fence to the rear elevation of flats or removed this completely from the front elevation of houses.

Through requests from tenants and general observations of fencing on the estate the management board decided to review the open plan design of the estate. Through consultation and information received from the city council (who will not enforce covenants in respect of fencing) the board decided to no longer refuse applications for fencing and not retain an open plan design therefore allowing tenants to erect front boundary fencing.

It is felt that although the open plan design will not be enforced the TMO, as the managing agent must set a standard that is acceptable to all and avoid the installation of fencing in different styles and different colours

Process

- 1. Tenant requests to install front boundary fencing, this must be in writing.**
 - 2. Once received the request will be logged by the Repairs Administrator and passed to the Senior Maintenance Officer.**
 - 3. An acknowledgement letter is sent to the requestee within 5 working days informing them of a 6-week deadline.**
 - 4. The Repairs Administrator will check the neighbouring properties and ascertain whether these are council properties or owned.**
- Regardless of tenure the neighbouring properties will be contacted by letter and given the opportunity to log an objection with the TMO by letter. This must be returned within 15 working days, if no response is received this will be logged as an objection to the installation of fencing. The neighbour will be asked permission to disclose the reason for objection, if refused this will not be shared with the applicant.
- 5. Following an agreed installation, the tenant will receive an approval letter stating that fencing must be erected on the substantive boundary, be of a hit and miss wooden design or wooden panel with a gravel board unless it is not possible. The fence must not exceed 0.9m in height, be painted either brown, grey, or green and must be kept in a good state of repair. All installations must be funded by the requestee, the TMO will inspect the fencing once erected to ensure it has been installed to an acceptable standard.**
 - 6. Where neighbouring properties do not agree the tenant will be informed in writing that the request has been declined and the request closed with no right to appeal.**

Mitigating Circumstances

The Management committee recognises that there may be mitigating circumstances. Where a tenant has submitted supporting documents from an external agency such as an Occupational Therapist, Police Officer, Social Worker reasonable adjustments will be made, and their application will be considered by the TMO Board.

A tenant will be prevented from submitting a repeat application within a 2-year period.

For those tenants who have previously had fencing installed by the TMO the tenant will be responsible for all repairs and replacement.

All supporting paperwork will be stored on information at work.

Document Control

| Adopted | Reviewed | Officer |
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| September 2022 | November 2022 | AM & TMO Board |
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