



BITMO Fencing Policy.

Guidance on fencing policy for Belle Isle.

Belle Isle Tenant Management Organisation

Aberfield Gate, Belle Isle, Leeds LS10 3QH

General Enquiries: 0113 378 2188 | Emergency: 0113 376 0410

Belle Isle is a garden estate. It was designed to maximise open space and greenery. In keeping with this, enclosure of open plan communal spaces is not permitted, and removal of hedging to be replaced by fencing is not permitted.

We do not remove hedges, trees or bushes to install fencing and we will not install a fence or gates if you have removed hedges, trees or bushes.

Fencing is not the landlord's responsibility.

If there is a section of fencing that is the landlord's responsibility, we will wherever possible replace damaged fencing with hedging.

When a new tenant moves into their home we will make sure that any fencing and garden gates to the property are secure and in a reasonable state of repair.

Maintaining wooden boundary fencing between properties is the responsibility of the tenant.

Our Fencing Repairs Criteria



We will carry out future repairs to fencing or gates only if they meet the following criteria – The fence or gate is:

- 1. To a front boundary, and**
- 2. On a busy road or bus route, and**
- 3. Where there are children under the age of 7**
- 4. If there is a difference in levels in your garden or on the boundary of your garden that poses a risk to Health and Safety.**
- 5. On the recommendation of Social Services or a Health or Social Care Professional**

We will also maintain side and/or rear fencing where they meet points 2, 3 and 4 or 5 of the above criteria and provide the main barrier for children to other hazards. e.g. railway lines or steep banking.

Fencing Work Exclusions



We will not replace fencing or gates in the following circumstances:

1. If there is already a boundary in place.
2. We will not provide dividing fences (a fence between your garden and your neighbour's garden) unless the request satisfies the above Health & Safety criteria.
3. Rear garden fencing is the tenant's own responsibility — except if the health and safety criteria above applies.
4. If you obtain permission to create a drive in your garden, you are responsible for altering the fencing, providing gates and arranging for a dropped kerb to be installed, including getting permission.
5. To prevent pets (usually dogs) from entering or leaving your garden. Pets are the responsibility of their owner and they need to make sure that they are kept suitably under control.
6. If you have a side gate (often called a 'dog gate') that is broken we will repair it if we can do so. We do not install or replace dog gates. If a broken dog gate cannot be repaired we will remove it completely and make good any disturbed surfaces, but we will not close the gap that is left.

We do not provide or permit fencing to be erected in areas which are designated open plan. There may be exceptions where planning regulations allow and there are compelling reasons why it is appropriate to do so.

If you report a broken gate or fence to us that meets the criteria set out in this document we will raise an order to our estate Caretakers or Contractor so they can carry out a repair.

Planned Fencing Work

Planned fencing work may be undertaken, when budgets allow, on the following basis:

1. It meets the criteria as described.
2. It is to maintain existing boundary fencing, giving priority to the front boundary.
3. It is fencing adjacent to public walkways e.g. ginnels.
4. Fencing around sheltered schemes.

As a general rule, we follow local Planning Guidance rules with regard to the height of new fencing:

- 1.0 metre high to Front (sometimes 1.20 metres depending on existing height)
- 1.50 metres high to Side
- 1.80 metres high to Rear

Special Cases

There will be exceptions to the rule. This may apply to tenants who are vulnerable or where special and exceptional circumstances dictate a different response to one that we would normally allow. The Head of Repairs and Maintenance will be responsible for determining individual cases where a different approach is required.

Tenant Choice

We will install fencing for tenants to a suitable specification at their cost. This is payable in full in advance of any work being carried out.

BITMO Service Standards



Our promise is that:

- When you contact us, we will respond within 5 working days
- When we need to ask you for documentary evidence to support your request, we will be clear about what we need and why
- We will offer you an in person meeting to discuss the situation.
- We will make a decision about your request within 7 days of receiving all the information we need
- If you are not happy with the decision we make you will have a right of appeal via our complaints policy

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Registered Office: Aberfield Gate, Leeds LS10 3QH

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