



**Halton**  
Housing Trust  
Delivering quality and excellence for all



Customer Information Pack

# Boundary Replacement Programme

Delivering quality and excellence for all

## Background to the Boundary Replacement Programme

Prior to the formation of the Trust in December 2005, it was evident that there were pockets of dilapidated boundaries on the Trust's twenty six estates, however the quantity, type and condition of the boundaries was an unknown factor.

Between January 2007 and March 2009 a borough wide environmental survey to the Trust's twenty six estates was carried out. Groundwork Merseyside; who build sustainable communities in areas of need through joint environmental actions, carried out consultation with our customers on the estates, they then produced a range of estate action plans. The main issue raised by our customers, was how the poor condition boundaries, reflected on the look of their homes. Other issues raised ranged from Anti social behaviour to the lack of community and play facilities.

Over a six month period in 2008, a condition survey was undertaken to all of the Trust's boundaries, open planned spaces and perimeter fencing.

This survey revealed the Trust had "47 miles" of boundaries, with a range of defects, which ranged from odd fence boards missing, minor spalling to brickwork and severely vandalised or deteriorated boundary perimeters. The results from the twenty six estates, were then entered onto the Trust's boundary database. This database then ranked the estates in order of priority with the estates with the highest need to replace fencing placed as the highest priority.

As part of Halton Housing trust's 10 year investment programme, the trust are due to commence a programme of boundary replacements within your area.

This information pack will provide you with what work that may or may not be carried out to your boundary.

## Consultation Event

The trust will be holding a consultation event within your area 4 weeks prior to the programme commencing. You will be given the opportunity to meet the trust's staff and contractor staff, who will be running the programme.

You will also be able to view samples of the styles and colours of fencing that will be used on the programme.

## Will I be able to choose?

Yes you will have a choice of two styles & two colours of metal railings & gates for the front boundary and where applicable two styles and colours of metal railings and a wooden close board or hit an miss fence for the rear boundary.

Your estate will be broken down into smaller manageable zones. You will have been sent a ballot form and pre paid envelope for you to pick your preferred choice, however as you are part of a smaller zoned area, there will be a local zone majority vote in place. This means that the most popular style and colour preferred by the customers for that zoned area, this will be the style and colour installed.

## What work will be carried out?

As part of the boundary replacement programme, some or all of the work below may or may not be carried out to your boundary.

- **Front boundary**
- **Gate to pathway [including to shared pathways]**
- **Double gates to legal driveways, [if minimum standard met]**
- **Side Boundaries (This is not division of gardens boundaries)**
- **Rear Boundaries (Back to back boundaries will not be included)**

Divisions of gardens boundaries (party line fencing between properties) will not be included in the programme. This will have been determined by a survey

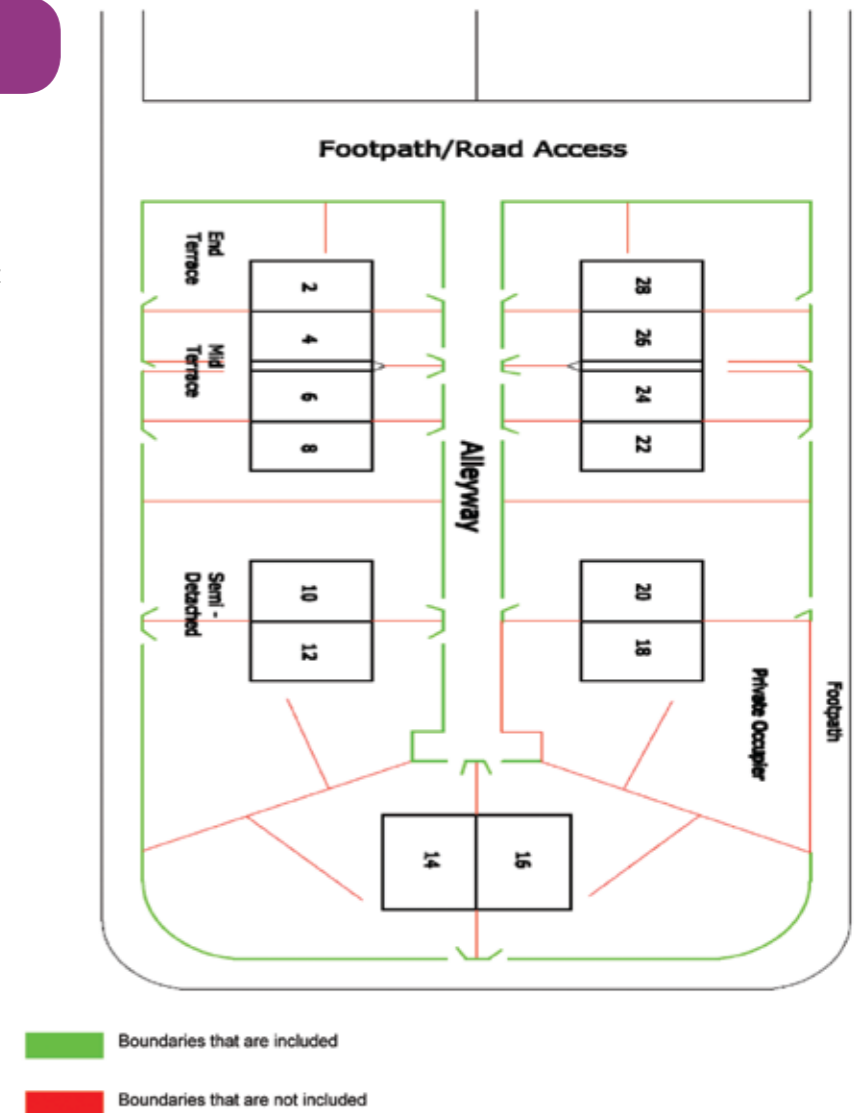
there are examples of what may or may not be included below and the next three pages.

### Example 1

The example to the right details two rows of properties that have an alleyway between them at the rear. These will have both front and rear boundaries and gates replaced and where on a corner the side boundary, but not the garden division boundaries.

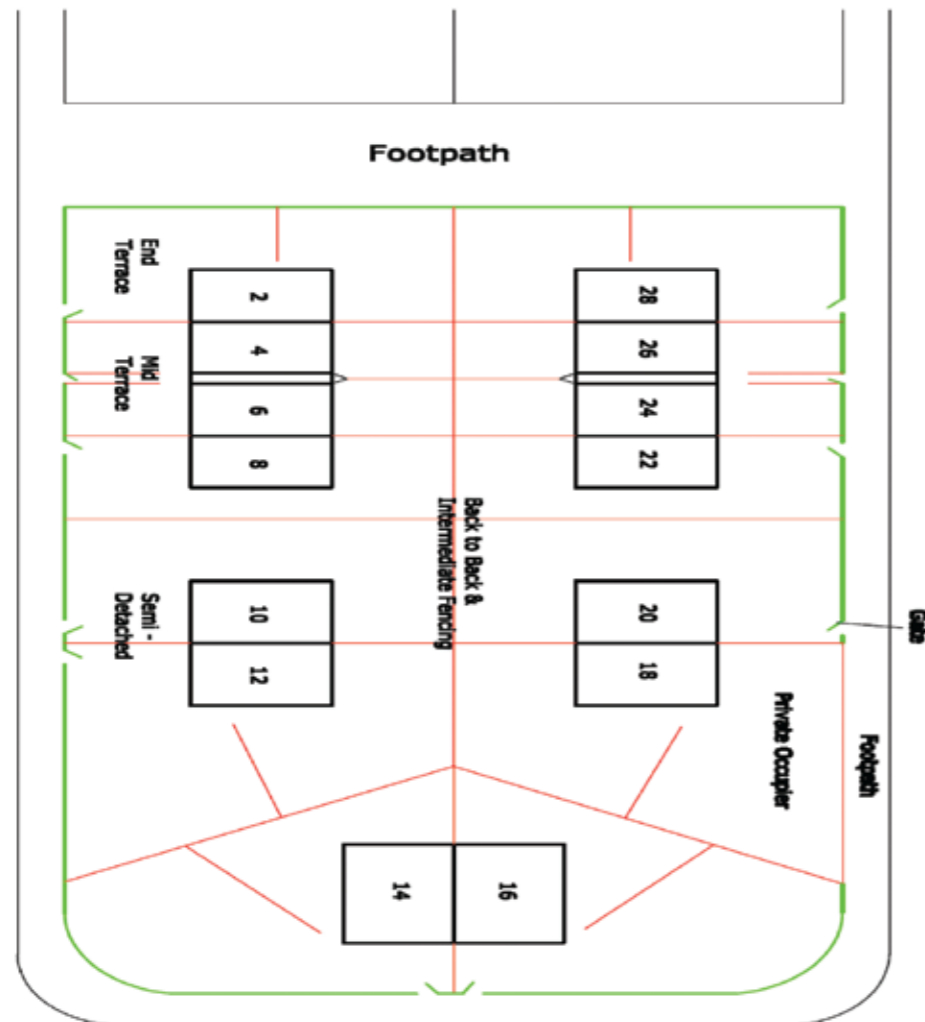
The **Green lines** details what is included.

The **Red line** details what **IS NOT** included.



## Example 2

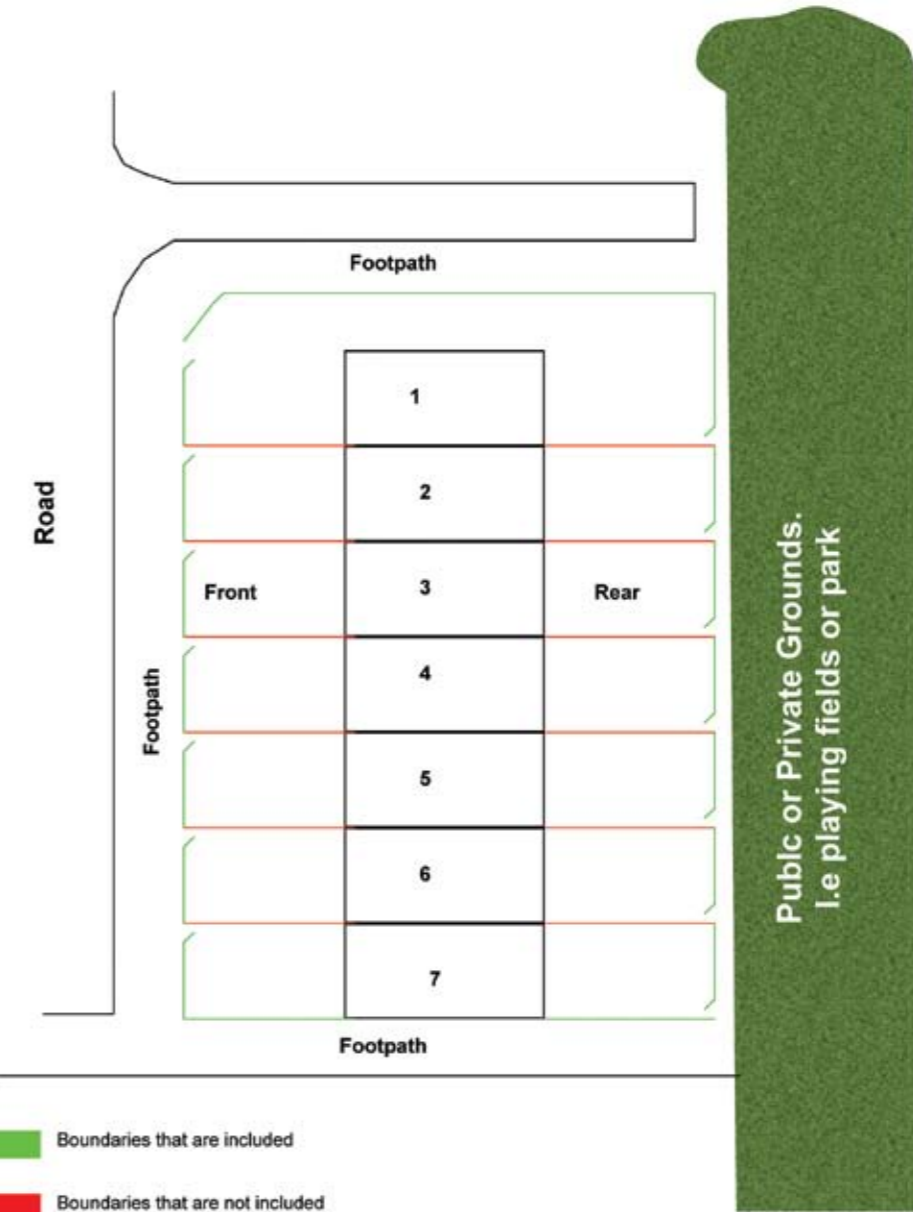
The example below details two rows of properties that back onto each other at the rear. These will have front boundary and gates replaced and where a corner property the side boundaries, but not the garden division boundaries. The **Green lines** details what is included. The **Red line** details what **IS NOT** included.



- Boundaries that are included
- Boundaries that are not included

## Example 3

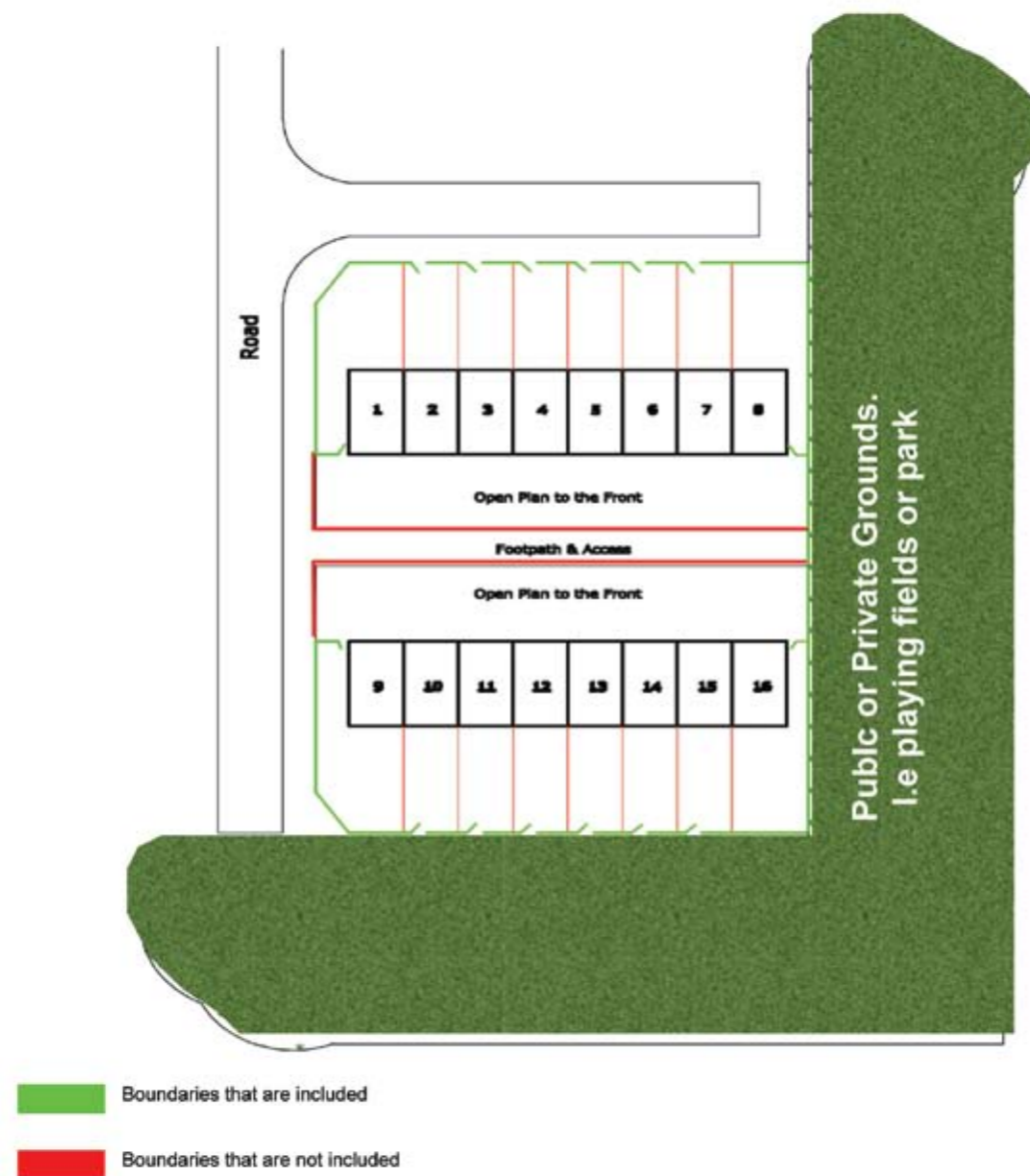
The example below details a row of properties that backs onto public or private grounds. These will have front & rear boundaries and gates replaced and where a corner property the side boundaries, but not the garden division boundaries. The **Green lines** details what **IS** included. The **Red line** details what **IS NOT** included.



- Boundaries that are included
- Boundaries that are not included

## Example 4

The example below details two rows of properties that backs or has a side boundary onto public or private grounds. These will have front boundary is open plan and will not be included & rear boundaries and gates replaced and where a corner property the side boundaries, but not the garden division boundaries. The **Green lines** details what **IS** included. The **Red line** details what **IS NOT** included.



## What are the choices of fencing?

The front & rear boundaries are metal railings, 900mm for the front & 1.8M for the rears, the styles and colours are as follows:

**Style** Ball Top or Bow Top railing

**Colour** Black or green

There is another option for the rear boundaries. The style and colour is as follows:

**Style** Close boarded

**Colour** None [left as installed]



## Side Boundaries

If your property is on a corner, that is directly onto a public footpath / highway / alleyway or open ground then this will be replaced. This is not the divisional garden boundary between two properties.

## Front Boundaries

### What If I have existing hedges and bushes on the front boundary?

You can choose one of the following options:

- Have the hedges/bushes cut back and the metal railings installed in front of them
- Have them removed completely and have just metal railings installed

### What If I have my own fencing and gate[s]?

You can choose one of the following options:

- You can choose to have your own fencing and gate[s] removed and have the trust's standard metal railings and gates[s] installed
- You can choose to keep your own, However if there is a health and safety risk the trust will insist that they are removed and the trust's standard metal railings and gate[s] installed

## What If I share a pathway

Although there maybe some properties that share a pathway with either another trust property or a private owner. The trust will still install a metal gate to that shared pathway

## What If I have an open plan area to the front

As your boundary is currently open plan [no fenced boundary], then we will leave these as open plan.

## What If I share my boundary with a private property

If your property shares a boundary with a private property. We will remove your section of the shared boundary and replace it with the new metal railings. And make good / repair & re instate the boundary to the private property.

## Existing low brick walls

- 1/2 brick thick low walls to the front boundaries will be taken down and replaced with the trust's metal railings 900mm high.
- 1 brick thick low walls to the front boundaries will have a dwarf metal railing fitted on top to make it 900mm high. There may also be local patch pointing repairs and brick / coping replacements.
- If the wall has a mixture of 1 brick thick and 1/2 brick walls then both the above will apply

## I have a LEGALLY dropped kerb and a driveway; will you be installing double gates?

If you have a drive way with a legally dropped kerb, there is set standard that must be met, for the trust to be able to install double gates to a driveway. Under highways law, gates are not permitted to open outwards onto the pavement and must open inwards onto the driveway.

### The driveway area must:

1. Have a minimum width of 2.5M
2. Have a minimum depth of 6.5M, from the front of your property to the front boundary.

If your driveway meets the minimum of points 1 & 2, then **YES WE WILL** install double gates.

If your driveway does not meet points 1 & 2 then the trust **WILL NOT** be able to install double gates and the driveway area will be left open.

## If my driveway falls below this minimum depth; will I still receive any replacement fencing?

If your driveway does not meet the minimum standard, then the trust WILL NOT be able to install double gates and leave a 2.5 metre wide gap for vehicle access, YES we will still install majority style and colour new boundary fencing to the remaining boundary.

## I have a driveway / parking space on my garden but the kerb is not dropped; will I be allowed to keep it?

You will only be allowed to keep this driveway if you apply to Halton Borough Council and pay to them to have your kerb crossing legally dropped. the trust will also need urgently to receive proof that an application has been processed in order for us to allow boundary fencing and double gates (where applicable), to be installed on our programme.

## How much will it cost approximately to have my kerb dropped?

The cost of the applications will vary as they are on an individual property by property basis.

## What if I don't arrange to have my crossing made legal?

We are obliged under the highways act to remove the illegal crossing and will have to install a solid replacement boundary fence. Also, the Halton Borough Council highways department will serve an enforcement notice in conjunction with our housing office to prevent further use of an illegal crossing.

## I don't currently have a driveway but wish to install one to my home; what do I need to consider and how do I apply?

- You need to apply to have a legal crossing installed, please contact Halton Borough Council Highways Department Tel: 0303 333 4300.
- If you are having a new driveway installed, under new regulations regarding rainwater drainage it needs to be constructed of a permeable material having means for rainwater to soak away. You will need to apply for planning permission for a new driveway if over 5sq metres, detailing the construction materials and drainage. If 5sq m and under a simple construction of 2 rows of flags with a gravel soak away would not require planning permission

## I have more than one vehicle in use, parked to the front of my home, there is no boundary fencing; can I leave it open?

Providing you have a dropped kerb which is of sufficient width for the vehicles concerned, yes. Please indicate this reason by signing on the back of the attached ballot form.

## I have vehicle[s] caravans / boats etc stored on my driveway/garden; will I have to move it or dispose of it?

- If you have vehicle[s] caravans / boats etc stored on your driveway and you have a legal crossing, then they can remain, all we ask is you move them temporarily whilst we install the new boundaries and gates where applicable.
- If you have vehicle[s] caravans / boats etc, stored on your driveway and you do not have a legal crossing and do not apply to make it legal, then YOU, will have to remove them and make alternative arrangements for permanent storage, as the trust WILL install new boundary fencing across the entire front boundary.
- If you then remove any sections of the new boundary and recreate an illegal crossing, then you will be served with an enforcement notice from Halton Borough Council. You may also find that Halton Housing Trust recharge you for replacing the removed sections of fencing

## REAR BOUNDARY

### What If I have existing hedges and bushes on the boundary?

You can choose one of the following options:

- Have the hedges/bushes cut back and the metal railings installed behind them.
- Have them removed completely and have just metal railings installed

### What If I share my boundary with a private property?

If your property shares a boundary with a private property. We will remove your section of the shared boundary and replace it with the new metal railings or wooden fencing. And make good / repair & re-instate the boundary to the private property.

### Do I have to have the metal railings at the back? I am concerned about privacy

There are currently two types of boundary fencing available for the rear boundaries.

- Ball / bow top metal railings 1.8M H in black or green
- Close board or hit & miss wooden fencing, no colour choice.

You will be able to vote using the customer ballot form, but will be decided by local zoned majority vote  
Boundaries that are included

## Existing brick walls to the side & rear boundaries

- ½ brick thick low walls to the side & rear boundaries will be taken down and replaced with the Trust's metal railings or close boarded wooden fencing to a maximum height of 1.8M. Chosen by local customer zoned majority vote.
- 1 brick thick high walls to the side and rears may only require local patch pointing repairs and brick / coping replacements.
- If there is existing fencing on top of the 1 brick thick low / medium wall that is in a poor condition or damaged in place, then it will be replaced by metal railings or wooden close board on top of the wall to a maximum height of 1.8M. Chosen by local customer zoned majority vote.
- If there is existing fencing on top of the 1 brick thick low / medium wall that is in a good serviceable condition, with minimal repairs required, then this will be left in situ and any repairs and staining will be carried out during the programme.
- If there is currently no fencing to the top of the walls, then we will install either a metal or timber fence will be installed to a max height of 1.8M [including the height of the wall].
- If the wall has a mixture of 1 brick thick and 1/2 brick thick then the 1/2 brick section will be taken down and rebuilt in 1 brick thick to match remaining sections, the remaining wall may also require localised patch pointing and brick / coping replacements.

## Customer Refusals

As with all the trust's improvement schemes, the customer has the right to refuse part or all of the works that is to be carried out, as part of the Environmental Improvement Programme.

The customer can refuse the works during any stage of the works, however there are some reasons why they may not be able to refuse.

- If there is a health and safety risk to the public, then the trust will insist the works go ahead. Even if it is your own fencing
- If you wish to refuse the works because you have an illegal crossing and do not wish to make it legal, then the trust will insist the works to go ahead.

## Will I be able to paint the fencing afterwards?

**YES** you may be able to paint over them

The metal railings colours are a plastic powder coating and therefore may be a little more difficult to repaint.

- The wooden fencing will be a easier to paint
- However If you wish to paint the railings or fencing, following the completion of the replacement programme, then you must first seek approval from your area management team.

This document can be provided in large print, audio,  
electronic & Braille formats.

If you require this information in another language  
Please ring 0151 510 5000

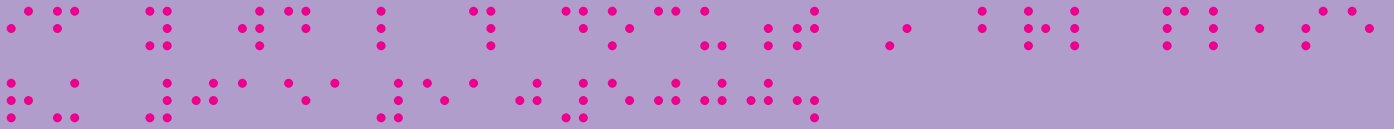
যদি আপনি এই তথ্য অন্য ভাষায় পেতে চান, তাহলে দয়া করে 0151 510 5000 নম্বরে ফোন করুন।

यह सूचना यदि आपको किसी अन्य भाषा में चाहिये तो कृपया नंबर 0151 510 5000 पर  
फोन करें।

یہ معلومات اگر آپ کو کسی دیگر زبان میں چاہیے تو براۓ مہربانی نمبر 0151 510 5000 پر فون کریں۔

如果你需要其他語文版本的本資訊，請致電 0151 510 5000

Jeśli chcieliby Państwo otrzymać powyższe informacje w innym języku prosimy  
zadzwońić pod numer 0151 510 5000



## How to contact us

Halton Housing Trust, Dresbury Point, Green Wood Drive, Manor Park, Runcorn, Cheshire, WA7 1UG

Telephone: 0151 510 5000 Fax: 0151 510 5100

Email: [info@haltonhousing.org](mailto:info@haltonhousing.org) Website: [www.haltonhousing.org](http://www.haltonhousing.org)

Company Registration Number: 5099862 Registered Charity Number: 1111346 Tenant Services Authority No L4456

To report a repair call freephone 0800 195 3172  
or from a mobile on 0303 333 0101.