

INDIVIDUAL GARDEN MAINTENANCE POLICY

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EIA Required?	<input type="checkbox"/>
EIA Completed?	<input type="checkbox"/>
Revision number:	03
Lead officer:	Anila Khalid

1 INTRODUCTION

1.1 Stockport Homes Group (SHG) aims to improve the environmental quality of its neighbourhoods whilst meeting the needs and aspirations of tenants.

1.2 In order to contribute to this, SHG works with tenants, private residents and private landlords to ensure that individual gardens are well maintained and free from rubbish. This promotes sustainable neighbourhoods that are clean, tidy and places that people want to live.

1.3 Tenants are required to maintain their individual gardens as a condition of their tenancy agreement.

2 STRATEGIC LINKS

2.1 This policy links to

- Neighbourhood Inspection and Customer Walkabouts Policy and Procedure
- SMBC Tenancy Agreement
- SHG Assured Shorthold Tenancy Agreement
- SHG Assured Tenancy Agreement
- Empty Homes Management - The Role of Property Management, Repairs & Housing Management Policy and Procedure Tenancy Visit policy
- Eyes Wide Open Policy Statement
- Tree Policy
- Introducing, Reducing and Amending Service Charges Policy & Procedure
- The Lettable Standard
- Rechargeable Repairs Policy
- Tenancy Breaches Policy and Procedure
- Fences and Boundaries Policy
- Greenspace Strategy

3 KEY FEATURES OF THE POLICY

3.1 Tenants are responsible to maintain their garden and keep it in a tidy condition and free from rubbish in line with Stockport Council's and SHG's Tenancy Agreement

3.2 An unacceptable garden may contain any of the following issues (this is not an exhaustive list):

- Overgrown and untidy grassed areas
- Overgrown or unauthorised planting of hedges, shrubs, and trees

- Rubbish and litter
- Animal faeces
- Accumulation of refuse and overflowing recycling bins
- Untidy paths and ginnel/alley ways
- Unauthorised parking of vehicle (not on a hard standing)
- Unapproved structures (e.g., fencing, sheds, ponds)
- Presence of hazards and/ or health and safety issues.

3.3 SHG will monitor the condition of non SHG properties situated on estates we manage and take appropriate action which could include referrals for support or legal action via partners e.g., the Council.

3.4 Privately owned/rented gardens that are a poor condition, such as filthy and verminous can be referred to the Housing Standards Department within Stockport Council.

3.5 During monthly estate inspections or any other estate/tenant visits, any unacceptable gardens that are identified by the NHO/SILO's will be recorded. The NHO/SILO will liaise with the tenant, private resident or private landlord and follow the garden maintenance procedure to deal with the condition of the garden. Tenants may be recharged if SHG has to carry out work to restore the garden to an acceptable standard.

3.6 In some circumstances it may be necessary to take legal action if tenant fails to engage and all other avenues have been exhausted.

4 EQUALITY IMPACT ASSESSMENT

4.1 This policy is accessible to all including those with protected characteristics as outlined in the Equality Act. However, where appropriate action can be taken where necessary to take into consideration individual's needs or circumstances.

5 OWNERSHIP, MONITORING AND REVIEW

5.1 This Policy is owned by the Operations Directorate and will be monitored by the Operations Management Team.

5.2 The Policy will be reviewed in line with the Operations Management Policy and Procedure Review Schedule.