



HILLINGDON
LONDON

Alleygating Scheme

Report to Corporate Services Policy Overview
Committee 12 January 2021



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1. Introduction to the Private Alleygating Scheme

1.1 Chrysalis Community Safety Private Alley Gating

Each year the council makes some £1m available through its Chrysalis programme to help residents and community groups to improve local facilities. Within the overall Chrysalis programme, around £30k is earmarked each financial year to support alley gating and community safety schemes including improvements to fencing and lighting which enhance public safety.

The private alleygating alley gating scheme, introduced some 15 years ago, assists residents in securing their privately owned alleyways against intrusion by others by installing lockable gates which can dramatically improve the quality of life for residents and businesses. Not only can the gates reduce the likelihood of burglars gaining access to the rear of properties they can also protect the alley from fly-tipping and other anti-social behaviour.

Chrysalis funding contributes up to 90% of the cost of alley gates to successful applicants. Once the gates are installed future maintenance and ownership is the responsibility of the residents themselves. For example, the council does not administer replacement keys, encouraging neighbourhood engagement and responsibility.

Businesses who wish to apply for alley gates will be expected to contribute between 50 to 70 percent, each scheme is treated on a case by case basis. Electronic gates are not usually provided within the scope of this scheme however, they may be considered where there is evidence that a management company has been established and that there are sufficient financial resources to fund the ongoing maintenance of the gates.

Following a competitive tender, a framework agreement is in place up to March 2024 for a preferred fencing/gating contractor, which means that residents no longer need to provide three quotations to support their application.

Full details on how to apply can be found on the Council website at www.hillingdon.gov.uk/article/2707/Secure-your-alleyway

An information pack which is downloadable is included in appendix A and detailed Ward level data from 2018 to date is shown in appendix B. In the years from 2008-09 to 2017-18 in total 112 schemes were implemented across the borough. These are listed within the Historical Data in appendix B.

Over the years, extensive positive feedback has been received from the residents benefitting from the increased security which the alley gating scheme provides. The most recent feedback received 16 December 2020 from the Lead Resident of a recently completed alley gating scheme where four gates were installed protecting 70 households in Cavendish Ward.

"The gates are fabulous, and I would like to pass on our thanks from all the residents to those in Hillingdon Council that made this happen"

1.2 Better Neighbourhood Fund LBH Housing-owned Alley Gating

Throughout each year gating schemes are also implemented on Housing-owned land as part of the Better Neighbourhood Fund.

£156k Better Neighbourhood funding is available each year for improvements on LBH Housing-owned land, to benefit the wider community. This includes proposals which support local priorities such as:

- Gating schemes
- Pathway improvements
- Communal area improvements

More information on the Better Neighbourhood Funding initiative can be found on the Council website at www.hillingdon.gov.uk/bnf

In this instance consultation is undertaken with residents affected to ascertain their support for alley gating proposals and keys are held by the relevant Tenancy Management Officer.

2. Key Data April 2018- To Date

2.1 Chrysalis Data

Full information at ward level is provided within appendix B showing the number of enquiries received, applications approved, number of households covered and financial costs from April 2018 to date.

As a summary, over the three financial years (2018-19, 2019-20 and 2020-21) to date, in total:

23	enquiries received
23	applications received (these will have also originated from pre 2018-19 enquiries)
19	applications approved (4 new applications are currently being processed)
378	households across the borough have benefited
£65,366	total cost to the Council
£ 8,609	total contribution from residents

Average contribution for the Council per household	£173
Average contribution from each household	£ 23

2.2 Better Neighbourhood Fund Data

Full information is also within appendix B.

As a summary, over the three financial years (2018-19, 2019-20 and 2020-21) to date, in total:

14	BNF alleygating schemes approved
311	households have benefitted
£65,613	total cost to the Council

Average cost per household (Gates include black powder coating) £211

3. Specific information requested

To contribute towards the report to Corporate Services Policy Overview Committee, the Chairman requested specific information on the following points:

- ***Ongoing maintenance of alleygates.***
Gating of private alleyways is a self-help scheme, where residents organise the scheme themselves with financial support of the council

Information given on-line and within the information pack is very clear from the outset that residents accept direct responsibility for the security of the keys and for upkeep and repair of the gates once they are installed, as per the extract below:

Who is responsible for the gates once they have been installed?

The residents are responsible for all future management of the scheme including any liability of the residents group arising out of their responsibility in relation to costs of repair or reinstatement of the gates.

All ongoing maintenance and including damage to or loss of gates is the sole responsibility of the residents - not the police or local authority. All gates will be installed with a minimum of 12 months warranty against construction failure.

Please note: The council does not carry spare keys for any gating scheme. Residents are recommended to seek advice on public liability insurance for the gates in the event of future damage/maintenance. If unsure, please contact the [Community Engagement team](#) for further advice and guidance

Guidance provided recommends that once a scheme has been approved, a designated bank account is opened to collect the contributions and that lead residents should collect a small amount of extra money from each household in order to establish a sinking fund to cover any future repairs and maintenance.

- ***How new residents, who move in/replace previous owners are made aware of the scheme.***

The responsibility of providing the key to the gate is by the previous owner of the property. If a key was not provided the new resident/s is advised to speak to a neighbour to get a new key cut.

If this is not successful, officers can offer to contact the Lead Resident to ask them to introduce themselves and provide a master key to be cut.

- ***Interaction with estate agents around schemes that are live.***

There is no formal interaction with estate agents as part of the alley gating scheme. Occasionally if there has been any difficulty in contacting landlords, then letting agents have been contacted for their assistance.

4. Current status

Since the inception of the Alley gating initiative, many of the more straightforward schemes have already been implemented. The initiative remains popular with residents affected by crime and/or anti-social behaviour, with four live enquiries currently being supported to develop into formal applications.

5. Supporting documents

Appendix A: Alleygating Information Pack

Appendix B: Chrysalis and Better Neighbourhood Fund Alleygating Data by Ward 2018 to date