

Neighbourhood and Community Forum

2 December 2026, 10:00am – 11:30am, Online, Teams

Agenda

10:00 Welcome, introductions and housekeeping

Dawn Smithson, Head of Estates, Thirteen Group and Club Chair

When Trees Become a Housing Issue: Managing Risk, Complaints and Liability Across Your Estates

Trees are a vital part of our neighbourhoods and green spaces, but they can also create complex legal, operational and property-management issues for housing providers.

In this practical session, Sarah Dodd of Tree Law will explore some of the most common challenges arising from trees across housing estates, including boundary disputes, property damage, tree failure, Tree Preservation Orders and conservation areas. Using real-world examples and an interactive mapping case study, the session will look at how housing teams can identify potential risks earlier, understand the legal issues involved and make better-informed decisions when managing trees and green spaces.

Sarah Dodd, Founder & CEO, Tree Law

Anti-Social Behaviour (ASB) & Environmental Design: Designing Out Disorder

Well-designed housing estates play a critical role in promoting safety, wellbeing and a greater sense of pride and belonging.

This session will explore how landlords can shift from reactive ASB enforcement to proactive environmental design.

We'll discover how tactical landscaping, smart LED lighting layouts, pruning overgrowth to eliminate blind spots, zoning open spaces can eliminate opportunities for crime, improve regulatory requirements, and foster a safer, more resilient community.

Lyn Poole, Development Officer, Secured by Design, Police Crime Prevention Initiatives

Including a Q&A and a discussion

11:20 Wrap Up & Key Takeaways

11:30 Next Steps and close

Dawn Smithson, Head of Estates, Thirteen Group and Club Chair