

# Resident Questions for Housing Area Panel

Reference Number: W2.8

<b>Department</b>	Housing
<b>Date question raised</b>	20.10.2022
<b>Week of Area Panel</b>	12.12.2022
<b>Area in city</b>	West
<b>Star rating applied by residents</b>	2
<b>Deadline for officer response</b>	Wednesday 16 <sup>th</sup> November 2022
<b>Name of officer responding</b>	Theresa Youngman
<b>Officer job title</b>	Programme Delivery Manager

## Resident Question

<b>Title of Question</b>	Ingram Crescent: Carpets in Communal hallways
<b>Issue:</b>	The carpets in the communal hallways of blocks at Ingram Crescent are very old and badly in need of replacing. It was noted that carpet might not be the most appropriate replacement – lino or tiling can be more hygienic and longer lasting.
<b>Background:</b>	
<b>Action requested by residents:</b>	Request information on whether there are any plans to update the carpets at Ingram and how residents will be consulted on this process

## Officer Response

<b>Officer contact details:</b>	Lloyd Jenkins <a href="mailto:lloyd.jenkins@brighton-hove.gov.uk">lloyd.jenkins@brighton-hove.gov.uk</a>
<b>Officer Response:</b>	<p>Latest Stock Condition Surveys suggest that communal floor coverings to all 10 blocks on the Ingram Estate is due for renewal in 2040.</p> <p>An inspection of all communal flooring areas of all blocks on the Ingram Estate was undertaken on the 11.11.2022.</p> <p><b><u>Sanders House</u></b></p> <p>Senior Scheme was decorated in 2018, flooring is laminate and in good condition.</p> <p><b><u>Muriel House</u></b></p>

	<p>Senior Scheme flooring is laminate and in good condition. Internal decorations will be carried out as part of the ‘senior improvements programme’, provisionally programmed for 2024 – 2025.</p> <p><b><u>Knoll House</u></b></p> <p>Laminate flooring throughout and in good condition. No works planned here.</p> <p><b><u>Jordan Court / Stevens Court / Wish Court / Benson Court / Ingram Court / Lovegrove Court / Mountbatten Court</u></b></p> <p>Flooring coverings to all blocks are tired and starting to show visible signs of wear on major walkways. Carpets in areas are at the stage where carpet fibres are starting to lose their texture and tuft. Visible discolouration and stains are common throughout the blocks. Edging trims to strings and nosing to treads have started to lift slightly in blocks but overall trims and nosing are in a relatively fair condition.</p> <p>Carpets in the communal ways to the residential blocks do require attention and renewal of floor coverings is advised.</p> <p>On replacement nonslip vinyl flooring would be installed as mentioned by residents rather than carpet which we have in place at the moment, reasons for this are:</p> <ul style="list-style-type: none"> <li>• Easy to clean and maintain</li> <li>• Aesthetically pleasing for residents</li> <li>• Extremely durable</li> <li>• Variety of colour choices</li> </ul> <p>Residents will be consulted throughout the process from the start of the project and will be informed when works are due to begin and updated on the progress throughout the project.</p> <p>Residents will also be invited to have their input on colour choice for the vinyl flooring which is to be fitted to their block. Residents will receive a letter with the colour options and invited to meet the team to have their vote on the vinyl colour nearer the time of works getting underway.</p>
<b>Action:</b>	<ul style="list-style-type: none"> <li>• Programme for floor covering renewal works at Ingram Crescent Estate</li> <li>• Managed as one project with works to all blocks completed and delivered in one financial year</li> <li>• Works provisionally programmed for 2025 – 2026, however, depending on budgets and other works possible potential to</li> </ul>

	<p>bring works forward and carried out in the 2024 – 2025 programme.</p> <ul style="list-style-type: none"> <li>• Internal decorations to be considered to all blocks which require new floor coverings.</li> <li>• To carry out internal decoration works whilst carrying out floor renewal would demonstrate BVFM any damage to walls whilst renewing floor coverings would then also be made good.</li> </ul>
<b>Start date:</b>	<p>Earliest – 2024 – 2025 Programme  Latest – 2025 – 2026 Programme</p>
<b>End date:</b>	<p>As stated above.</p>

