

# Resident Questions for Housing Area Panel

Reference Number: C2.4

<b>Department</b>	Housing
<b>Date question raised</b>	23/08/2022
<b>Date of Area Panel</b>	11/10/2022
<b>Area in city</b>	Central Area
<b>Star rating applied by residents</b>	2 Star
<b>Deadline for officer response</b>	19/09/2022
<b>Name of officer responding</b>	Geofrey Gage
<b>Officer job title</b>	Head of Housing Investment and Asset Management

## Resident Question

<b>Title of Question</b>	Front Doors at Essex Place
<b>Issue:</b>	The front doors to flats at Essex Place are not compliant with post-Grenfell safety regulations.
<b>Background:</b>	<p>Residents were consulted about new doors three or four months ago and told that work was about to start. There has been no action or communication since.</p> <p>It is not clear whose responsibility it is to replace the doors of leaseholders' flats. Leaseholders have not been informed that their doors do not meet safety standards, so there is concern these won't get done and there will be a continued fire risk.</p> <p>Before the Grenfell fire, some leaseholders paid the Council to replace their doors. If these are now substandard, who pays for the replacement?</p>
<b>Action requested by residents:</b>	Immediate communication with Essex Place residents about when work on installing new doors will start and what leaseholders' responsibilities are.

## Officer Response

<b>Officer contact details:</b>	Ryan Mulliner – Project Manager Doors & Windows Planned Works Programme <a href="mailto:Ryan.mulliner@brighton-hove.gov.uk">Ryan.mulliner@brighton-hove.gov.uk</a>
<b>Officer Response:</b>	Thank you very much for the above questions. Engagement was made earlier this year regarding the front door replacements to the properties within Essex

	<p>Place, which included door choice forms which most residents have kindly returned and are now held on file. Unfortunately, there has been a resource issue with the current door supplier and AD Construction, our door replacement contractor, who are currently in the process of obtaining a new door supplier for the Brighton contract. I will ensure that further communications are sent to all residents affected and updated fully on the process.</p> <p>Residents requested sight of the door colours and we are arranging for samples to be made available for this purpose and will hold an open day for viewing these and will send invites to residents accordingly. We will provide further updates with residents as soon as possible.</p> <p>With regard to the leaseholder aspect, it should be noted that the doors installed met the requirements of the time. We will be seeking committee consideration regarding charges to leaseholders for replacement of doors to meet the new and current certification requirements and will report on this accordingly with Committee decision.</p>
<b>Action:</b>	Further resident engagement to be arranged following new supplier being appointed with time frame for programme of installs and open day for colour choice
<b>Start date:</b>	N/A
<b>End date:</b>	N/A