

North Area

Responses to 2 stars (★★) items from resident only meetings

September 2020 Area Panel

1. Lift at Elwyn Jones Court

A new lift is currently being installed at Elwyn Jones Court and the configuration of the doors will make it difficult for scooter, mobility frame and wheelchair users to access it safely, the new lift has a single door rather than a double which opens on the wrong side making it difficult to exit the lift.

Please confirm that the configuration of the doors in the new lift has been changed to make it suitable and safe for all residents.

Response

Miles Davidson, Housing Sustainability & Affordable Warmth Manager.

Tel: 01273 293150

The building of the new lift shaft and installation of the lift is now complete at Elwyn Jones Court. The lift came into service at the beginning of February. Our own Lift Engineer was in regular contact with residents prior to and during the works. Unfortunately, due to the new lift shafts proximity to a non-structural wall the option for centrally opening doors similar to the existing lift was not available to us. To mitigate the change in design, the new lift doors were specified to be 200mm or 25% wider than the existing lift which will provide lift users with an increased field of view when exiting the lift. The installation of a 2nd lift on site has improved accessibility for residents and we have received positive feedback in this respect.

2. Update on Windows on Bates Estate

Replacement of Bates Estate windows are not in the 2020/21 planned maintenance programme. The residents of Bates Estate would like confirmation of when their windows will be replaced.

Response

Marcus Richardson, Survey and Contract Manager. Tel: 01273 291051

One block was programmed for replacement in 2020/21, however due to the impact of Covid-19 on our procurement programme, this has been moved to the 2021/22 programme. In addition to this we will also be looking at two blocks with a view to renewing the communal windows, which are in poor condition.

Moving forward under the planned works programme we are looking at the viability of doing window replacement to the estate, but given its size, this amounts to a significant amount of money, so this may be scheduled as a rolling programme where we renew 1/2 blocks each year, to enable the window budget to also accommodate other priority replacements across the city. All residents affected by the window replacement will be consulted with before works commence.

3. Lewes Road central reservation

The central reservation along Lewes Road from Brighton University to Coldean Lane has got very tall, yellow wildflowers growing on it. These obstruct the view of both drivers and pedestrians. It is requested that there is alternative planting that will be safer for those using the Lewes Road.

Response

Robert Walker, Head of Operations – City Parks. Tel: 01273 294349

We have, in recent years taken to cutting the flowers in the Lewes Road twice although this was not the initial plan a May cut has proved effective at limiting the height of the wild flower display. This year no May cut was made due to the impact of Covid on staff numbers but it is planned to return to that cutting regime next year. The whole area will be given the autumn cut early this year to clear the views.

4. EDB work to clear brambles from bottom of Davey Drive

An EDB bid to clear the brambles from the bank at the bottom of Davey Drive was agreed. When the contractors came out they only cleared a narrow strip along the bottom of the bank and did not clear the whole bank as had been specified in the bid. Area Panel request the contractors be called back to complete the task in full.

Response

Eddie Wilson, General Manager - Housing Services Tel: 01273 293669

Work was carried out on the 24th June 2019 to cut back the bramble bank that was impeding pedestrians along Davey Drive up to the corner of Horton Rd. It also covered the steps leading to Roedale Court. Although the original bid was quoted as 54 Hours to completely remove the brambles, Mears assessed this as impractical and instead, cut back the foliage as far as was possible. I have attached some photos of the completed work. Please be aware that the council have only been billed for 5 hours work instead of the 54 that was quoted. The maintenance of these areas is usually carried out by Cityparks as required when mowing the turf around Roedale Court. Should the area become overgrown and require attention, then residents should contact Cityparks in the first instance.