



Guidance for laminate flooring (in houses, bungalows and ground floor flats)

Applications are automatically denied for laminate flooring in flats and maisonettes above ground floor level. This is due to the potential for noise nuisance to neighbouring properties

Laminate flooring are only permitted in houses, bungalows, and ground floor flats and the following conditions would apply if permission is granted:

- The standard of workmanship must be to the satisfaction of Ongo Homes and carried out by qualified and competent trade person. A permission form must be completed including a sketch of the proposed layout and written method statement.
- The asbestos report must be checked to ensure Asbestos Containing Materials' (ACM's) are not being removed or encapsulated. Any removal required will be undertaken by Ongo Homes at your expense.
- Permission will be granted on the provision that the laminate is laid to the skirting with beading moulding used, with no disruption to the original skirting.
- You will be liable for any damage to under floor services, e.g. water, electricity or gas pipes, as a result of the installation.
- Any doors that require to be adjusted to close as a result of the increased flooring height will be your responsibility.
- Any required levelling of the existing floor to allow the installation to be carried out will be your responsibility.
- The flooring is installed with the agreement that it can be removed to carry out repairs and maintenance of the property when required at the tenant's expense. You must remember that if we need access to any services below (such as wiring or pipes) for repairs, you'll need to lift the floor before we arrive. You'll then have to put the floor back, after the repair is complete.
- The Association will not accept liability for any damage to your laminate flooring that has been lifted for access purposes.
- If you end your tenancy at any time in the future you will generally be required to lift and remove the flooring prior to leaving the property.
- All tenants must have respect for their neighbours as per their tenancy agreement. Should any noise nuisance to your neighbours be deemed to be caused or exacerbated by the laminate flooring, you may need to remove it.

- All rubbish and debris relating to the works must be removed by the tenant to an appropriate disposal or recycling facility.
- No costs in connection with the work to be incurred by Ongo Homes.
- The work must be completed within 3 months of the initial request. Failure to do so will mean you having to apply again for permission.