

# **KENTISH TOWN DISTRICT MANAGEMENT COMMITTEE**

**TUESDAY, 3 SEPTEMBER 2024 AT 6.30 PM**

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## **TABLED PAPERS**

- 7. KENTISH TOWN PROGRESS REPORT - ACTION POINTS UPDATE (Pages 3 - 4)**

### **Local Issues**

- 11(a) MOTION - DIRECT LABOUR AT HOLMES ROAD (Pages 5 - 6)**

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**ACTION POINTS ARISING FROM JULY 2024 DMC MEETINGS**

<b>KENTISH TOWN DMC ACTION – 23 JULY 2024</b>			
<b>Item</b>	<b>Action</b>	<b>Responsible Individual/Department</b>	<b>Comments</b>
<b>KT/0724/01</b>	To set up a meeting with officers and MLTRA to further discuss communal heating	<b>Tenant Participation</b>	Officer will seek to arrange a meeting as request however doing so will be subject to the project team having had an update on work plans.
<b>KT/0724/02</b>	To provide information in Housing News on EPCs.	<b>Landlord Services</b>	
<b>KT/0724/03</b>	To request that the Leader of the Council write to the Government to seek an update on the current proposals for the HS2 land, and to request that Council Housing be prioritised.	<b>KTDMC Committee</b>	The DMC chair agreed to make this request directly to the Leader.
<b>KT/0724/04</b>	To arrange a meeting with the Cabinet Member for Community Safety and Borough Commander to discuss the issues that have been experienced by the Safer Neighbourhood Panel in Highgate Ward.	<b>Councillor Apak</b>	Councillor Apak has confirmed that he wrote to Cllr Pat Callaghan on 27 July requesting this meeting
<b>KT/0724/05</b>	To provide an update report on the allocations process including information on how the review of the programme was progressing, the timescales, and the metrics that would be used to measure improvements.	<b>Gerry Crowley</b> Head of Allocations Lettings and Private Housing Services	An information report on allocations will be circulated as part of the agenda for the meeting scheduled to take place on 26 November 2024.

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## Motion on Direct Labour Force

In view of increasing energy bills and repair and maintenance costs, this DMC resolves to call upon Camden Council to acknowledge the vital importance of the direct labour repair team in Camden, to strengthen the direct labour force, to increase apprenticeships for young men and women and to maintain the Holmes Road repair depot as a model and centre for repair excellence in Camden.

### Background note:

Camden Council's direct labour force has a long and proud history. In St Pancras & Somers Town ward, direct labour built Park View House (then known as Cecil Rhodes House), for example. We know direct labour is cheaper and more efficient than using external contractors. Direct labour can also provide excellent long-term training and apprenticeships for local people.

Holmes Road depot, built in 1976 and expensively refurbished in 2017-2021 and one of the finest works depots in London, is under threat. Under a deal with Yoo Capital to develop the Holmes Road site, the depot will have to be re-provisioned – even after Camden spent more than £8m refurbishing it. The rumour is that it will be located near York Way. However, moving the depot will take years and £millions and there is a risk that the depot will close and never re-open and that the skilled direct labour force will disappear with it.

In order to provide the skilled labour force under democratic control that is needed for net zero as well as fulfilling Camden's repairing obligations, we need to keep and strengthen our direct labour force and to keep Holmes Road depot. It will help us to save money, to develop local economies and to provide training for future generations.

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