

THE LONDON BOROUGH OF CAMDEN

At a meeting of the **GOSPEL OAK DISTRICT MANAGEMENT COMMITTEE** held on **THURSDAY, 2ND MARCH, 2023** at 6.30 pm in the Kiln Place TRA Hall, Kiln Place, Lambale Street, London NW5 4AL

REGISTERED DMC MEMBERS PRESENT

Terence Ewing (Chair) - Camden Association of Street Properties
Robert Robbins (Vice Chair) - Gospel Oak 7&8 TRA
Rita Thorpe (Vice Chair) - Kiln Place TRA
Charlotte Myhrum – Forge, Mutton & Castle Road TRA
Daniel Key – Castle Road TRA
Derrick White – Wendling TRA
Edwin Philip Daniels – Bacton Tower TRA
Gerard O'Connell – Beaumont Walk TRA
Joy Palmer - Camden Association of Street Properties (GO)
Martin Drexler – Kingsland TRA
Mary Smith – Woodfield and Barnfield TRA
Sarah Jensen – Mansfield Road TRA
Sue Taylor – Ludham and Waxham

OTHER RESIDENTS PRESENT

Phil Oliver

COUNCILLOR OBSERVERS ABSENT

Councillors Kemi Atolagbe, Marcus Boyland, Pat Callaghan, Lorraine Revah, Jenny Mulholland and Stephen Stark

OTHER COUNCILLORS PRESENT

Councillor Meric Apak

OFFICERS PRESENT

Ben Lynn, Principal Committee Officer
Deana Taziny, Landlord Services Manager
Ododo Dafe, Head of Housing Transformation
Scot Reid – Head of Property Customer Services and Engagement
Stanton La Foucade, Tenant Participation Coordinator

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of the Gospel Oak District Management Committee and any corrections approved at that meeting will be recorded in those minutes.

MINUTES

1. REGISTRATION OF TENANTS' ASSOCIATIONS AND CO-OPTION OF TENANT REPRESENTATIVES

The DMC considered the list of registered tenant and resident associations (TRAs) provided by the Tenant Participation Service listed at Appendix A to the agenda and those TRAs whose registration had lapsed, which were listed at Appendix B.

2. APOLOGIES

No apologies were received.

3. ANNOUNCEMENTS

Jean Sinnott

The Chair announced and led a one-minute silence following the death of DMC member Jean Sinnott.

Turkey & Syria Earthquake

The Chair expressed condolences to those who had been affected and led a one-minute silence to mark respect to those who had lost their lives and had been impacted by the disaster.

Beaumont Walk Bid

The DMC representative from Beaumont Walk announced that there had been delays in progressing with the project that had been agreed at a previous meeting. There was concern that if the project was not completed during this financial year, the money agreed by the DMC would be unallocated. Officers agreed that the funding could be ringfenced and paid from the 2022/ 2022 DMC budget, even if the project payment was completed during the 2023/ 2024 financial year.

Hybrid meetings

The Chair asked for member observations around the DMC continuing to hold meetings in person only, or whether the meetings should return to a hybrid setup to allow online attendance.

After a discussion, the Committee voted and

RESOLVED -

THAT future meetings of GODMC should be held as hybrid meetings.

4. DECLARATIONS OF INTEREST OF ITEMS ON THIS AGENDA

For transparency, the Chair declared that he had an ongoing complaint with Camden about the consultation around the home visits being carried out by the Housing team.

He also had an ongoing complaint in relation to the candidate selection for the Housing Panel.

No other declarations were made.

5. NOTIFICATION OF ANY ITEMS OF BUSINESS THAT THE CHAIR DECIDES TO TAKE AS URGENT

There was no such business.

6. MINUTES AND PROGRESS REPORT

RESOLVED –

THAT the minutes and progress report be agreed.

7. HOUSING SERVICES REPORT

Consideration was given to the report of the Director of Housing and Director of Property Management.

After an introduction from the Landlord Services Manager, the Committee discussed the report and the following comments were made:

The Head of Property Customer Services and Engagement clarified to the Committee that GEM were paid for completion of jobs and not per callout.

Many members raised issues with lifts in their estates and the length of time taken to repair lifts when they broke down. Members were also concerned with the number of repairs certain lifts required, with an example of given of 10 repair callouts for the same lift. The Cabinet Member for Better Homes said that there was an expectation for repairs jobs to be completed within 2 days of being logged. The Head of Property Customer Services and Engagement agreed to take away these issues of lift repairs and provide an update at the next meeting.

Action by: The Head of Property Customer Services and Engagement

DMC members thought that it would be useful if the system for logging repairs could flag repeating issues. The Head of Property Customer Services and Engagement said that the new system would highlight reoccurring jobs.

The Cabinet Member for Better Homes commented that it had been difficult to recruit experienced, high quality operatives as the industry had shrank. There was a lot of competition for experienced people.

Members from Wendling TRA and Ludham and Waxham TRA asked whether their estates still received hot water through the Royal Free Hospital, they had an ongoing enquiry with the Director of Property Management. The Head of Property Customer Services and Engagement agreed to follow up with a response to the enquiry.

Action by: the Head of Property Customer Services and Engagement

The Head of Property Services and Customer Services and Engagement said that a report would be prepared that would contain information about any plans to replace old heating systems.

Action by: The Head of Property Customer Services and Engagement

A DMC member asked about the plans for moving the telephone service away from analogue. They wanted to know if Camden were going to ask the new provider to update the system so that the costs would not be taken on by Camden. The Head of Property Customer Services and Engagement commented that the service was still in the procurement process but agreed to take away and provide a response.

Action by: the Head of Property Customer Services and Engagement.

The DMC were concerned with the impact of damp and mould on residents, particularly those who were vulnerable. The Head of Property Customer Services and Engagement agreed to bring an update on damp and mould to the next meeting.

Action by: the Head of Property Customer Services and Engagement.

RESOLVED –

THAT the report be noted.

8. GOSPEL OAK DMC BUDGET

Consideration was given to the report of the Head of Landlord Services.

Kiln Place TRA – new tables and planter

The bid was outlined by the representative from Kiln Place TRA.

RESOLVED –

THAT the bid from Kiln Place TRA be agreed.

Mansfield Road TRA

The bid was outlined by the representative from Mansfield Road TRA.

RESOLVED –

THAT the bid from Mansfield Road TRA be agreed.

Clarence Way TRA

The bid was outlined by the Tenant Participation Coordinator.

Members asked whether other TRAs that did not have TRA halls could use the refurbished hall. The Tenant Participation Coordinator said that this would be the case as and when negotiated.

RESOLVED –

THAT the bid from Clarence Way TRA be agreed.

Kiln Place TRA – Gospel Oak children football camp

The bid was outlined by the representative from Kiln Place TRA. In response to questions from the DMC, the representative gave the following information:

- The company that ran the camp was called Realm Sports
- The money requested was to pay the coaches who would run camps for three weeks over Easter, six weeks over summer and also during October half term.
- The company and coaches had undergone all necessary screening.

RESOLVED –

THAT the bid from Kiln Place TRA be agreed.

DMC representatives from Mansfield Road TRA and Cayford House TRA asked officer for updates on their bids. The Landlord Services Manager agreed to provide updates on these bids for the next meeting.

Action by: the Landlord Services Manager

RESOLVED –

THAT the report be noted.

9. UPDATE FROM THE CABINET MEMBER FOR BETTER HOMES

Consideration was given to the report of the Cabinet Member for Better Homes, who introduced the report.

In response to a question about Camden officer working from home, the Cabinet member commented that as an employer, Camden needed to be flexible and have trust in its staff.

RESOLVED –

THAT the report be noted.

10. LOCAL ISSUES

There were no local issues.

11. DATES OF MEETINGS 2023/ 2024

The dates were noted.

12. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

There was no such business.

The meeting ended at 8.45 pm.

CHAIR

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MINUTES END