

# HAMPSTEAD DISTRICT MANAGEMENT COMMITTEE

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THURSDAY, 21 SEPTEMBER 2023 AT 6.30 PM  
TAPLOW TRA HALL, UNIT 7, TAPLOW, ADELAIDE ROAD, LONDON, NW3 3NY

Enquiries to: **Vinothan Sangarapillai, Committee Services, Committee Services**  
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**CHAIR**  
**Toyin Majiyagbe (Taplow TRA)**

**VICE CHAIRS**  
**Anne Ward, 5-7 Belsize Grove**  
**Arun Kumar, Abbey Green TRA**

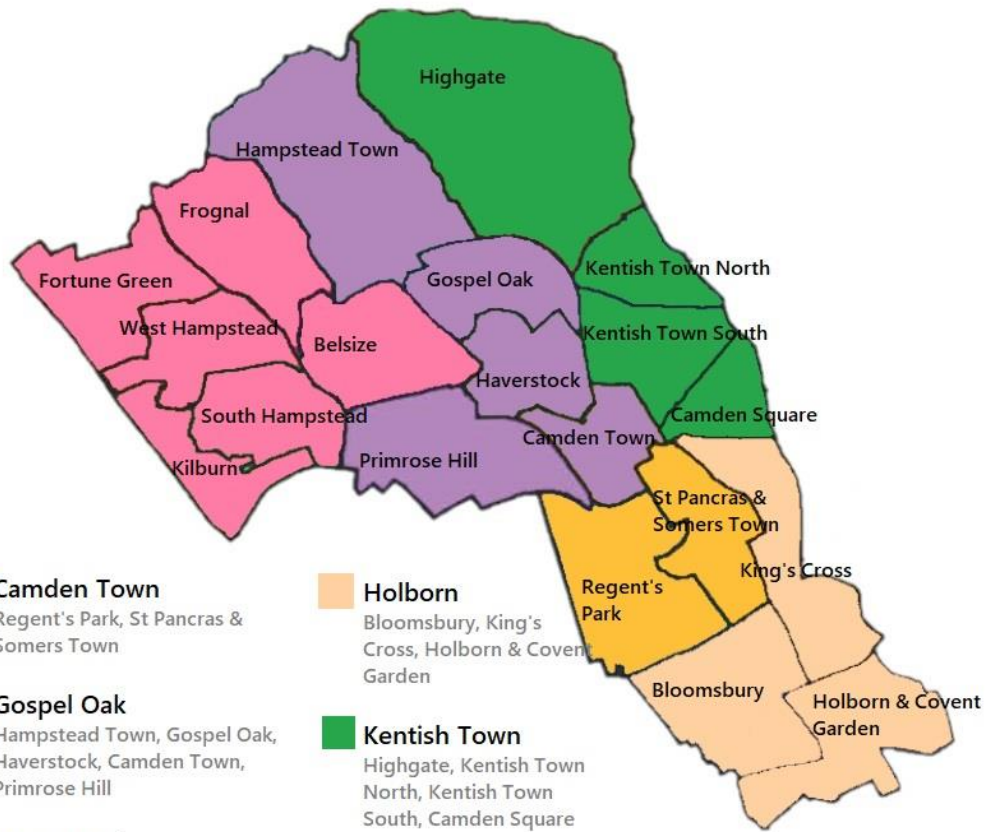
**A full list of voting DMC members and substitutes is set out at Item 1.**

**COUNCILLOR OBSERVERS**  
**Councillors Nancy Jirira (LD), Gio Spinella (C) and Nanouche Umeadi (L)**

**SUBSTITUTE COUNCILLOR OBSERVERS**  
**Councillors Richard Olszewski (L) and Tom Simon (LD)**

Please note that all DMCs should aim to complete their business within 3 hours from when the meeting starts, and DMC Chairs will seek to ensure that the agenda for the meeting is completed within this timeframe. However, if the meeting has not ended after 3 hours Council officers still in attendance will leave the meeting. The DMC may, if it wishes, continue its meeting informally without council officer attendance.

Issued on: Thursday, 7 September 2023



**Camden Town**

Regent's Park, St Pancras & Somers Town

**Gospel Oak**

Hampstead Town, Gospel Oak, Haverstock, Camden Town, Primrose Hill

**Hampstead**

Fortune Green, Frognal, West Hampstead, South Hampstead, Belsize

**Holborn**

Bloomsbury, King's Cross, Holborn & Covent Garden

**Kentish Town**

Highgate, Kentish Town North, Kentish Town South, Camden Square

# HAMPSTEAD DISTRICT MANAGEMENT COMMITTEE

## 21 SEPTEMBER 2023

### AGENDA

1. **REGISTRATION OF TENANTS ASSOCIATIONS AND CO-OPTION OF TENANT REPRESENTATIVES** (Pages 7 - 10)

**Appendix A** lists those Tenants Associations (TAs), which have satisfactorily completed the registration process at the date of despatch of this agenda. It gives details of the representatives of those Associations to be co-opted onto the DMC, in accordance with the constitution, together with the names of the substitutes.

**Appendix B** lists those TAs whose registrations have lapsed. If a TA wishes to register it must hold an Annual General Meeting (AGM), open to all members, once a year (with an independent observer in attendance). The minutes must be sent to the Tenants Participation Team together with a membership list and a completed registered form.

2. **APOLOGIES**

3. **ANNOUNCEMENTS**

4. **DECLARATIONS OF INTEREST IN ITEMS ON THIS AGENDA**

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

6. **MINUTES**

(Pages 11 - 20)

To approve and sign the minutes of the Hampstead DMC held on 22<sup>nd</sup> June 2023.

**7. HAMPSTEAD DMC PROGRESS REPORT - ACTION POINTS UPDATE** (Pages 21 - 36)

The DMC is asked to note the progress of the action points arising from the previous meeting.

**8. CONSOLIDATED HOUSING SERVICES REPORT** (Pages 37 - 68)

Report of the Director of Housing and Director of Property Management.

At this DMC round, members have asked that the report includes performance information to understand and seek to improve contractor performance and address tenants and residents' concerns. Areas for focus are rent arrears, repairs, major works and fire safety, CCTV upgrades, caretaking, grounds maintenance and complaints.

DMCs are asked to comment on the reports, and highlight any area for further discussion.

**9. HAMPSTEAD DMC BUDGET REPORT** (Pages 69 - 72)

Report of the Head of Tenancy Services.

TRAs will be asked to provide an update to the meeting regarding the progress of agreed bids, including an update on the associated spend. TRAs are invited to circulate any relevant information in advance through the clerk.

TRAs are encouraged to submit bids as soon as possible, so they can be properly assessed and prepared by officers, ready for submission to the DMC. TRAs are reminded that verbal bids cannot be accepted at DMC meetings as, in line with the guidelines, officers need to be able to assess bids before passing them to the DMC.

For more information on DMC bids, please see our webpages: [www.camden.gov.uk/district-management-committees](http://www.camden.gov.uk/district-management-committees).

**10. LOCAL ISSUES**

To consider any local issues raised by DMC representatives.

## **11. MINUTES FOR REFERENCE**

To note the minutes of the following group meetings:-

- i) Leaseholders' Forum (available at: <http://tinyurl.com/camdenlf>)
- ii) Camden Association of Street Properties (available at <http://www.camdencasp.org.uk/casp-meeting-minutes/>)
- iii) Fire Safety Advisory Panel (available at <https://tinyurl.com/camdenfsap>)

Hard copies available on request.

## **12. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**

**AGENDA ENDS**

The date of the next meeting will be Wednesday, 6 December 2023 at 6.30 pm