

THE LONDON BOROUGH OF CAMDEN

At a meeting of the **KENTISH TOWN DISTRICT MANAGEMENT COMMITTEE** held on **TUESDAY, 13TH JUNE, 2023** at 6.30 pm in the Kennistoun and Willingham TRA Hall, Willingham Terrace, Leighton Road, London NW5 2UY

REGISTERED DMC MEMBERS PRESENT

Derek Jarman (Chair)	Kennistoun & Willingham TRA
Ms Jane McWilliams (Vice-Chair)	Brookfield Estate TRA
Mrs Momota Khatun (Vice-Chair)	St Pancras Way Est TRA
Steve Barton	Holly Lodge Residents Association
Mr Joshua Cedar	Holly Lodge Residents Association
John Cowley	Camden Square TRA
Petra Dando	Camden Association of Street Properties
Andrew St. John	Raglan Estate TRA
Andrew Pierce (Sub)	Camden Association of Street Properties
Mr J Loughran	Ingestre Road Tenants
Mrs Pauline Stafford	Maiden Lane TRA
John Webb	Kennistoun & Willingham TRA

OTHER RESIDENTS PRESENT

Kevin Lawler

COUNCILLOR OBSERVERS PRESENT

Councillors Meric Apak (Cabinet Member for Better Homes)

COUNCILLOR OBSERVERS ABSENT

Councillors Camron Aref-Adib, Richard Cotton, Sylvia McNamara, Andrew Parkinson, James Slater and Anna Wright

OFFICERS PRESENT

Hannah Ashely-Fraser	Head of Property Asset Management
Hugh Boatswain	Senior Tenant Participation Officer
Claire Bowman	Neighbourhood Manager
Tara Cookson	Neighbourhood Manager
Ododo Dafé	Head of Housing Transformation
Michael Webb	Head of Finance (Supporting Communities)

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 Kentish Town District Management Committee and any corrections approved at that meeting will be recorded in those minutes.

MINUTES

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

The 'A' and 'B' lists were noted.

2. APOLOGIES

Apologies for absence were received from Runa Begum Miah (Whittington TRA), Ms Helen Duff (Ingestre Road TA) and Ms Joanna Hill (Maiden Lane Estate TRA).

3. ELECTION OF CHAIR

A nomination was received and seconded for Derek Jarman and there were no further nominations.

The DMC agreed that Derek Jarman be elected as Chair for the 2023/24 Municipal Year.

RESOLVED –

THAT Derek Jarman be elected Chair for the 2023/24 Municipal Year.

4. ELECTION OF VICE-CHAIR(S)

Nominations were received for Mrs Momota Khatun and Ms Jane McWilliams and there were no further nominations.

The DMC agreed that Mrs Momota Khatun and Ms Jane McWilliams be elected as Vice-Chairs for the 2023/24 Municipal Year.

RESOLVED –

THAT Mrs Momota Khatun and Ms Jane McWilliams be elected Vice-Chairs for the 2023/24 Municipal Year.

5. CONSTITUTION AND CODE OF CONDUCT

The Constitution of the Kentish Town District Management Committee (DMC) and Code of Conduct was noted.

6. ANNOUNCEMENTS

There were no announcements.

7. DECLARATIONS OF INTEREST IN MATTERS ON THIS AGENDA

There were no declarations.

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

The Chair had agreed to accept a statement from Petra Dando gave a statement on behalf of the Camden Association of Street Properties (CASP).

9. MINUTES

Consideration was given to the minutes of the meeting held on 28 February 2023.

Following a discussion that some TRAs were experiencing issues with receiving communication between their DMC, officers confirmed they would explore providing DMCs with Camden Council email addresses.

ACTION BY: Tenant Participation

In relation to energy prices, residents asked if Camden Council were paying the same price per unit since energy prices had recently decreased, through their energy supplier LASER. It was confirmed that Camden bought their energy in advance and in bulk, therefore the level of payments currently made by tenants would not reflect current market energy prices. The Council expects the recent market decrease to be reflected in the next 6 monthly bulk purchase of energy. The Council had previously been subsidising the cost of energy for tenants and leaseholders before the recent price increase. Even if the price Camden paid for energy might decrease in the future, a possible reduction may not be passed onto residents due to the previous deficit. In response to residents asking for clarification on an energy price increase breakdown, and if it included other costs such as repair or maintenance, officers confirmed they would share a response with the DMC.

ACTION BY: Director of Finance

RESOLVED –

THAT the minutes of the meeting held on 28 February 2023 be approved as a correct record.

10. KENTISH TOWN PROGRESS REPORT - ACTION POINTS UPDATE

Consideration was given to the actions arising from the previous meeting.

To contact London Councils to ask if they can signpost to the void property report, or if they have any information or data on the subject.

Officers stated there was no related information available on the London Councils website. Residents said they would like this action to be ongoing and that a London Councils representative should be invited to the DMC.

ACTION BY: Head of Housing Transformation

To circulate to the DMC more detailed information about rent arrears

It was confirmed that the current tenant arrears stood at £15.9 million, and when credits were taken into account the figure reduced to £11.4 million. Currently approximately 50% of tenants were in credit and 50% were in arrears.

To present a report to a future DMC about mould and damp in properties in Camden.

Officers stated that Housing were aiming to close all cases by September. Whilst Housing were carrying out the visits to all Council homes in the borough, they hoped to understand better who was affected by damp and mould. They were also conducting surveys with residents which would incorporate damp and mould.

Residents stated that the Council should do more to understand the causes of damp and mould, which could route from overcrowding, ineffective mechanical ventilation and leaks. They added that some residents would benefit from guidance on how to look after their homes. Officers responded they would be conducting intelligent data analysis to work towards future prevention. Officers confirmed they would circulate information for residents on the causes and how to prevent and mitigate damp and mould to TRAs.

ACTION BY: Head of Housing Transformation

To reduce overcrowding, officers stated they were encouraging mutual property changes and downsizing; the Council would support residents through those processes to make the the best use of Council properties. Officers confirmed they would provide an update to a future meeting on progress in advertising options to residents.

ACTION BY: Head of Housing Transformation

In response to residents querying the housing allocations bidding system, it was confirmed by officers that there would be an updated Housing Allocations Policy in the upcoming year and all stakeholders would be widely consulted on ahead of any

changes. It was additionally noted, housing allocations were based on housing needs which had equalities considerations.

Residents agreed that a special meeting should be called to discuss Camden housing allocations in greater depth and receive more detailed information on the subject, ahead of the consultation and review. The Chair confirmed they would write to the other DMC Chairs with a proposal for the special meeting.

ACTION BY: Kentish Town DMC Chair

RESOLVED –

THAT the Action Point Update be noted.

11. HOUSING SERVICES CONSOLIDATED REPORT

Consideration was given to the report of the Director of Housing & Director of Property Management Supporting Communities.

HRA Budget Monitoring Update

The Director of Finance Supporting Communities gave a summary of the update, included within pages 36-39 of the papers. The following was discussed:

- The 2023 outturn had not yet been finalised and would report to Cabinet in July, however, it was stated the ongoing increase of interest rates would impact 2023/24 more than 2022/23 therefore resulting in more financial challenge to the Council.
- It was confirmed that the Community Investment Programme (CIP) was short term borrowing from the HRA to build social and private housing. The private housing sold was then used to pay back the HRA. The aim was to increase the number of social properties in the borough. The scheme was not for commercial investment.
- It was confirmed that the Council were exploring enfranchisement.

Regulatory Framework Update

The Head of Housing Transformation gave a summary of the Tenant Satisfaction Measures (TSMS) update, included within pages 40-42 of the papers. The following was discussed:

- It was confirmed that this year the Council would be conducting a survey on the 12 tenant satisfaction measures, with the first survey going out in the Autumn using a non-profit data insight company, Housemark, working with the Council. Housemark worked closely with the Regulator of Social Housing and helped develop the TSM framework and were also helping other inner London local

authorities with their surveys. The company had chosen more open-ended questions to enable more learning from resident experience.

- A resident stated that the report should capture a view from residents, they questioned how residents were empowered in the process, and said the report should be more informative. In response, officers stated that DMCs had received regular updates on how the social housing white paper progressed through parliament since 2020 and the regulatory impact on the Council and would continue to do so. This particular DMC update on the subject was about the upcoming TSMS and survey.

DMC Inclusivity Charter

The Head of Housing Transformation gave a summary of the report outlining options on how to make DMC meetings more inclusive, included within pages 43-44 of the papers.

In the proposed next steps, it stated that a DMC chair suggested that a resident conference could be held to bring together several issues of interest to resident, supported by all 5 DMC chairs. This could focus on widening participation and inclusivity of DMCs and for residents. As a residents' led conference, officers stated they would be happy to work with residents to supporting. Officers stated that it was up to the DMCs to design the conference, how they want residents to come together, and focusses of interest.

It was raised by a resident that there was a lack of knowledge sharing between TRAs before attending the DMC meeting, then at a greater level information sharing between DMCs. The resident suggested that TRAs submit bullet points to officers to include within the officer reports to DMCs. Officers agreed they would send out email to the DMC chairs outlining deadlines for DMC members to submit information.

ACTION BY: Neighbourhood Manager

The Chair suggest that Vice-Chairs, and other any residents interested, be involved in organising the conference.

A resident suggested that a sub-group of residents could formed to gather ideas to design a conference residents would engage with and attend.

12. KENTISH TOWN DMC BUDGET

Consideration was given to the report of the Head of Programmes, Housing.

RESOLVED –

THAT the following requests be approved:

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TRA	BID REQUEST	AMOUNT
Maiden Lane TRA	Firework event	£3,900.00
Maiden Lane TRA	Girls project	£1,000.00
Maiden Lane TRA	Boys project	£1,000.00
Maiden Lane TRA	Seniors project	£2,000.00
Camden Square TRA Maiden Lane TRA St Pancras Way TRA	Annual Camden Newtown Community Festival	£2,750.00
Block 9E York Way, Maiden Lane Estate	Supply and fit video entry system	£8,049.00
Greenwood Sheltered Housing Scheme	Pool and table tennis table	£325.00
Greenwood Sheltered Housing Scheme	Exercise classes for residents	£240.00
Makepeace Sheltered Housing Scheme	Gardening equipment for residents gardening group	£1,444.88
Peckwater Estate	LFB drop key security panels to all 9 blocks to prevent access by unauthorised person/s	£7,713.00
Kenbrook House	LFB drop key security panels to all 3 blocks to prevent access by unauthorised person/s	£2,571.00
Torriano Estate	LFB drop key security panels to all 10 blocks to prevent access by unauthorised person/s	£8,570.00
Rowstock	LFB drop key security panels to all 3 entrances to prevent access by unauthorised person/s	£2,571.00
91 Highgate Road Sheltered Housing Scheme	Folding tables, garden awning and parasol for communal garden	£911.17
St Pancras Way TRA	Allotment improvements	£2,000.00
St Pancras Way TRA	Weekly women's group	£1,500.00
St Pancras Way TRA	Youth group to deter ASB on the estate	£2,500.00

13. KENTISH TOWN INFORMATION REPORT

The Kentish Town Information Report was taken as read.

14. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

At the discretion of the Chair, Petra Dando gave a statement on behalf of the Camden Association of Street Properties (CASP) to the DMC about the master key scheme for Camden Council street properties. The statement outlined that CASP were concerned about resident safety and the impact on house insurance if contractors were to have access to shared street property areas. CASP had requested the Council, and now within their statement, to carry out a formal consultation about the master key scheme with residents ahead of any changes and they were awaiting a response from Camden officers.

In response, officers stated that the relevant Director would respond to CASP outside of the meeting. The Chair requested for the DMC Chair and Vice-Chairs to be informed of any response.

ACTION BY: Director of Property Management

The meeting ended at 9.15 pm.

CHAIR

Contact Officer: Rebecca Taylor

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MINUTES END