

## **THE LONDON BOROUGH OF CAMDEN**

At a meeting of the **CAMDEN TOWN DISTRICT MANAGEMENT COMMITTEE** held on **WEDNESDAY, 26TH JUNE, 2024** at 6.00 pm in the Conference Room, 3rd Floor, Crowndale Centre, 218 - 220 Eversholt Street, London, NW1 1BD

### **REGISTERED DMC MEMBERS PRESENT**

Fran Heron (Chair)	Amphill Square TRA
John Wood (Vice-Chair)	Walker House TRA
Brian Gardiner	Churchway TRA
Paul Tomlinson	Amphill Square TRA
Mahboobur Rahman	Cooper's Lane TRA
Mohammed Lukman	Godwin and Crowndale TMO
Rashida Khan (Sub)	Cooper's Lane TRA

### **OTHERS PRESENT**

Councillor Steve Adams	
Karline Krumins	Threefield
Rifa Henna Begam (Sub)	Churchway TRA

### **OFFICERS PRESENT**

Stanton La Foucade	Tenant Participation Co-ordinator
Olivier Goma	Neighbourhood Housing Manager
Ramona Damiean	Neighbourhood Housing Manager
Natasha Dickinson	Community Safety Officer
Tony Blair	Repairs Operation Manager
Andy Foster	Estate Parking and Access Manager

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

### **MINUTES**

#### **1. REGISTRATION OF TENANT AND RESIDENT ASSOCIATIONS AND CO-OPTION OF 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.

**RESOLVED –**

THAT the 'A' and 'B' lists be noted.

**2. APOLOGIES**

Apologies for absence were received from Maria Seixas (Agar Grove TMO), Richard Caylor (Bayham Place Estate TRA), Jackie Haggitt (Amphill Square TRA), Wolfram Westendorf (Godwin and Crowndale TMO), Suzie Lai (Mornington Place and Clarkson TRA), David Perris (CASP), Anne Byrne (Three Fields), Stephen Kelly (Three Fields), and Rienzi Trento (Ossulston TRA).

**3. ELECTION OF CHAIR**

**RESOLVED –**

THAT Fran Heron (Amphill Square TRA) be elected Chair of the DMC for the 2024/25.

**4. ANNOUNCEMENTS**

**Chairing the meeting**

The Chair advised that as she could not be present in person the Vice-Chair would chair the meeting in the room.

**Community Engagement workshops – Maria Fidelis School**

The meeting was advised that there would be 2 engagement works shops taking place on 15<sup>th</sup> and 16<sup>th</sup> July at the Old Diorama Arts Centre, 201 Drummond Street, London NW1 3FE 4pm to 6pm, regarding the proposal to convert the ground floor of the former Maria Fidelis school building into a community hub.

**Meeting Housing Heads of Service**

The meeting was advised that there would a meet the heads of housing services session for all TRAs taking place on 2<sup>nd</sup> September. This would be an opportunity for tenants and residents to meet the heads of service from both housing and property management, and find out what their roles were in the Council. An invite to this event would be sent out in due course.

**5. DECLARATIONS OF INTEREST OF ITEMS ON THIS AGENDA**

There were none.

**6. ELECTION OF VICE-CHAIR(S)**

**RESOLVED –**

THAT John Wood (Walker House TRA) be elected Vice-Chair of the DMC for the 2024/25 year, and that the appointment to the position of the other vice-chair be deferred to the September meeting of the DMC.

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

There were none.

**8. MINUTES**

Consideration was given to the minutes of the meeting held on 6<sup>th</sup> March 2024.

**RESOLVED –**

THAT the minutes of the meeting held on 6<sup>th</sup> March 2024 be approved.

**9. CAMDEN TOWN DMC ACTION POINT UPDATE**

Consideration was given to the action points.

**Heat Pool deep dive**

The meeting noted that a further session had not yet been set up, and they were concerned that progress had not yet been made regarding questions that they had previously raised.

John Wood also agreed to provide information on the session he would be having with London Tenants Forum regarding heating pool costs.

**ACTION BY: John Wood**

**CCTV – Churchway Estate**

The meeting did not feel that Churchway Estate had been given an adequate explanation as to why it had not been included in the CCTV installation programme, and John Wood would seek to engage with the Police and the Council on this.

**ACTION BY: John Wood**

### **Mobile CCTV Cameras**

Officers would seek to provide an update regarding the position of the mobile cameras that had been funded by Camden Town DMC. This would include whether they were being used and the general areas they were covering.

**ACTION BY: Natasha Dickinson**

### **CCTV Coopers Lane Estate**

Officers agreed to provide an update regarding the operation of the CCTV Cameras on Coopers Lane Estate.

**ACTION BY: Natasha Dickinson**

### **Council's Allocation Scheme**

The meeting was informed that work was being progressed regarding revising the Council's Housing Allocation Scheme, and the proposed changes would be reported and consulted on in due course.

## **10. CONSTITUTION AND CODE OF CONDUCT**

The Chair would give consideration as to whether the Constitution should be revised regarding the wording in part 2 (e), on a TRA electing a representative to the DMC when its representative had been elected Chair.

**ACTION BY: Fran Heron**

### **RESOLVED –**

THAT the Constitution and Code of Conduct be approved for the 2024/25 Year.

## **11. APPOINTMENTS TO OTHER BODIES ETC**

The DMC asked that when possible, representatives provide a written statement to the DMC regarding the work they undertook.

### **RESOLVED –**

1. THAT Mahboob Rahman be elected at the DMC's representative to the Safer Neighbourhood Board
2. THAT John Wood be elected as the DMC's representative to the Resident Action Day Working Group

**ACTION BY: Stanton La Foucade**

**12. COMMUNITY SAFETY REPORT - ANTI-SOCIAL BEHAVIOUR TASK FORCE UPDATE**

Consideration was given to the report of the Community Safety Programme Manager.

Natasha Dickinson, Community Safety Officer, took the meeting through the report and gave the following key responses to questions:

- In relation to calls to the Responsive Security Patrol (RSP), officers noted that reference numbers were not always being given out to tenants and residents who were calling in incidents as a matter of course, and they would make sure that guidance on this was given to colleagues taking the calls.

**ACTION BY: Natasha Dickinson**

The policies and processes outlined in the paper would apply to street properties as well as Council housing estates, and these would be put in the public domain when available.

The DMC agreed to pass on its best wishes to Councillor Callaghan following her recent fall.

**ACTION BY: Fran Heron**

**RESOLVED –**

THAT the report be noted

**13. DMC BIDS PROCESS**

Consideration was given to the report of the Tenant Participation Co-ordinator.

The DMC felt that it was important that the Tenant Participation Team was fully resourced so that it could ensure that the revised bidding process was able to be implemented successfully. Also, it welcomed the early work that had been undertaken by the DMC Chairs and officers in identifying proposed changes, and that the final version would be considered at the September round of DMC meetings.

**RESOLVED –**

THAT the report be noted

#### **14. CAMDEN TOWN DMC BUDGET**

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

##### **Bids**

The DMC gave consideration to the bid from Camden Town DMC, to fund the resident action day, at a cost of £2,500.00. The bid was discussed and approved by the DMC.

The DMC gave consideration to the bid from Threefields Estate Tenants and Residents Association, for Gerda locks at a cost of £2,571.00. The bid was discussed and approved by the DMC.

The DMC gave consideration to the bid from Regents Park Estate, for a LFB security device to be fitted across 8 communal door entrances at Windermere, Roswich and Woodhall Blocks at a cost of £6,856.00. The bid was discussed and approved by the DMC. The DMC noted that this bid was being proposed by Threefield Estate and Regents Park Estate TRA (who were not present), due to the specific circumstances of the estate.

The DMC asked for an update to be provided to the next DMC regarding the Bridgeway Street bid for security gates.

**ACTION BY: Neighbourhood Managers**

##### **RESOLVED –**

THAT the bids and action outlined above be approved

**ACTION BY: Neighbourhood Managers**

#### **15. LOCAL ISSUES**

##### **Godwin Court Estate – Lifts**

Officers agreed to look into the issues regarding the lifts at Godwin Court Estate and provide an update to the TRA.

**ACTION BY: Tony Blair**

#### **16(a) INFORMATION REPORT\_ESTATE AND OFF STREET PARKING STRATEGY**

Consideration was given to the report of the Project Manager.

Officers agreed to provide the Ampthill TRA with details of when the Traffic Management Order would go live.

**ACTION BY: Andy Foster**

The bay size on the estates would be the same as for those on street-parking so should cover most car sizes. Spaces would be identified for blue badge holders but they would also need to seek to have a parking permit. Tenants with a blue badge could also apply for a designated disabled parking bay if they wished. In relation to the “protected bays” on the estate for blue badge holders. These bays could only be parked in by residents who were displaying a blue badge along with an estate parking permit. Permit holders parked in a “protected bay” without displaying a blue badge would receive a Penalty Charge Notice.

**16(b) INFORMATION REPORT\_FRA D&M CAPITAL WORKS**

This report was made available to the DMC for information purposes.

The DMC agreed to take up the offer of a webinar on capital works project and works being done across the Better Homes, FRA, retrofit and M&E programme.

**ACTION BY: Gavin Haynes**

**16(c) INFORMATION REPORT\_GROUNDS MAINTENANCE**

This report was made available to the DMC for information purposes.

**16(d) INFORMATION REPORT\_VOIDS PROGRAMME UPDATE**

Consideration was given to the report of the Head of Allocations, Lettings & Private Housing Services.

The DMC asked that the issue of voids performance be a standing item on the DMCs agenda going forward, and an officer should come to the next meeting to answer any questions. Also, the meeting asked that future reports provide a breakdown of voids in the respective DMC districts, performance turn-around times and allocation for the voids, whether the Council was meeting its targets and if not why, and the rent arrears figures.

**ACTION BY: Gerry Crowley**

**17. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**

There were none.

The meeting ended at 8.10 pm.

**CHAIR**

**Contact Officer: Gianni Franchi**

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**MINUTES END**