

HAMPSTEAD DISTRICT MANAGEMENT COMMITTEE

THURSDAY, 5 DECEMBER 2024 AT 6.30 PM
TAPLOW TRA HALL, TAPLOW, ADELAIDE ROAD, LONDON NW3 3NU

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CHAIR
Toyin Majiyagbe (Taplow TRA)

VICE CHAIRS
Anne Ward, 5-7 Belsize Grove
Arun Kumar

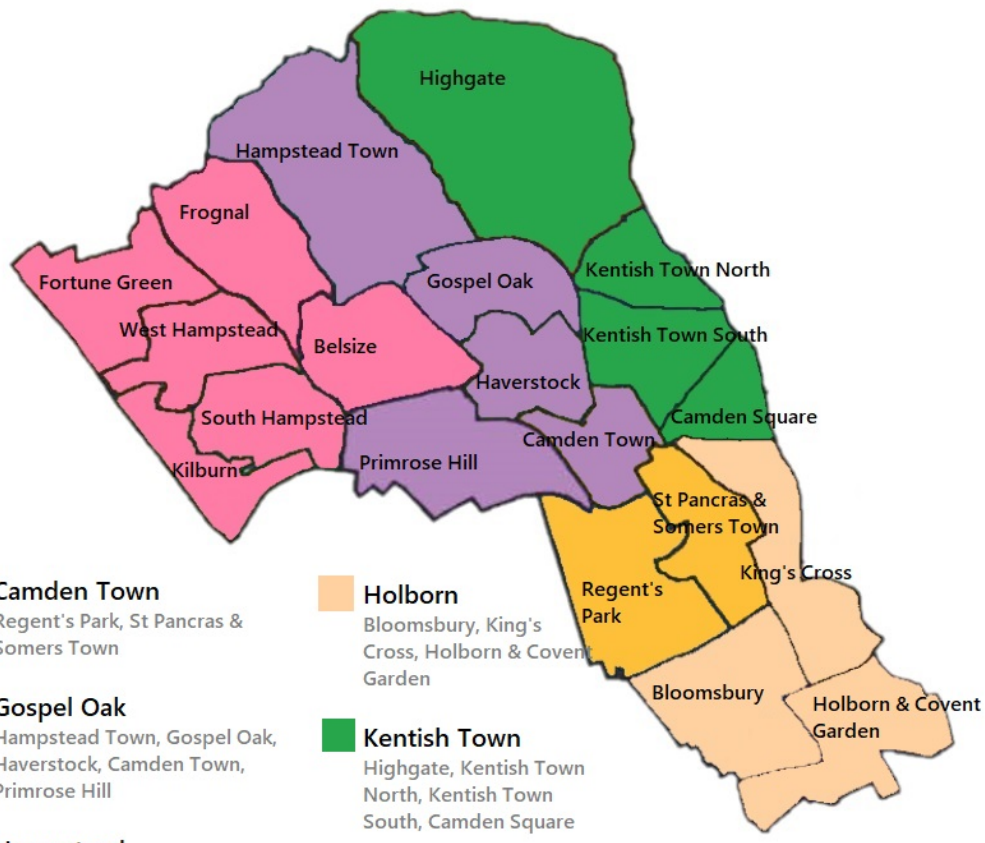
A full list of voting DMC members and substitutes is set out at Item 1.

COUNCILLOR OBSERVERS
Councillors Nancy Jirira (LD) 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, 21 November 2024



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

5 DECEMBER 2024

AGENDA

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

Appendix A lists those Tenants' and Residents' Associations (TRAs), 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 TRAs whose registrations have lapsed. If a TRA 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 12th September 2024 and to consider action points and any other matters arising.

7. **HAMPSTEAD DMC PROGRESS REPORT - ACTION POINTS UPDATE** (Pages 21 - 22)

Report of the Executive Director Communities

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

8. HOUSING REVENUE ACCOUNT (HRA) BUDGET 2025/26 (Pages 23 - 32)

Report of the Director of Finance

This report provides an update on Housing Revenue Account (HRA) 2025/26 Budget Setting progress ahead of the January Joint DMC meeting at which DMC representatives will be asked to provide feedback on proposals

9. HOUSING TRANSFORMATION (Pages 33 - 44)

Report of the Director of Housing

The purpose of this paper is to update the DMCs on progress of the Housing Transformation programme, raise awareness of key pieces of work and immediate priorities within the programme.

10. CABINET MEMBER BETTER HOMES REPORT (Pages 45 - 54)

To consider the report of the Cabinet Member Better Homes

11. HAMPSTEAD DMC BUDGET REPORT (Pages 55 - 58)

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.

12. LOCAL ISSUES

To consider any local issues raised by DMC representatives.

**13. PROPERTY SERVICES AND HOUSING MANAGEMENT -
REPAIRING AND LETTING OUR PROPERTIES - INFORMATION
ITEM**

(Pages 59 -
62)

Report of the Director of Property Management

The paper provides an update on the Voids Improvement Programme

14. KPIS/DASHBOARD - INFORMATION ITEM

(Pages 63 -
66)

Report of the Director of Housing

This report provides an update on the ongoing work to implement the Housing Service's KPIs.

15. CCTV PROGRAMME - INFORMATION ITEM

(Pages 67 -
68)

Report of the Director of Property Management

The DMC Chairs requested an update on the programme and how estates without CCTV would be considered for addition to the network

**16. PROGRESS REPORT ON THE REGENERATION STRATEGY FOR
REGIS ROAD**

(Pages 69 -
72)

Report of the Executive Director Supporting Communities

This report provides a summary update on the re-provision of the Holmes Road Depot as part of the Regeneration Strategy for Regis Road

17. DATES OF FUTURE MEETINGS

Dates of future Hampstead DMC meetings will be:

- Wednesday, 8th January 2025 (Joint DMC meeting)
- Thursday, 13th March 2025

18. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

AGENDA ENDS