

GOSPEL OAK DISTRICT MANAGEMENT COMMITTEE

THURSDAY, 5 SEPTEMBER 2024 AT 6.30 PM
MAITLAND PARK COMMUNITY CENTRE, CORNER OF MARY PRINCE HOUSE AND
GRAFTON TERRACE, LONDON, NW3 2AZ

Enquiries to: Ben Lynn, Committee Services
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CHAIR
Terence Ewing

VICE CHAIRS
Daniel Key
Rita Thorpe

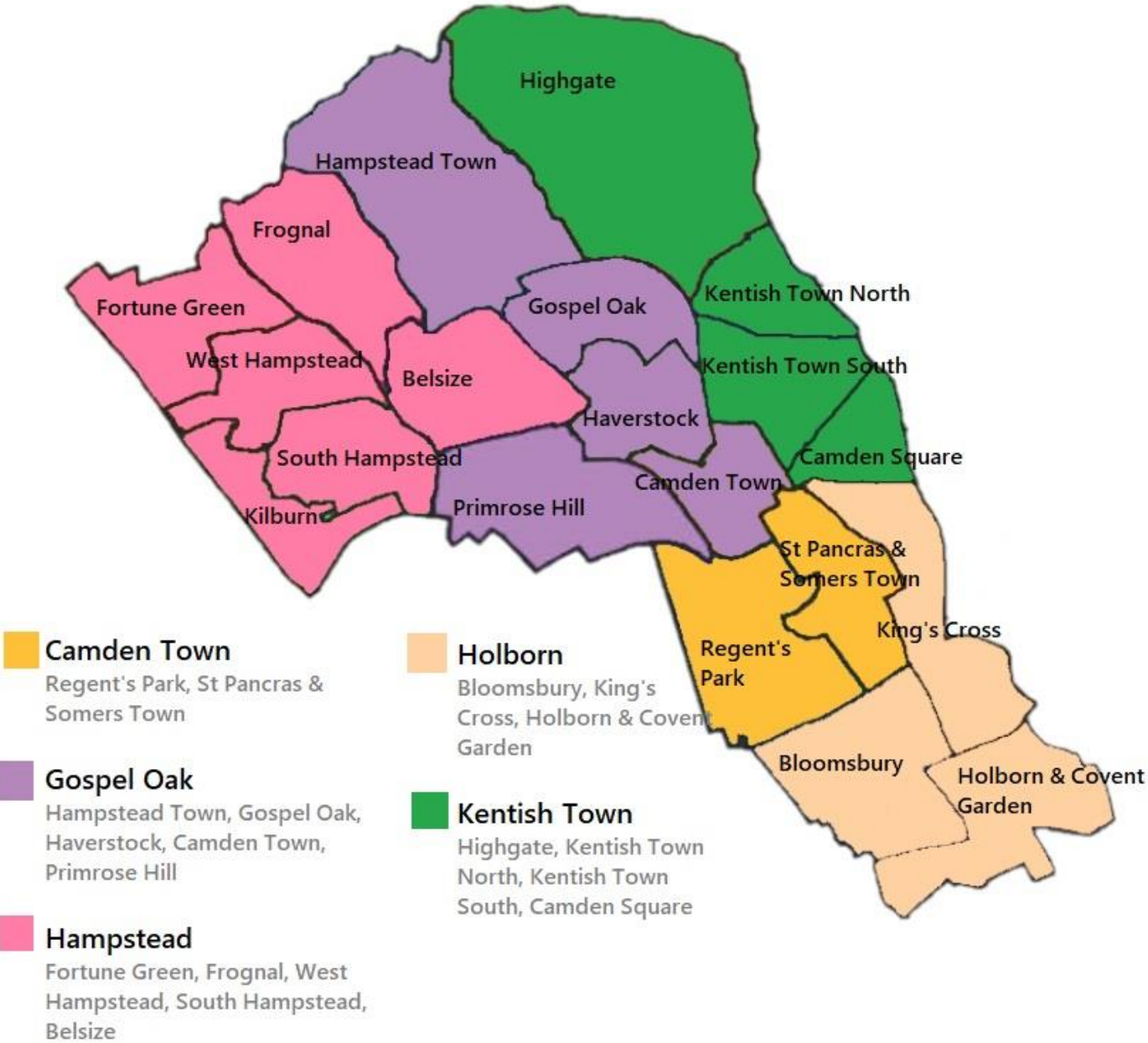
A full list of voting DMC members and substitutes is set out at Item 1.

COUNCILLOR OBSERVERS
Councillors Kemi Atolagbe (L), Marcus Boyland (L), Pat Callaghan (L),
Lorraine Revah (L), Jenny Mulholland (L) and Stephen Stark (C)

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, 22 August 2024

DMC WARD MAP



**GOSPEL OAK DISTRICT MANAGEMENT COMMITTEE
5 SEPTEMBER 2024**

AGENDA

1. REGISTRATION OF TENANTS' AND RESIDENTS' ASSOCIATIONS AND CO-OPTION OF TENANT REPRESENTATIVES (Pages 7 - 8)

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 Tenant Participation Team together with a membership list and a completed registered form.

2. APOLOGIES

3. ANNOUNCEMENTS

4. DECLARATIONS OF INTEREST OF ITEMS ON THIS AGENDA

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

6. MINUTES AND PROGRESS REPORT

(Pages 9 -
22)

To approve and sign the minutes of the meeting of the Gospel Oak DMC held on 27 June 2024 and to consider the progress report and any other matters arising.

7. ANY OTHER BUSINESS THE CHAIR CONSIDERS URGENT

Discussion Items

8(a) LIFTS

Report of the Director of Property Management to follow.

8(b) VOIDS

Report of the Director of Housing to follow.

8(c) DMC BIDS PROCESS REVIEW

(Pages 23 -
34)

Report of the Director of Property Management.

This report provides an update on the review of the process for bidding, management and monitoring of the DMC budget proposed for adoption.

9. GOSPEL OAK DMC BUDGET

(Pages 35 -
38)

Report of the Tenant Participation Coordinator.

This report details the Camden Town DMC budget allocation for 2024/2025, progress on approved bids and any new bids submitted for consideration.

10. CABINET MEMBER FOR BETTER HOMES UPDATE

(Pages 39 -
48)

Report of the Cabinet Member for Better Homes

This report provides DMC Members with an update from the Cabinet Member for Better Homes.

INFORMATION ITEMS

These reports are present for information, but should DMC Members have any questions on the reports then they should forward write to the Chair ahead of the meeting.

- 11(a) RESIDENTS ACTION DAY UPDATE** (Pages 49 - 54)
- This briefing provides an update on the working group made up of officers and residents representatives nominated by DMCs planning delivery of the Resident Action Day event on Saturday 28 September 2024.
- This report is for information only.**
- 11(b) ASBESTOS REMOVAL** (Pages 55 - 58)
- Report of the Health and Safety Manager, Property Services. This report outlines Camden Council's arrangements for effective management of asbestos within its property portfolio. It also notes the responsibilities of tenants when carrying out the minor alterations to their homes.
- 11(c) UPDATE ON HEADS OF SERVICE EVENT** (Pages 59 - 60)
- This report provides information and a final plug to promote this interactive learning session with DMC and TRA representatives.
- This report is for information only.**
- 11(d) WORKS COMMUNICATION TO TENANTS AND RESIDENTS** (Pages 61 - 62)
- This report sets out how information on planned works is shared with appropriate staff, tenants and residents. The report also outlines the responsibility of contractors/sub-contractors for identification when attending an appointment and how this process was being monitored by the Council.
- This report is for information only.**
- 11(e) FIRE SAFETY UPDATE** (Pages 63 - 64)
- This update is for information only.**
- 11(f) KEY PERFORMANCE INDICATORS**
- This information report is to follow.
- 12. LOCAL ISSUES**

13. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

AGENDA ENDS

The date of the next meeting will be Thursday, 28 November 2024 at 6.30 pm in Kiln Place TRA Hall, Kiln Place, Lambale Street, London NW5 4AL.