

## **THE LONDON BOROUGH OF CAMDEN**

At a meeting of the **GOSPEL OAK DISTRICT MANAGEMENT COMMITTEE** held on **THURSDAY, 5TH SEPTEMBER, 2024** at 6.30 pm in the Maitland Park Community Centre, Corner of Mary Prince House and Grafton Terrace, London, NW3 2AZ

### **REGISTERED DMC MEMBERS PRESENT**

Terence Ewing (Chair) - Camden Association of Street Properties  
Daniel Key (Vice Chair) – Castle Road TRA  
Rita Thorpe (Vice Chair) – Kiln Place TRA  
Charlotte Myhrum – Forge, Mutton & Castle Road TRA  
E P Daniels – Bacton Tower TRA  
Gerry O’Connell – Beaumont Walk TRA  
John Campbell – Cressfield & Woodyard TRA  
Joy Palmer - Camden Association of Street Properties (GO)  
Karifa Aaronovitch – Barrington Court TRA  
Kirsty McDonagh – Maitland Park Estate TRA  
Mary Smith – Woodfield and Barnfield TRA  
Marnie Watts – Dunboyne TRA  
Tallulah Grace – Ludham and Waxham TRA  
William Bromwich – Gospel Oak 7 & 8 TRA  
West Kentish Town TRA

### **OTHER RESIDENTS PRESENT**

Alex Newham - Barrington Court TRA, Nicola Stephens – Bacton Tower TRA, Billy Byatt – South End Close TRA, Marian Malaki – Barrington Court TRA, Paul Tomlinson, Tom Young

### **COUNCILLOR OBSERVERS PRESENT**

Councillors Kemi Atolagbe and Pat Callaghan.

### **COUNCILLOR OBSERVERS ABSENT**

Councillors Marcus Boyland, Pat Callaghan, Lorraine Revah, Jenny Mulholland and Stephen Stark

### **OTHER COUNCILLORS PRESENT**

Councillors Sagal Abdi-Wali and Steve Adams

### **OFFICERS PRESENT**

Adewale Adeyefa – Neighbourhood Manager  
Ben Lynn – Principal Committee Officer  
Deana Taziny – Landlord Services Manager

Johaun Seesahai – Caretake Manager  
Juliana Beshiri – Product Delivery Manager  
Robert Quaye – Senior Tenant Participation Officer  
Stanton La Foucade – Tenant Participation Coordinator

**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 Gospel Oak 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 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 Barnes House TRA and Mansfield Road TRA.

### **3. ANNOUNCEMENTS**

#### **Local Issues**

The Chair announced that he had agreed to allow a resident to address the DMC regarding the Holmes Road Depot, this would take place under Item 12: Local Issues.

#### **Cabinet Member Report**

The Chair proposed that Item 10: Cabinet Member For Better Homes Update be taken as the first substantive item, to allow the Cabinet Member's attendance. This was agreed by the DMC.

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

No declarations were made.

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

There was no such business.

**6. MINUTES AND PROGRESS REPORT**

Consideration was given to the minutes of the meeting held on 27 June 2024 and the Progress Report.

The DMC raised that Councillor Steve Adams, Bob Robbins and Alex Newham had all attended the June meeting and would like it reflected in the minutes.

When discussing the Progress Report and the outstanding action of an update on the Maitland Park Community Centre, the DMC requested that the update be provided for the next DMC meeting.

**Action by: the Senior Tenant Participation Officer**

**RESOLVED –**

THAT The minute be agreed subject to the amendments outlined above.

**8(a) LIFTS**

The DMC were advised that this report was not available for the meeting.

**8(b) VOIDS**

The DMC were advised that this report was not available for the meeting.

**8(c) DMC BIDS PROCESS REVIEW**

Consideration was given to the report of the Director of Property Management. The report was introduced by the Senior Tenant Participation Officer.

In response to DMC questions about the wording used in the proposed guidance, the Senior Tenant Participation Officer said that the consultation was ongoing and officers would make sure that the wording in the guidance was clear.

Members asked about fast track bids for bids under £5000 and what the process would be for them. The Senior Tenant Participation Officer said that the process for these bids was still being developed. The Tenant Participation Coordinator explained that the fast track bids would still need to go through all the standard checks.

In response to a question about the need for member TRAs to attend a certain number of DMC meetings before a bid would be accepted, the Tenant Participation Coordinator advised that this was not part of the Council's process but was a requirement from Gospel Oak DMC's Constitution.

The DMC discussed the status of the Memorial Garden Bid as there had been some confusion surrounding it. The TRA making the proposal has been advised to follow up with a wider consultation of all Gospel Oak TRAs, before bringing the bid back for consideration.

**RESOLVED –**

THAT the report be noted.

**9. GOSPEL OAK DMC BUDGET**

The Senior Tenant Participation Officer explained that there were no bids to consider at this meeting, officers were seeking more information about the bid from Forge, Mutton and Castle Road TRA before they would present it to the DMC.

**RESOLVED –**

THAT the report be noted.

**10. CABINET MEMBER FOR BETTER HOMES UPDATE**

Consideration was given to the report of the Cabinet Member for Better Homes. In her introduction of the report, the Cabinet Member explained that the reports items 8a – Lifts and 8b – Voids were not available to be considered at this meeting.

In their discussion of the report, the DMC made the following comments: Members asked about the tenant satisfaction measures referred to in the report, and said that with hard copy agendas having web links in reports could make it difficult to access information. The Cabinet Member agreed to circulate the link shared in the report to the DMC in a separate email.

**Action by: the Cabinet Member for Better Homes.**

The DMC discussed a tower block that was being proposed in Kentish Town. Residents commented that there was already a tower block on the West Kentish Town Estate that had been empty for 5 years. The Cabinet Member said that as this

came under Regeneration and not in her portfolio, however, she would ask for an update.

**Action by: the Cabinet Member for Better Homes**

In response to a question around void properties, the Cabinet Member commented that though there were many reasons for void properties there were also wider impacts of properties remaining void and so it would remain a focus area.

**RESOLVED –**

THAT the report be noted.

**11(a) RESIDENTS ACTION DAY UPDATE**

The information item was noted.

**11(b) ASBESTOS REMOVAL**

The information item was noted.

**11(c) UPDATE ON HEADS OF SERVICE EVENT**

The information item was noted.

**11(d) WORKS COMMUNICATION TO TENANTS AND RESIDENTS**

The information item was noted.

**11(e) FIRE SAFETY UPDATE**

The information item was noted.

**11(f) KEY PERFORMANCE INDICATORS**

The information item was noted.

**12. LOCAL ISSUES**

**Personal Emergency Evacuation Plans**

In light of the findings and recommendations in the Grenfell Report, the Committee requested an update on where the Council was with creating personal emergency evacuation plans (PEEPs) for disabled residents and also whether PEEPs were created for those in street properties.

**Action by: Senior Tenant Participation Officer**

### **Motion on Holmes Road and Direct Labour Force**

Paul Tomlinson read out the motion (Appendix A).

In their discussion of the motion the DMC commented that there was little information about the future of the Holmes Road Depot and there was concern that any future plans might impact the amount social housing. The DMC requested an update on Camden's intentions for the site.

**Action by: Senior Tenant Participation Officer**

The DMC debated and supported the motion as set out below, noting the importance and value of apprenticeships:

'In view of increasing energy bills and repair and maintenance costs, this DMC resolves to call upon Camden Council to acknowledge the vital importance of the direct labour repair team in Camden, to strengthen the direct labour force, to increase apprenticeships for young men and women and to maintain the Holmes Road repair depot as a model and centre for repair excellence in Camden.'

### **RESOLVED –**

THAT the motion set out above be agreed

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

There was no such business.

The meeting ended at 8.00 pm.

### **CHAIR**

**Contact Officer: Ben Lynn**

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**MINUTES END**