

# GOSPEL OAK DISTRICT MANAGEMENT COMMITTEE

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THURSDAY, 6 MARCH 2025 AT 6.30 PM  
KILN PLACE TRA HALL, KILN PLACE, LAMBLE STREET, LONDON NW5 4AL

Enquiries to: Ben Lynn, Committee Services  
E-Mail: [ben.lynn@camden.gov.uk](mailto:ben.lynn@camden.gov.uk)  
Telephone: 020 7974 5653 (Text phone prefix 18001)

**CHAIR**  
Terence Ewing

**VICE CHAIRS**  
Daniel Key  
Rita Thorpe

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

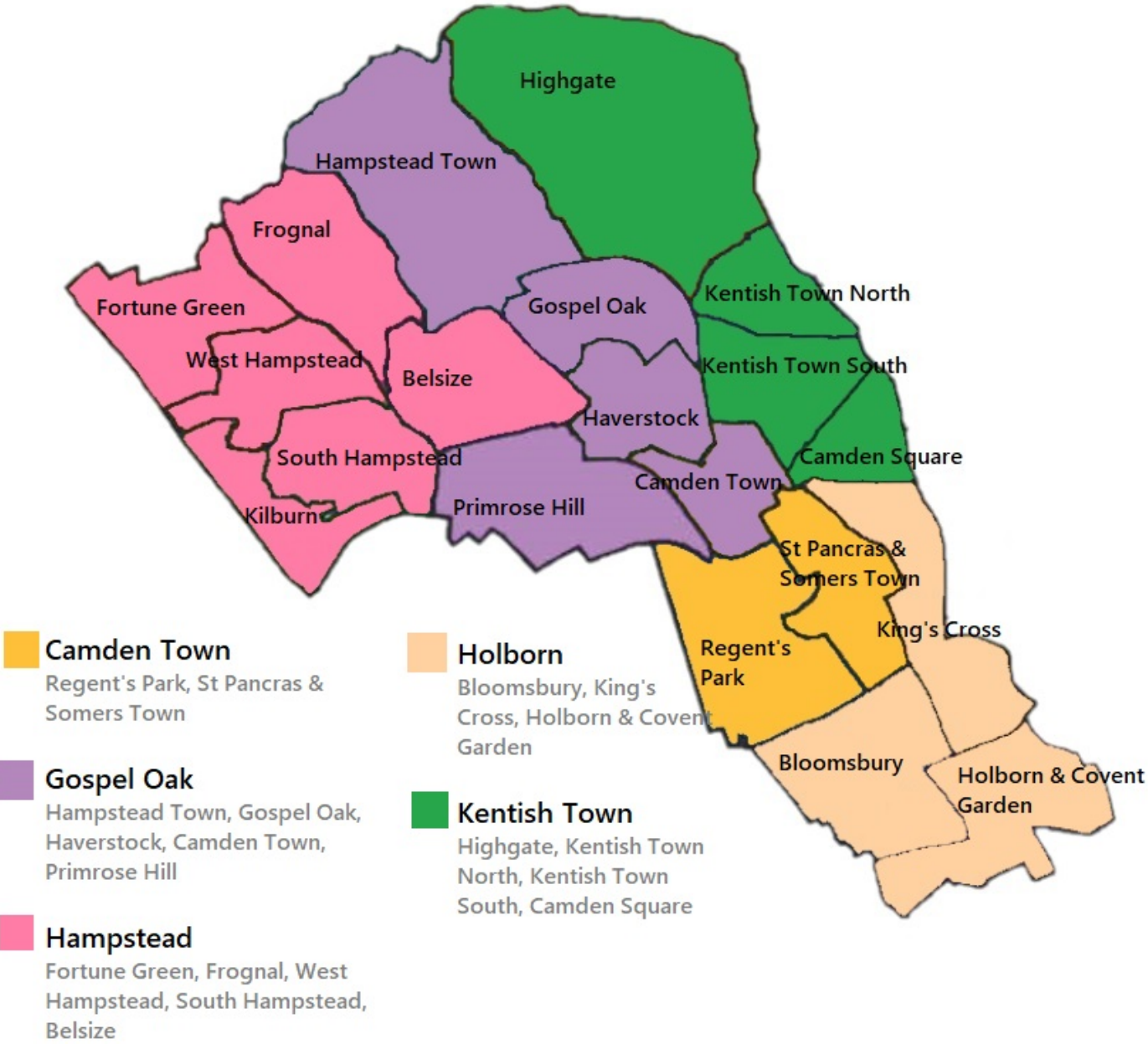
## **COUNCILLOR OBSERVERS**

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, 20 February 2025

# DMC WARD MAP



**GOSPEL OAK DISTRICT MANAGEMENT COMMITTEE  
6 MARCH 2025**

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

- 6. MINUTES AND PROGRESS REPORT** (Pages 11 - 26)

To approve and sign the minutes of the meeting of the Gospel Oak DMC held on 28 November 2024 and 8 January 2025 and to consider the actions.

**Discussion Items**

- 7. TENANT PARTICIPATION STRUCTURE AND WAYS OF WORKING** (Pages 27 - 40)
- Report of the Head of Property Customer Services & Engagement
- This report shares our renewed approach for participation, alongside plans for a proposed redesign of the Tenant Participation and Consultation and Engagement teams into a unified service, organised according to the five Neighbourhoods, with each responsible for supporting the Tenant and Resident Associations (TRAs) and affiliated District Management Committee (DMC). The aim of this redesign is to better deliver our regulatory standards and new participation approach, ensuring everyone in Camden-managed homes can become an active resident, and their voices are close to decision-making
- 8. SERVICE STANDARDS** (Pages 41 - 46)
- Report of the Housing Policy and Change Lead
- This report shares the Housing and Repairs Service standards, including context for the project, aims and objectives, and methods of tracking progress and compliance.
- 9. GOSPEL OAK DMC BUDGET** (Pages 47 - 50)
- Report of the Senior Tenant Participation Officer.
- In line with the DMC funding guidelines, 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.
- 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 ANNUAL REPORT** (Pages 51 - 90)
- The annual report from the Cabinet Member for Better Homes on housing issues in the Borough.

## **11. LOCAL ISSUES**

### **INFORMATION ITEMS**

These reports are present for information, but should DMC Members have any questions on the reports then they should forward them to the Chair in writing who will determine the best way forward.

- 12. CAMDEN - HEAT METERING PROGRAMME** (Pages 91 - 96)
- Report of the Director of Property Management
- This report provides details on the Council's heat metering programme since 2009 and its future outlook.
- 13. DMC NOMINATION PAPERS 2025** (Pages 97 - 102)
- Report of Tenant Participation Coordinator
- This report provides details on the election process for DMC committee officers (chairs and vice chairs) at its June meeting that is the start of the municipal year. The report includes the prescribed forms DMC members are asked to complete and return should they wish to nominate themselves or another member.
- 14. DMC 2025/25 PROGRAMME OF MEETINGS** (Pages 103 - 104)
- To note the programme of dates for 2025/26
- 15. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**

**AGENDA ENDS**