

# CAMDEN TOWN DISTRICT MANAGEMENT COMMITTEE

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WEDNESDAY, 5 DECEMBER 2018 AT 6.30 PM  
CONFERENCE ROOM, 3<sup>RD</sup> FLOOR, CROWDALE CENTRE, 218 - 220 EVERSOLT  
STREET, LONDON, NW1 1BD

A SPECIAL MEETING OF THE DMC TO DISCUSS ITEM 12, RESIDENT  
PARTICIPATION, WILL BE HELD ON WEDNESDAY 28 NOVEMBER AT 7 PM IN  
COMMITTEE ROOM 1, CROWDALE CENTRE, LONDON NW1 1BD

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## CHAIR

Fran Heron (Amphill Square TRA)

## VICE CHAIRS

Steven Christofi, Regents Park TA  
John Wood, Walker House TRA

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

## COUNCILLOR OBSERVERS

Councillors Nasim Ali (L), Heather Johnson (L), Samata Khatoon (L),  
Andrew Parkinson (C), Roger Robinson (L) and Paul Tomlinson (L)

## SUBSTITUTE COUNCILLOR OBSERVERS

Councillors Meric Apak (L), Steve Adams (C), Douglas Beattie (L),  
Lazzaro Pietragnoli (L) and Nadia Shah (L)

Issued on: Wednesday, 21 November 2018

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.

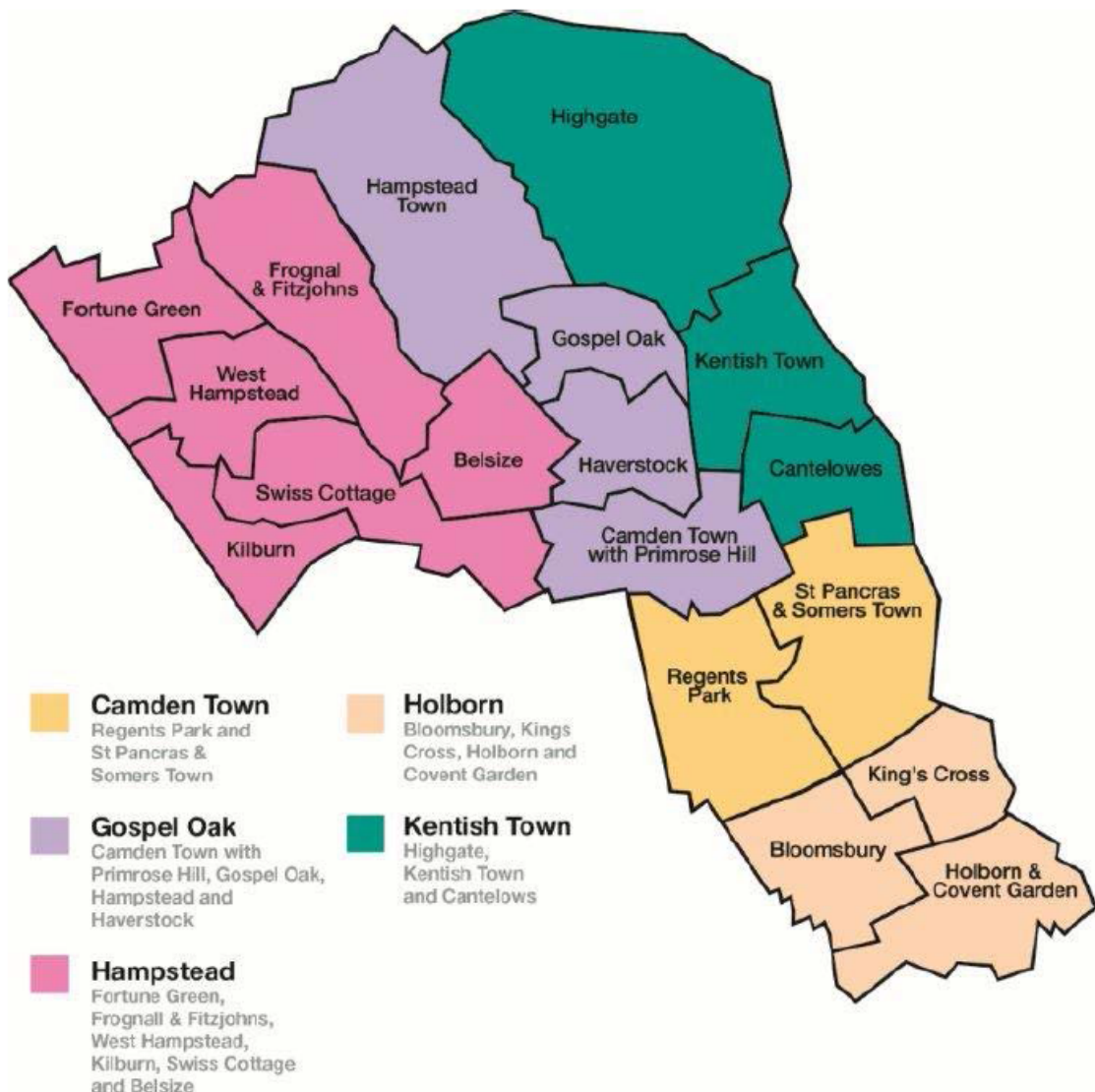
## CROWDALE CENTRE FIRE/EMERGENCY EVACUATION PROCEDURE

If the fire alarm sounds continuously, or if you are instructed to do so, leave the building quickly and calmly by the nearest available exit. Do not stop to collect personal belongings. Fire exit doors are clearly marked and lead via the staircases to Crowndale Road or Eversholt Street.

Do not use the lifts. If you are a wheelchair user or have a mobility problem which prevents you from using the staircases, please proceed to the lift lobby area where you will be evacuated from the building.

Do not wait immediately outside the building – proceed to Oakley Square and await further instructions.

### DMC AREAS BY WARD



# **CAMDEN TOWN DISTRICT MANAGEMENT COMMITTEE**

## **5 DECEMBER 2018**

### **AGENDA**

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

**Appendix A** lists those Tenant and Resident 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 TRAs to be co-opted onto the DMC, in accordance with the constitution, together with the names of the substitutes.

(Pages 9 -  
12)

**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 Service together with a membership list and a completed registered form.

#### **2. APOLOGIES**

#### **3. ANNOUNCEMENTS**

#### **4. DECLARATIONS BY MEMBERS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN RESPECT OF ITEMS ON THIS AGENDA**

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

#### **6. MINUTES**

To approve and sign the minutes of the meeting of Camden Town DMC held on 12<sup>th</sup> September 2018.

(Pages 13 -  
26)

#### **7. CAMDEN TOWN DMC ACTION POINT UPDATE**

To note the action points and responses arising from the previous meeting.

(Pages 27 -  
38)

#### **Discussion Items**

## 8. COMMUNITY INVESTMENT PROGRAMME (CIP) UPDATE

Report of the Executive Director Supporting Communities.

***The report will follow.***

The DMC will consider the report on the Community Investment Programme (CIP) to be submitted to the Housing Scrutiny Committee on Monday 10<sup>th</sup> December. This report will be available on Friday 30<sup>th</sup> November and will be circulated to the DMC then.

## 9. COMMUNITY INFRASTRUCTURE LEVY AND SECTION 106 ANNUAL REPORT 2017/18

Report of the Executive Director Supporting Communities.

(Pages 39 -  
72)

This report presents Camden's fourth Annual Report on Section 106 agreements and the Community Infrastructure Levy (CIL).

As the annual reporting of CIL financial information is a statutory requirement under the Community Infrastructure Levy system it is appropriate that similar information is also included for Section 106 financial contributions. This annual report presents summary information on income and expenditure relating to the Community Infrastructure Levy and Section 106 contributions in 2017/18.

***This report originally went to the Culture and Environment Scrutiny Committee on 30<sup>th</sup> October 2018. The Chair has asked that it be circulated to the DMC for their comments.***

## 10. REVIEW OF THE CARETAKING SERVICE AND EXTERNAL CLEANING OF ESTATES

Report of the Head of Estate Services.

(Pages 73 -  
76)

This report provides the DMC with an update on the review of the caretaking service and external cleaning of estates.

## 11. CHANGES TO WATER CHARGES

Report of the Service Development Manager.

(Pages 77 -  
80)

Thames Water have told the Council they wish to end the arrangement under which the Council collects water charges from tenants on their behalf. The report sets out the communication plan for this change.

## 12. RESIDENT PARTICIPATION

Report of the Head of Tenant Participation and Sheltered Housing. (Pages 81 - 90)

Each DMC is asked to:

1. Consider and comment on the analysis of the Resident Participation Strategy Survey.
2. Consider the Annual Report to Residents and agree on areas, which might deserve further examination via a pilot scrutiny process.
3. Nominate members to participate in a pilot scrutiny process.
4. Agree to consider draft service standards during the March 2019 DMC round.

***This report will be considered at the special DMC meeting on Wednesday 28 November at 7pm in Committee Room 1, Crowndale Centre.***

## 13. UPDATE FROM THE CABINET MEMBER FOR BETTER HOMES

To receive an update from the Cabinet Member for Better Homes on housing issues in the Borough. (Pages 91 - 96)

## 14. HIGH SPEED 2 (HS2)

To consider the Vice-Chair's update on HS2. (Pages 97 - 98)

## 15. CAMDEN TOWN DMC BUDGET

Report of the Head of Tenancy Services. (Pages 99 - 108)

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. The deadline for bids is:

<b>Deadline for bids to reach Ward</b>	<b>DMC meeting for decision</b>
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<b>Housing Manager</b>	<b>on bid</b>
Monday 4 <sup>th</sup> February 2019	Wednesday 6 <sup>th</sup> March 2019

For more information on DMC bids, please see our webpages: [www.camden.gov.uk/dmcbids](http://www.camden.gov.uk/dmcbids).

## **16. CAMDEN SAFER NEIGHBOURHOOD BOARD (CSNB)**

To receive an update from the DMC's representative to the Camden Safer Neighbourhood Board.

### **OTHER ITEMS**

These reports will not be presented, but DMC members are invited to make comments on any of the items in the reports. Members are asked to identify to the Chair and/or clerk which, if any, of the items they wish to discuss prior to the meeting starting.

## **17. RESPONDING TO THE HACKITT REVIEW**

Joint report of the Director of Property Management and Head of Resident Safety.

(Pages 109 - 110)

This report provides an update on the May 2018 Hackitt Review report and the need for the Council to prepare its services for the implementation of a new statutory safety regulation regime.

## **18. ENGAGEMENT REPORT**

DMCs are asked to note the updates on engagement and resident participation activities as follows:

(Pages 111 - 128)

- DMC training update
- Tenant Participation Officer patch summary
- Grants, equipment and loans

## **19. SERVICES UPDATE REPORT**

The DMC is asked to note the content of the service updates as follows:

(Pages 129 - 144)

- Welfare changes update report
- Response to Housing Green Paper
- Housing Revenue Accounts – rents and service charges update
- Void property management report

## **20. MINUTES FOR REFERENCE**

To note the minutes of the following group meetings:

- i) Leaseholders Forum (available at: <http://tinyurl.com/camdenlf>);
- ii) Fire Safety Advisory Panel (available at: <https://tinyurl.com/camdenfsap>).

Hard copies available on request.

## **21. TOPICS FOR FUTURE DMC MEETINGS**

### **DMC programme of meetings 2018/19**

#### **March 2019**

- DMC dates 2019/20
- DMC elections information
- Draft Resident Participation Strategy 2019

#### **Yet to be programmed**

- Preliminary consultation on housing strategy
- Allocations Scheme (2019)

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

**AGENDA ENDS**

The date of the next meeting will be Wednesday, 9 January 2019 at 6.30 pm in Crowndale Centre, 218 Eversholt Street, London, NW1 1BD. This will be the annual Joint DMC meeting.

The next ordinary DMC meeting will be Wednesday, 6 March 2019 at 6.30pm.