

Title: Kentish Town DMC Ward Housing Report

Information Report

Recommendations: The DMC is asked to note the report and make any relevant comments.

Report Summary: This report provides an update of recent news within the Kentish Town DMC Ward boundary since the last meeting. As previously requested, TRA's are asked to submit items for inclusion in the report that they wish to share

Update on DMC schemes

DMC Guidelines:

It is important that all schemes are discussed with the Neighbourhood Housing Officer or Neighbourhood Manager, well in advance in order to allow sufficient time for site inspections, resident consultation (where necessary), determine feasibility and prepare specification and costings.

Bids must be confirmed and submitted no later than 4 weeks prior to the DMC meeting to ensure they are tabled in the reports prepared for DMC meetings. Bids not tabled in the report will not be presented at the meeting as verbal bids on the night are not permitted.

Where schemes total over £5K, works must be carried out by our term contractor. Where payments are to be made directly to the TRA (this applies to sums under £5K for work or projects that the TRA are overseeing); these are made by BACS transfer directly to the TRA bank account and can take up to 28 days to reach the account.

If TRA's would like to provide an update about schemes they have been leading on in their respective areas, please contact Tara Cookson or Kieran Waller.

St Pancras Way estate - Community Hub

We are working with the TRA to provide a costing for a scaled down version of the original plan; one that encloses the current floor space and provides a meeting area with toilet and kitchen facilities.

St Pancras Way estate – Security initiative

The order for lockable GERDA metal plates to secure existing LFB drop key access to communal doors across the estate has now been raised. The work should complete within 4 weeks. We apologise for the delay in progressing this work.

14 Leighton Crescent – Redesign of refuse storage arrangements

We have a design now that works for residents and the refuse collection service. The project is going to come in well under budget. The TRA would like to use some of the surplus monies to revamp the barbecue area in the communal rear garden and to fit an outside water tap for garden use. We are working on some costings and will update DMC.

Rent arrears within the Kentish Town DMC area

	18 August 2021	15 Nov 2021	1 February 2022	22 May 2022
Residential accounts	3945	3936	3944	3955
Accounts in arrears	1697	1709	1712	1816
Tenants owing >7 weeks gross rent	13.11%(517)	13.29% (523)	14.33% (565)	14.18% (561)
Tenants owing > £1,000	487	503	524	546
Borough under occupiers	641	636	600	573
Borough under occupiers: rent arrears	£217,812.27 (Avg per person £656.06)	£232,455.83 (Avg per person £693.90)	£221,966.89 (Avg per person £725.38)	£214,178.69 (Avg per person £726.03)
Total arrears within area	£2,073,203.28	£2,107,483.00	£2,238,372.41	£2,412,241.47
Borough rent arrears* (Includes Sheltered)	£11,051,231.49	£11,444,209.20	£12,230,586.53	£13,116,513.00

Notes

* Likely to be an underestimation as we may not always be aware who is under occupying in Universal Credit cases

REPORT ENDS