



**13 September 2022**  
Angela Spooner  
**Head of Landlord Services**  
Supporting Communities  
[angela.spooner@camden.gov.uk](mailto:angela.spooner@camden.gov.uk)  
020 7974 6764

**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**

Officers from the Council's Major repairs team recently met with the TRA to look at proposals for delivering 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 using the funds that are have been raised so far.

**St Pancras Way estate – Security initiative**

Works for lockable GERDA metal plates to secure existing LFB drop key access to communal doors across the estate have now been completed.

## 14 Leighton Crescent – Redesign of refuse storage arrangements

We have a design now that works for residents and the refuse collection service. However, the Pastor of the neighbouring Church has raised concerns about the location of the refuse bins being so close to the entrance to the Church. Claire Bowman, Neighbourhood Manager, has arranged a meeting with the Pastor to hopefully address these concerns. As the revised design is going to come in under budget, the TRA successfully sought agreement from the last DMC 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.

### Rent arrears within the Kentish Town DMC area

	15 Nov 2021	1 Feb 2022	22 May 2022	26 August 2022
<b>Residential accounts</b>	3936	3944	3955	3959
<b>Accounts in arrears</b>	1709	1712	1816	1814
<b>Tenants owing &gt;7 weeks gross rent</b>	523	565	561	593
<b>Tenants owing &gt; £1,000</b>	503	524	546	577
<b>Borough under occupiers</b>	636	600	573	568
<b>Borough under occupiers: rent arrears</b>	£232,455.83 (Avg per person £693.90)	£221,966.89 (Avg per person £725.38)	£214,178.69 (Avg per person £726.03)	£227,824.38 (Avg per person £805.03)
<b>Total arrears within area</b>	£2,107,483.00	£2,238,372.41	£2,412,241.47	£2,561,894.45
<b>Borough rent arrears*</b> (Includes Sheltered)	£11,444,209.20	£12,230,586.53	£13,116,513.00	£13,089,674.06

Notes

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

**Report Ends.**