



29 November 2022
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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 which they have been leading on in their respective areas, please contact Tara Cookson or Claire Bowman.

St Pancras Way estate - Community Hub (Tara Cookson)

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 raised so far. Unfortunately, the estimate for a revised scheme hasn't come in much lower than the original quote. A meeting is planned with the TRA to decide on the best way forward.

14 Leighton Crescent – Redesign of refuse storage arrangements (Claire Bowman)

We now have a design that works both 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, met with the Pastor to try to address his concerns. Following this meeting, Claire has sourced photos of similar refuse storage arrangements on other estates, to share with the Pastor in the hope that we can get him on board with the project. We will keep the TRA updated on developments with this.

Raglan Street TRA (Tara Cookson)

Request passed to the Council's door entry contractor, for Gerda security panels to cover LFB drop key access points across the estate, to be carried out. This work should prevent unauthorised access to the block, by youths, who may be using a drop key to gain entry to the blocks. This security measure has been a success on other estates within the borough.

Rent arrears within the Kentish Town DMC area

	1 Feb 2022	22 May 2022	26 August 2022	10 Nov 2022
Residential accounts	3944	3955	3959	3196
Accounts in arrears	1712	1816	1814	1520
Tenants owing >7 weeks gross rent	565	561	593	519
Tenants owing > £1,000	524	546	577	513
Borough under occupiers	600	573	568	559
Borough under occupiers: rent arrears	£221,966.89 (Avg per person £725.38)	£214,178.69 (Avg per person £726.03)	£227,824.38 (Avg per person £805.03)	£228,965.55 (Avg per person £773.53)
Total arrears within area	£2,238,372.41	£2,412,241.47	£2,561,894.45	£2,315,786.43
Borough rent arrears* (Includes Sheltered)	£12,230,586.53	£13,116,513.00	£13,089,674.06	£14,195,975.55

End of report.