

## **THE LONDON BOROUGH OF CAMDEN**

At a meeting of the **KENTISH TOWN DISTRICT MANAGEMENT COMMITTEE** held on **WEDNESDAY, 11TH JANUARY, 2023** at 6.30 pm in the Council Chamber, Crowndale Centre, 218 Eversholt Street, London, NW1 1BD

### **REGISTERED DMC MEMBERS PRESENT**

Derek Jarman (Chair)	Kennistoun & Willingham TRA
Momota Khatun (Vice-Chair)	St Pancras Way Estate TRA
Jane McWilliams (Vice-Chair)	Brookfield Estate TRA
Steve Barton	Holly Lodge Residents Association
Josh Cedar	Holly Lodge Residents Association
John Cowley	Camden Square TRAs
Brendan Gleeson (sub)	Holly Lodge Residents Association
Jane Hickson	Leighton Crescent TRA
Joanna Hill	Maiden Lane TRA
John Webb	Kennistoun & Willingham TRA
Petra Dando	Camden Association of Street Properties
Andrew Peirce (sub)	Camden Association of Street Properties
Pauline Stafford	Maiden Lane TRA

### **COUNCILLORS PRESENT**

Councillors Meric Apak (Cabinet Member for Better Homes), Richard Cotton, Sylvia McNamara, James Slater and Anna Wright

### **COUNCILLORS ABSENT**

Councillors Camron Aref-Adib and Andrew Parkinson

### **OFFICERS PRESENT**

Emma Cardoso	Team Leader (HRA and Capital Projects)
Gavin Haynes	Director of Property Management
Danae Kiely	Business Advisor
Daniel Omisore	Director of Finance
Angela Spooner	Head of Landlord Services

**The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of the Kentish Town District Management Committee and any corrections approved at that meeting will be recorded in those minutes.**

## **MINUTES**

### **1. REGISTRATION OF TENANTS' AND RESIDENTS' ASSOCIATIONS AND CO-OPTION OF TENANT REPRESENTATIVES**

The 'A' and 'B' lists were noted.

### **2. APOLOGIES**

Apologies for absence were received from Costa Costa (Brookfield Estate TRA), June Dodds (Peckwater TRA), Helen Duff (Ingestre Road Tenants Association) and Runa Miah (Whittington TRA).

### **3. ANNOUNCEMENTS**

There were none.

### **4. DECLARATIONS OF INTEREST IN MATTERS ON THIS AGENDA**

There were no declarations.

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

There were no such notifications.

### **6. HRA BUDGET 2023/24 AND RENT SETTING REPORT**

#### **Passing of Lidia Venegas**

The meeting held a one minute silence regarding the passing of Lidia Venegas a homeless person who had sadly died in Kentish Town.

Consideration was then given to the report of the Director of Finance and Emma Cardoso, Team Leader (HRA and Capital Projects) took the meeting through the report and the supplementary information, as part of a briefing for all DMC representatives.

Meeting separately, Kentish Town DMC members considered the budget proposals for the Housing Revenue Account (HRA), set out at Appendix D.

Rent – Increase by 7%

Consideration was given to the proposed rent increase.

Members of the DMC were not in favour of the rent increase, which they stated was too steep. The meeting considered that a rent increase alongside an increase in service charges would mean that most people would be worse off. Furthermore, people were already faced with an increased cost of living, some residents will be forced into poverty.

The DMC was concerned that those who were not in receipt of benefit or entitled to financial help would bear the burden of the increase and that the various increases should be seen as a whole, because it would amount to a huge financial burden when all the increases were added together.

Furthermore, many tenants and residents had not received a pay increase and could not afford the proposed rent, service charges and heating pool increases which would only lead to more tenants and residents being pushed into arrears and having to use services, such as food banks and warm hubs at a cost to the Council.

Whilst The DMC acknowledged that the Council was facing budgetary pressures, it had not provided accurate data to justify its budgetary proposals, which was something that the DMC had asked for on a number of occasions.

As the Government had initially recommended a 5% increase, the DMC felt that this was a more appropriate increase.

On being put to the vote, it was

**RESOLVED –**

- i) THAT the Kentish Town District Management Committee do not recommend the 7% rent increase.
- ii) THAT the Kentish Town District Management Committee instead recommend an increase of 5%
- iii) That Kentish Town District Management Committee request that Camden Council campaign for Central Government to increase funding for local authorities.

Tenant Service Charge: Caretaking – Increase by 54p

Following a vote, it was

**RESOLVED –**

THAT the Kentish Town District Management Committee recommend that the caretaking service charge be increased by 54p.

Tenant Service Charge: CCTV – Increase by 5p

Following a vote, it was

**RESOLVED –**

THAT the Kentish Town District Management Committee recommend that the CCTV service charge be increased by 5p.

Tenant Service Charge Communal Lighting – Increase by £1.64

DMC Representatives discussed whether the communal lighting charge should be increased when energy reduction measures, such as LED lights and sensor activated lighting had not been invested in. As such, the meeting agreed to the charge increase on the condition that a programme investing in energy use reduction commenced.

Following a vote, it was

**RESOLVED –**

THAT the Kentish Town District Management Committee recommend:

- i) That the communal lighting service charge be increased; and
- ii) A programme of installing sensor lighting, LED lighting and other energy use saving measures be implemented.

Tenant Service Charge Communal M&E Maintenance – Increase by 13p

Following a vote, it was

**RESOLVED –**

THAT the Kentish Town DMC recommend that that the communal M&E Maintenance service charge be increased by 13p.

Tenant Service Charge Grounds Maintenance – Increase by 15p

DMC Representatives were dissatisfied with the contractors who undertook this service and requested that Camden Council stop using contractors and resume providing this service directly.

Following a vote, it was

**RESOLVED –**

THAT the Kentish Town District Management Committee recommend:

- i) That the grounds maintenance service charge be increased by 15p per week; and
- ii) That the Grounds Maintenance service is provided directly by Camden Council.

Tenant Service Charge Responsive Housing Patrol – Increase by 3p

On being put to the vote, it was

**RESOLVED –**

THAT the Kentish Town DMC recommend that the responsive housing patrol service charge be increased by 3p per week.

Increase Garage Rents - £2 per week

A DMC Representative stated that they were not of the view that garages were a necessity, like the other service charges, therefore rents should be raised more than £2 per week. Furthermore, it was suggested that the garage rents should be more in line with commercially available garages, some of which cost as much as £99 per week. The meeting discussed raising the garage rents by as much as £10 a week and making the service a semi-commercial enterprise.

Some DMC Representatives disagreed however, as there had been an increase in car break ins, so garages were essential for the security of resident's cars.

On being put to the vote, it was

**RESOLVED –**

THAT the Kentish Town District Management Committee recommend the garage rents be increased by more than £2 per week.

Heating Pool Charges

The meeting also considered an addendum to the report, which outlined three options for the heating pool charges. Officers advised that additional funding had been sourced, which would provide one off credit to residents to be used towards heating pool charges.

**RESOLVED –**

THAT the Kentish Town DMC recommend that the heating pool charge be increased by 175% but with one-off credit to limit the increase to 125%.

**7. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**

There was none.

The meeting ended at 8.40 pm.

**CHAIR**

**Contact Officer: Rebecca Taylor**

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**MINUTES END**