

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, TRAs 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 TRAs 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 didn't come in much lower than the original quote. We are therefore going to apply for planning permission for change of use and proceed with enclosing the area for now. This will secure the space and hopefully deter ASB in the area.

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

We had a design that works both for residents and the refuse collection service. However, the Pastor of the neighbouring Church 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 sourced photos of similar refuse storage arrangements on other estates, to share with the Pastor. The TRA have since asked Claire to look at other options.

Raglan Street TRA – Gerda security panels (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. Works complete.

Willingham & Kennistoun TRA – upgrade of wall heaters to TA hall (Claire Bowman)

Works have been completed in time so that the TA hall can be used as a warm hub during the coming months.

Willingham & Kennistoun TRA – Gerda Security panels (Claire Bowman)

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. Works complete

Ingestre TRA – Gerda Security panel (Claire Bowman)

Request passed to the Council's door entry contractor, for Gerda security panels to cover LFB drop key access point at Grangemill. This work should prevent unauthorised access to the block, by youths, who may be using a drop key to gain entry to the block. Works should complete shortly.

Rent arrears within the Kentish Town DMC area

The figures in the table are for the following wards:

Highgate

Kentish Town North

Kentish Town South

Camden Square (This ward wasn't included in previous reports)

	22 May 2022	26 August 2022	10 Nov 2022	13 Jan 2023
Residential accounts	3955	3959	3196	4,157
Accounts in arrears	1816	1814	1520	1,976
Tenants owing >7 weeks gross rent	561	593	519	666
Tenants owing > £1,000	546	577	513	646
Borough under occupiers	573	568	559	544
Borough under occupiers: rent arrears	£214,178.69 (Avg per person £726.03)	£227,284.38 (Avg per person £805.03)	£228,965.55 (Avg per person £773.53)	£245,390.93 (Avg per person £843.27)
Total arrears within area	£2,412,241.47	£2,561,894.45	£2,315,786.43	£2,984,114.12
Borough rent arrears* (Includes Sheltered)	£13,116,513.00	£13,089,674.06	£14,195,975.55	£14,541,046.34

Notes

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

Report Ends