

THE LONDON BOROUGH OF CAMDEN

At a meeting of the **GOSPEL OAK DISTRICT MANAGEMENT COMMITTEE** held on **THURSDAY, 1ST DECEMBER, 2022** at 6.30 pm in the Kiln Place TRA Hall, Kiln Place, Lambale Street, London NW5 4AL

REGISTERED DMC MEMBERS PRESENT

Terence Ewing (Chair) - Camden Association of Street Properties
Robert Robbins (Vice Chair) - Gospel Oak 7&8 TRA
Rita Thorpe (Vice Chair) - Kiln Place TRA
Charlotte Myhrum – Forge, Mutton & Castle Road TRA
Derrick White – Wendling TRA
Edwin Philip Daniels – Bacton Tower TRA
Joy Palmer - Camden Association of Street Properties (GO)
Martin Drexler – Kingsland TRA
Mary Smith – Woodfield and Barnfield TRA
Sarah Jensen – Mansfield Road TRA
Sue Taylor – Ludham and Waxham TRA

OTHER RESIDENTS PRESENT

Phil Oliver

COUNCILLOR OBSERVERS PRESENT

Councillors Kemi Atolagbe, Lorraine Revah and Jenny Mulholland

COUNCILLOR OBSERVERS ABSENT

Councillors Marcus Boyland, Pat Callaghan and Stephen Stark

OTHER COUNCILLORS PRESENT

Councillor Meric Apak

OFFICERS PRESENT

Ben Lynn, Principal Committee Officer
Danny Waite, Head of Repairs and Operations
Deana Taziny, Landlord Services Manager
Emma Cardoso, Team Leader (HRA & Capital Projects)
Glendine Shepherd, Director of Housing
Ododo Dafe, Head of Housing Transformation
Stanton La Foucade, Tenant Participation Coordinator

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 Gospel

Oak District Management Committee and any corrections approved at that meeting will be recorded in those minutes.

MINUTES

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

The DMC considered the list of registered tenant and resident associations (TRAs) provided by the Tenant Participation Service listed at Appendix A to the agenda and those TRAs whose registration had lapsed, which were listed at Appendix B.

2. APOLOGIES

No apologies were received.

3. ANNOUNCEMENTS

The Chair made an announcement about the behaviour expected from members in order to have meetings that meetings were efficient and effective.

4. DECLARATIONS OF INTEREST OF ITEMS ON THIS AGENDA

There were no declarations.

5. NOTIFICATION OF ANY ITEMS OF BUSINESS THAT THE CHAIR DECIDES TO TAKES AS URGENT

There was no such business.

6. MINUTES AND PROGRESS REPORT

RESOLVED –

THAT the minutes and progress report be agreed.

7. HOUSING SERVICES REPORT

Consideration was given to the report of the Director of Housing and the Director of Property Services.

The Team Leader (HRA & Capital Projects) introduced HRA Budget 23/24 section of the report, who, along with the Cabinet Member for Better Homes, gave the following key responses to questions:

- Camden had very few options for funding the HRA, the main way to do this was through raising charges for social housing residents. Camden had been pushing back on the Government to provide further options.
- Rents do not go down due to the price index but had previously gone down due to housing welfare reforms.
- It would be helpful for residents to make funding recommendations to the Council as there were only a small number of identified revenue streams.
- Inflation this year had reached over 10%, however, the real inflation for the Housing Sector was much higher due to supply cost increases and cost of labour.
- The Cabinet Member had written to the Government asking for a solution to plug the financial deficit. They agreed to share this letter with the Committee.
Action by: the Cabinet Member for Better Homes
- Estates all paid the same amount for caretakers but was dependent on the number of full time caretaking staff the Estate had. Any individual issues about caretaking should be raised with the caretaking service.

The Head of Housing Repairs and Operations introduced the Repairs section of the report and then gave the following key responses to questions:

- Camden did employ welders but did not have a full cohort. Work was underway to employ more specialised workers, but it was proving difficult due to labour shortages.
- There had been some issues with the resident call back facilities and improvement to it was needed. The Head of Repairs and Operations would feed back to the Committee after speaking with the Head of Property Customer Services and Engagement about communication channels for residents who do not have smart phones.

Action by: the Head of Repairs and Operations

The Director of Housing introduced the Housing Transformation section of the report and then gave the following key responses to questions:

- There was no formal engagement planned around the housing visits to resident homes, instead the tenancy management team would arrange and structure the visits. If residents refused these visits, the team would get in touch with them.
- The Director asked the DMC to get in touch with housing officers in the first instance with any concerns around changes to services.

RESOLVED –

THAT the report be noted.

8. GOSPEL OAK DMC BUDGET

Consideration was given to the report of the Head of Landlord Services.

The Landlord Services Manager explained to the DMC that since the agenda had been published, there had been two bids submitted. Usually they would be heard at the meeting after the necessary paperwork had been submitted, however, as there was a time sensitive element to them, the Chair had agreed to take them.

Bacton Tower TRA, Ludham & Waxham TRA, Wendling TRA and St Martins Church and Cooperation Town – warm spaces

Information about the bid was circulated to members before the meeting and copies were available at the meeting (Appendix A).

The bid was introduced by representatives from Ludham & Waxham and Wendling TRAs.

Members of the committee asked questions of clarity from the representatives, there was concern over some of what was being asked for in the itemised breakdown of cost. The DMC decided to vote on each itemised cost and agreed the following with the final amount for each item to be agreed and signed off by officers:

Item	Total	Agreed?	Amount (prospective and subject to final amount and signoff by officers)
Coordinator	£4,728	No	
Spaces	£500	No	
Furniture	£750	No	
Heating	£1,200	Yes	£1200
TV license	£450	No	
leaflets	£200	No	
Kitchen supplies	£150	Yes	£150
Games & craft	£400	Yes	£400
Food / refreshments	£2,850	Yes	£2850
Christmas event	£500	No	
Cleaning / H&S	£200	Yes	£200
Admin & overheads	£750	No	
Total	£12,678		£4800

RESOLVED –

THAT the DMC grant funding for the bid to cover heating, kitchen supplies, games and crafts, food and refreshments and cleaning.

Queens Crescent Community Association – foodbank

The bid was outlined by the Vice-Chairs for £13,000 as a one-off payment to the foodbank that runs out of Queens Crescent Community Association to support low income families over the winter period and Christmas.

RESOLVED –

THAT bid be agreed and the £13,000 given to the foodbank.

10. LOCAL ISSUES

Bacton Tower TRA Bid

Bacton Tower TRA had submitted a bid separate to the warm spaces one for some furniture. The Landlord Services Manager explained that the bids from the three participating TRAs were joined together. She suggested that Bacton resubmit their separate bid for the next meeting.

Refreshment break

A DMC member raised that the time set aside for breaks, that often overran, could be used giving more consideration to the reports or allowing the meeting to finish earlier. Other members did not agree with shortening or getting rid of the refreshment break as it had always been a part of the DMC meetings. After a vote it was

RESOLVED –

THAT the 15 minute refreshment break remained in meetings.

DMC pre-meeting surgeries

The Chair outlined the proposal for a surgery to be held with officers ahead of DMC meetings for DMC representatives to raise individual issues so that issues were not raised during meetings. Notification of issues brought to a surgery would need to be given 7 days in advance This was agreed by the committee. The Chair explained that the details would be agreed with officers.

Clarence Way bid

The Tenant Participation Coordinator sought permission from the DMC to present a bid at the next meeting for funding to refurbish the TRA hall in Clarence Way. This was agreed by the Committee.

12. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

There was no such business.

The meeting ended at 9.00 pm.

CHAIR

Contact Officer: Ben Lynn

Telephone No: 020 7974 5653

E-Mail: ben.lynn@camden.gov.uk

MINUTES END