

THE LONDON BOROUGH OF CAMDEN

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

REGISTERED DMC MEMBERS PRESENT

Terence Ewing (Chair) - Camden Association of Street Properties
Alex Grant – Cayford House TRA
Charlotte Myhrum – Forge, Mutton & Castle Road TRA
Daniel Key – Castle Road Estate TRA
Derrick White – Wendling TRA
Edwin Philip Daniels – Bacton Tower TRA
Joy Palmer - Camden Association of Street Properties (GO)
Marnie McCarthy – Dunboyne Road TRA
Mary Smith – Woodfield and Barnfield TRA
Sue Taylor – Ludham and Waxham TRA

OTHER RESIDENTS PRESENT

Karen Phillips (Forge, Mutton & Castle Road TRA), Gerry O’Connell (Beaumont Walk TRA)

COUNCILLOR OBSERVERS PRESENT

Councillors Marcus Boyland

COUNCILLOR OBSERVERS ABSENT

Councillors Kemi Atolagbe, Pat Callaghan, Lorraine Revah, Jenny Mulholland and Stephen Stark

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.

RESOLVED –

THAT the list of tenant and residents' associations as set out at Appendix A and their representatives be noted.

2. APOLOGIES

Apologies for absence were received from David Patterson, Mansfield Road TRA and Rita Thorpe, Kiln Place TRA.

3. ANNOUNCEMENTS

There were no announcements.

4. DECLARATIONS OF INTEREST OF ITEMS ON THIS AGENDA

No declarations were made.

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

There was no urgent business.

6. HRA BUDGET 2023/24 AND RENT SETTING REPORT

Passing of Lidia Venegas

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

The Team Leader (HRA and Capital Projects) took the meeting through the report and supplementary information as part of a briefing for all DMC representatives, after which Gospel Oak DMC then considered the rent and service charge consultation questions as set out in Appendix D at its own separate meeting.

The DMC members discussed the proposed heating pool charges. In response to questions, the Cabinet Member for Better Homes and the Team Leader (HRA and Capital Projects) made the following comments:

- Those on energy meters could monitor usage more easily than those in the heating pool which is why the support with payment was being offered to people in the heating pool.
- A programme of work was underway to install heat meters in more properties in Camden as well as improving building insulation.

- Camden was unable to lower the heating temperature for individual residents, it also could not drop the temperature for everyone as some, especially vulnerable residents, depended on the heat.
- The work of giving individual subsidies would fall on officers but would not create an additional cost.

Rent Increase

Following a vote, it was determined that the proposed increase should be supported.

Increase Tenant Service Charge – Caretaking:

DMC members were unhappy that there had been service charge increases but many of them felt that they were receiving a reduced service. They did not want to agree with an increase to charges as they did not think the service they were receiving was adequate.

A member also commented that there had been a substantial increase this area in previous years and that it might be worth not increasing the charges for this as other charges were increasing considerably.

Following a vote, it was determined that the proposed increase should not be supported.

Increase Tenant Service Charge – CCTV:

Following a vote, it was determined that the proposed increase should be supported.

Increase Tenant Service Charge – Communal Lighting:

A member commented that they had received good service from the lighting team, another member commented that Camden could focus on making their lighting more efficient to avoid waste lighting.

Following a vote, it was determined that the proposed rent increase should be supported.

Increase Tenant Service Charge - Communal M&E Maintenance:

Following a vote, it was determined that the proposed increase should be supported.

Increase Tenant Service Charge - Grounds Maintenance:

Following a vote, it was determined that the proposed increase should be supported.

Increase Tenant Service Charge - Responsive Housing Patrol:

Following a vote, it was determined that the proposed increase should not be supported.

Increase Garage rents

Members thought that Camden should explore charging more for garages and parking spaces to increase revenue for the HRA.

Following a vote, it was determined that the proposed increase should be supported.

Comments on heating pool proposals

The Committee discussed the options and made the following comments:

- The subsidies given to those in the heating pool would only benefit a minority of residents, members asked whether the money being mobilised for the subsidies could be spent on other things, like improving the energy efficiency of properties.
- A member was concerned that residents in the heating had no choice as they were locked into that heating method. They asked for compassion for those that would feeling very anxious about the increased charges.
- The Director of Property Management agreed to bring back more information to the Committee around energy meters and insulation projects.

Action by: the Director of Property Management

Following a vote, it was determined that heating pool option 1 should be supported.

Any other feedback/views

A member suggested that an engagement survey, similar to those used for the Housing Panel, should be used to understand residents' opinions of the caretaking service.

The Chair then reported this information to the other DMC representatives.

RESOLVED –

THAT approval be given to the views set out above. Councillor Apak agreed that the recommendations to Cabinet would be forwarded to all the DMC representatives.

Action by: Tenant Participation

7. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

There was no such business.

The meeting ended at 8.30 pm.

CHAIR

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Gospel Oak District Management Committee - Wednesday, 11th January, 2023

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MINUTES END