

**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 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 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 were intending to apply for planning permission for change of use and proceed with enclosing the area for now. However, following preliminary discussions with our consultants, we understand it will be difficult to comply with the Building Act and Planning Laws to change use and do an interim refurb. The main issue is that the floors

are going to have to comply with building regulations when we change the use and install perimeter glazing. Our Surveyor, is reviewing the situation.

#### **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. The TRA suggested another option which involves removing 2 sections of wall. Unfortunately, this won't work because the distance to pull the bins is too far. The best and most cost effective solution is to fit a metro store at the side of the building.

#### **Abingdon Close – Gerda security panels (Tara Cookson)**

Request passed to the Council's door entry contractor, for Gerda security panels to be fitted over LFB drop key access points across the estate. This work should prevent unauthorised access to the block.

Order raised to fit a secure bicycle hanger at the rear of the estate.

#### **Camelot House – Bicycle storage**

Order raised to fit a secure bicycle hanger in the central courtyard.

#### **Artisan Dwellings – Gerda Security panels (Tara Cookson)**

Request passed to the Council's door entry contractor, for Gerda security panels to be fitted over LFB drop key access points across the estate. This work should prevent unauthorised access to the block.

#### **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 the November update)

	<b>26 August 2022</b>	<b>10 Nov 2022</b>	<b>13 Jan 2023</b>	<b>22 May 2023</b>
<b>Residential accounts</b>	3959	3196	4157	4143
<b>Accounts in arrears</b>	1814	1520	1976	2049

<b>Tenants owing &gt;7 weeks gross rent</b>	593	519	666	669
<b>Tenants owing &gt; £1,000</b>	577	513	646	706
<b>Borough under occupiers</b>	568	559	544	548
<b>Borough under occupiers: rent arrears</b>	£227,284.38 (Avg per person £805.03)	£228,965.55 (Avg per person £773.53)	£245,390.93 (Avg per person £843.27)	£287,662.63 (Avg per person £887.72)
<b>Total arrears within area</b>	£2,561,894.45	£2,315,786.43	£2,984,114.12	£3,323,058.62
<b>Borough rent arrears*</b> (Includes Sheltered)	£13,089,674.06	£14,195,975.55	£14,541,046.34	£15,964,645.90

*Notes*

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

Report Ends