

THE LONDON BOROUGH OF CAMDEN

At a meeting of the **GOSPEL OAK DISTRICT MANAGEMENT COMMITTEE** held on **THURSDAY, 7TH MARCH, 2024** 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
Daniel Key (Vice Chair) – Castle Road TRA
Rita Thorpe (Vice Chair) – Kiln Place TRA
Charlotte Myhrum – Forge, Mutton & Castle Road TRA
Dee Phillips – Southfleet and St Silas TRA
Derrick White – Wendling TRA
E P Daniels – Bacton Tower TRA
Ella Smallcombe – South End Close TRA
John Campbell – Cressfield & Woodyard TRA
Joy Palmer - Camden Association of Street Properties (GO)
Karifa Aaronovitch – Barrington Court TRA
Marnie Watts – Dunboyne TRA
Pauline Murray – Maitland Park Estate TRA
Sarah Jensen – Mansfield Road TRA
Sue Taylor – Ludham and Waxham TRA
William Bromwich – Gospel Oak 7 & 8 TRA

OTHER RESIDENTS PRESENT

Nicola Stephens – Bacton Tower TRA, James Robin – Kiln Place TRA, Shiri Shalmy, Patricia Bojang, Chriss Fagg

COUNCILLOR OBSERVERS PRESENT

Councillors Kemi Atolagbe and Lorraine Revah

COUNCILLOR OBSERVERS ABSENT

Councillors Marcus Boyland, Pat Callaghan, Jenny Mulholland and Stephen Stark

OTHER COUNCILLORS PRESENT

Councillor Meric Apak

OFFICERS PRESENT

Andy Foster – Estate Parking and Access Manager
Ben Lynn – Principal Committee Officer
Deana Taziny – Landlord Services Manager
Johaun Seesahai – Estate Management Service Manager
Peju Sansusi – Community Safety Officer
Robert Quaye – Senior Tenant Participation Officer
Scot Reid – Head of Property Customer Services and Engagement
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

Apologies for absence were received from Mary Smith (Woodfield and Barnfield TRA), Christine Geraghty (6-60 Bassett Street TRA) and Rachelle Mcfarland (Russell Nurseries and Jim Pitch TRA).

3. ANNOUNCEMENTS

Minute Silence

The Chair led a minute silence for Harry Pitman, who was fatally stabbed on Primrose Hill on New Years Eve.

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 such business.

6. MINUTES AND PROGRESS REPORT

Consideration was given to the minutes of the meetings held on 30 November 2023 and 10 January 2024.

Rita Thorpe, Kiln Place TRA, commented that her name appeared twice in the minutes of the November meeting.

The Chair raised that he recollected being selected to represent the Committee in relation to the planning of the resident conference. This was agreed by the Committee.

RESOLVED –

- i) THAT the minutes of the meeting held 30 November 2023 be agreed as a correct record, subject to the amendments outlined above.
- ii) THAT the minutes of the meeting held 10 January 2024 be agreed as a correct record.

7. UPDATE ON HOUSING TRANSFORMATION PROGRAMME

Consideration was given to the report of the Director of Housing and the Director of Property Management. The report was introduced by the Landlord Services Manager.

In their discussion of the reports, the Committee made the following comments:

- Members were interested in whether the work of residents panels would help with the development of new policy and asked whether the information would be published. The Head of Property Customer Services and Engagement said that whilst the panels were not themselves decision making bodies, the panels provided an opportunity for residents to ask important questions of the Council and its work. The work of the panels was published online. He gave an example of the work and ideas that had arisen from panels with the creation of instructional 'how to' videos, to help residents carry out repairs that fell within their tenancy responsibilities. The Head of Property Customer Services and Engagement agreed to share the latest discussions of the panels with the Committee.

Action by the Head of Property Customer Services and Engagement

- The Committee asked questions about engagement around the resident participation strategy and whether there would be a different approach when consulting residents in street properties. The Landlord Services Manager said Camden would be engaging with street properties but that there would be slight differences in the approach. The Landlord Services Manager agreed to share the details of this to the Committee.

Action by: the Landlord Services Manager

- In response to a comment from the committee, the Landlord Services Manager said that drop-in sessions for residents to meet local staff were being looked into. Members of the committee welcomed this as they agreed it would help residents know who they needed to contact for particular reasons.
- The committee discussed anti-social behaviour that had been taking place at Maitland Park Villas and the anxiety this was causing residents. The Landlord Services Manager said that they could not disclose the Council was doing, but assured residents that there were remedies available to the Council.
- In response to a question for the committee about the ongoing damp and mould inspections, the Head of Property Customer Services and Engagement commented that the Council recognised the impact of having mould and damp issues. This was a long-term project and 12 full time damp and mould inspectors had been recruited.

RESOLVED –

THAT the report be noted.

8. COMMUNITY SAFETY UPDATE (SERIOUS INCIDENTS)

The Item, Community Safety Update had been included in the agenda as an information item.

The Chair allowed time to hear from Chris Fagg, the Chair of the Safer Neighbourhoods Panel, who provided an update on the work.

9. CCTV AND RESPONSIVE SECURITY PATROL UPDATE

The Committee discussed accessing CCTV and using it to find out perpetrators of poor behaviour. The Community Safety Officer explained that access to CCTV was protected by GDPR regulations. They said that a visit to the CCTV room could be arranged so that residents could learn more about the process.

In response to questions from the committee about the CCTV replacement programme on estates, the Head of Property Customer Services and Engagement agreed to share an update on the CCTV replacement programme in the June round, including the criteria required for a replacement.

Action by: the Head of Property Customer Services and Engagement

The meeting discussed off street parking and heard from the Estate Parking and Access Manager who spoke about the strategic plan to introduce traffic management orders to estates, which would mean the Council had more enforcement powers.

Committee members from Southend Close asked about the resident engagement around traffic management orders as they felt that estates had not been kept apprised with progress. The Estate Parking and Access Manager agreed to provide an update on the traffic management order consultation happening on Southend Close.

Action by: the Estate Parking and Access Manager

RESOLVED –

THAT the report be noted.

10. GOSPEL OAK DMC BUDGET

Consideration was given to the report of the Head of Landlord Services. The after an introduction by the Landlord Services Manger, the committee considered the bids.

Forge, Mutton and Castle Road TRA

The bid was outlined by a representative of the TRA.

RESOLVED –

THAT the bid be agreed.

Ludham and Waxham TRA

The bid was outlined by a representative of the TRA.

RESOLVED –

THAT the bid be agreed.

Bacton, Wendling and Ludham & Waxham TRAs

The bid was introduced by the Landlord Services Manager who explained that the bid was from three TRAs to provide funding for the Gospel Oak Living Room. Officers had reviewed the original bid which had included funds for wages, cleaning and project management. Officers had reviewed the used of DMC bids and a decision was made that funds could not be used to pay for these things and so they had been removed from the bid being presented. Shiri Shalmy from Cooperation Town was present to answer questions about the bid and Gospel Oak Living Room.

In response to questions from the committee, Shiri Shalmy explained the purpose of the Gospel Oak Living room, to provide activities, hot room and a warm space for residents who might be experiencing cost of living hardship. They had nearly 2000 visits from residents in the last quarter.

After a vote, the committee agreed the bid.

RESOLVED –

THAT the bid be agreed.

The committee commented that it would be useful to have more information around bids and the process. The Head of Property Customer Services and Engagement agreed to bring clear guidance on the bidding process for DMCs to the June meeting.

Action by: the Head of Property Customer Services and Engagement

10(a) RESIDENTS CONFERENCE BRIEFING UPDATE

Consideration was given to the report of the Strategic Lead, Supporting Communities. Officers outlined what the resident conference was and how the idea came about.

The committee discussed having Gospel Oak DMC representation on the panel to feed into the organisation of the conference.

RESOLVED –

THAT James Robin, Kiln Place TRA substitute member, be put forward to represent the DMC on the resident panel.

The committee carried out a vote whether to agree, in principle, for £4000 of the 2024/ 2025 DMC budget to be given to the project.

RESOLVED –

THAT the committee agreed, in principle, £4000 from the 2024/2025 budget to paid to fund the resident conference.

11. LOCAL ISSUES

Kiln Place

The representative from Kiln Place announced the intention to submit a bid at the next meeting. The bid would be for a memorial garden that honoured DMC representatives who had died, and the many years of work many of them had given to the community,

12. COST OF CIP

The information item was noted.

12(a) UNIVERSAL KEY PROGRAMME UPDATE

The information item was noted.

13. SMOKE DETECTOR INSTALLATION WORKS

The information item was noted.

14. ESTATE AND OFF-STREET PARKING STRATEGY

The information item was noted.

15. DMC NOMINATION PAPER 2024

The DMC nomination paper 2024 was noted.

16. DATES OF FUTURE MEETINGS

The dates of future meetings were noted.

17. 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