

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, TRA's 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 Abdilatif Shidane.

St Pancras Way estate - Community Hub (Tara Cookson)

Funding secured for this project is £140,000.00 (£100,000.00 from KT DMC and £40,000.00 CIL monies). After much deliberation, I am sorry to have to inform the TRA and DMC that we would not be able to deliver the works for this sum due to the requirements of the Building Regulations as we would be required to ensure:

- There is adequate means of warning of fire and escape.
- Installations to minimise internal and external spread of fire.
- Installations comply with the requirements of the resistance to the passage of sound.
- Installations do not allow for Interstitial and surface condensation.
- There is adequate ventilation (mechanical and/or natural ventilation), which ought to mitigate the risk of condensation occurring.
- There is adequate cold water supply for the purposes of drinking and/or washing.

- Mains water will have to be located, potentially having the need for a new mains supply from the street with the associated administration to create a new asset.
- Hot water and heating supplies.
 - (Gas / Electric) – Electric would likely be the better option as will not need a new gas supply and associated asset.
 - Electric will still need the administrative asset creation for ongoing maintenance
- Sanitary facilities. These will need to comply with DDA requirements.
 - Will require location of the drainage installations as well as potentially new asset with Thames Water
- The new external walls/windows comply with heat loss requirements. We may have to improve these above the minimum standard to offset the poor thermal performance of the floor slab
- Access facilities for the fire service
- DDA compliant access pathways and / or ramps

The feasibility report of 2020 provided a Project budget estimate by BWA Chartered Surveyors of £285,000.00 including £20% professional fees, estimated at £2400/msq.

In September 2022, JGPS Consulting LLP were asked to provide an updated cost appraisal.

Unfortunately there was a mix up in site and they provided for the Undercroft below Soane Court at £260,000.00. Their estimate was for a site of 80 meters square. Their price would work out to be £3,250/msq.

On that basis; for the site of Inwood Court at approximately 119msq; the cost of the works would be £385,000.00.

This would be excluding recent construction price inflation. Erring on the side of caution due to some Utility unknowns, I would suggest that the works would likely come in nearer to £420,000.00

We are very sorry to have to inform the TRA and DMC that unless funding can be identified for the additional £280,000.00, this scheme cannot go ahead. We know this news will come as a huge disappointment to the TRA, especially to Momota and Derek who worked so hard on this project. We share your disappointment. We have spoken with Momota and have agreed to look at other ways to bring the undercroft and the surrounding area back into use so that it is no longer a magnet for ASB (mainly drug use). We would like to propose that we use some of the monies for this work and plan to update the DMC about what we would like to do, at a forthcoming meeting.

14 Leighton Crescent – Redesign of refuse storage arrangements (Abdilatif Shidane)
This scheme is currently on hold

Camelot House – Bicycle storage (Tara Cookson)

An order has been raised to fit a secure bicycle hanger in the central courtyard of the estate, but it could not be fitted because part of the courtyard was being used as a site compound for the capital works that were taking place on the estate. Works are now complete. The hanger should be fitted within the coming fortnight.

Abingdon Close – Bicycle storage (Tara Cookson)

An order has been raised. The hanger will be installed along with the one at Camelot House (see update above).

Update / information from TRA's within the Kentish Town DMC area

None received

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)

	15 August 2023	5 Nov 2023	9 Feb 2024	20 May 2024
Residential accounts	4132	4268	4464	4485
Accounts in arrears	2038	2106	2230	2213
Tenants owing >7 weeks gross rent	706	720	741	699
Tenants owing > £1,000	745	761	793	781
Borough under occupiers	522	514	504	454
Borough under occupiers: rent arrears	£288,018.31 (Avg per person £1003.55)	£258,678.90 (Avg per person £907.85)	£267,291.72 (Avg per person £982.69)	£247,893.72 (Avg per person £987.62)
Total arrears within area	£3,471,842.06	£3,620,585.07	£3,661,520.82	£3,806,420.50
Borough rent arrears* (Includes Sheltered)	£16,723,240.83	£17,659,989.51	£17,338,829.25	£17,285,749.59

Notes

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

Report Ends