

THE LONDON BOROUGH OF CAMDEN

At a meeting of the **KENTISH TOWN DISTRICT MANAGEMENT COMMITTEE** held on **TUESDAY, 23RD JULY, 2024** at 6.30 pm in the Kennistoun and Willingham TRA Hall, Willingham Terrace, Leighton Road, London NW5 2UY

REGISTERED DMC MEMBERS PRESENT

Jane McWilliams (Chair)	Brookfield Estate TRA
Derek Jarman (Vice-Chair)	Kennistoun & Willingham TRA
Momota Khatoun (Vice-Chair)	St Pancras Way Estate TRA
Josh Cedar	Holly Lodge Residents Association
John Cowley	Camden Square TRA
Helen Duff	Ingestre Road Tenants Association
Ingrid Foxton	Lissenden Gardens Tenants Association
Greg Hattingh	Torriano Estate TRA
Helen Jack	Lissenden Gardens Tenants Association
Deidre McEvoy	Maiden Lane TRA
Tim Morgan	Torriano Estate TRA
Andrew Pierce	Camden Association of Street Properties
Agnieszka Slominska-Karachuk	Whittington Estate TRA
Pauline Stafford	Maiden Lane TRA
John Webb	Kennistoun & Willingham TRA

OTHER DMC MEMBERS PRESENT

Kay Reynolds	Spencer Rise and Churchill TRA
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COUNCILLOR OBSERVERS PRESENT

Councillors Meric Apak, James Slater, Anna Wright and Sagal Abdi-Wali

COUNCILLOR OBSERVERS ABSENT

Councillors Camron Aref-Adib, Richard Cotton, Sylvia McNamara and Andrew Parkinson

OTHER COUNCILLORS PRESENT

Councillor Sagal Abdi-Wali, Cabinet Member for Better Homes

OFFICERS PRESENT

Tara Cookson, Neighbourhood Manager
Natasha Constantinides, Tenant Participation
Noel Curran, Responsive Repairs Operations Lead
Stanton La Foucade, Tenant Participation Coordinator
James Richards, Community Safety Officer
Johaana Seesahai, Estate Management Service Manager

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

MINUTES

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

The 'A' and 'B' lists were noted.

2. ELECTION OF CHAIR

A nomination was proposed and seconded for Jane McWilliams. No further nominations were received.

Therefore, it was resolved

RESOLVED –

THAT Jane McWilliams be elected Chair for the 2024/25 Municipal Year.

3. ELECTION OF VICE-CHAIR(S)

Nominations were received for Momota Khatoon and Derek Jarman. There were no further nominations.

Therefore, it was

RESOLVED –

THAT Momota Khatoon and Derek Jarman be elected Vice-Chairs the 2024/25 Municipal Year.

4. APOLOGIES

Apologies for absence were received from Councillor Richard Cotton, Steve Barton (Holly Lodge TRA), and Petra Dando (CASP).

5. CONSTITUTION AND CODE OF CONDUCT

The Constitution and Code of Conduct were noted.

6. ANNOUNCEMENTS

There were no announcements.

7. DECLARATIONS OF INTEREST IN MATTERS ON THIS AGENDA

There were no declarations of interest.

8. NOTIFICATIONS OF ANY ITEMS OF BUSINESS THAT THE CHAIR DECIDES TO TAKE AS URGENT

There were no notifications of any items of urgent business.

9. MINUTES

Consideration was given to the minutes of the meeting of the previous meeting.

RESOLVED –

THAT the minutes of the meeting held on 5 March 2024 be approved and signed as a correct record.

10. KENTISH TOWN PROGRESS REPORT - ACTION POINTS UPDATE

Consideration was given to the progress report actions points arising from the previous meeting.

The following points were raised:

- With regard to the Maiden Lane communal heating system, some of the figures provided within the response were not reflective of the true amount that residents were paying for heating charges.
- It would be beneficial if a meeting was arranged with officers to discuss the heating system and gain clarity on the figures provided.

ACTION: Tenant Participation

- The text system for repairs did not seem to notify residents of repair works consistently, it was suggested that Tenant Participation and Repairs

consolidate their contact information databases to ensure all residents were notified when faults were reported in communal areas.

- Landlords were responsible for arranging Energy Performance Certificates (EPCs). Void properties had EPCs as these were required to be in place before new tenancies commenced, however residents with longstanding tenancies did not have these certificates.
- It was important that EPCs were in place before winter so that residents who were eligible could apply for support with heating costs.
- It was suggested that an update be circulated in Housing News, advising residents to request an EPC, if required.

ACTION: Landlord Services

- A further update on the Retrofit Pilot was sought and an information report was requested for a future meeting.
- An update on the Pilot Neighbourhood Scheme was provided and the meeting were advised that it was going well. Social Prescribers had been invited to attend meetings and update on their cases, which had proven beneficial.
- The meeting requested that the new Leader of the Council write to the Government to seek an update on the current proposals for the HS2 land, and to request that Council Housing be prioritised.

ACTION: Leader of the Council

- The tenancy visits were ongoing but the process was resource intensive, therefore data would inform the visits and those who were considered vulnerable would be prioritised.

11(a) ANTI-SOCIAL BEHAVIOUR TASK FORCE UPDATE

James Richards (Community Safety Officer) introduced the report.

In response to questions the following information was provided:

- If a person was reported for anti-social behaviour a dispersal orders could be used to remove from the area, and if they refused the police would be contacted and they could be arrested.
- Monitoring reports and resident feedback were used to measure the performance of the Task Force. Once cases were closed residents were asked to provide feedback about their experiences.
- The council was considering whether to roll out the Responsive Security Patrol to street properties, but there was currently no provision for street properties.
- Patrons of the Egg nightclub in Islington often left the nightclub as late as 4am and walked across the Maiden Lane Estate, causing noise disturbance and leaving litter.
- The Cabinet Member for Better Homes advised that this issue had been noted and she had met with the Director of Public Safety to discuss. The nightclub would be approached and encouraged to improve their dispersal policy.

- One of the blocks at Holly Lodge still had old wooden doors and people breaking in, potentially using drop keys.
- The doors were due to be upgraded in due course, through the capital programme. The doors were bespoke, so would need to be made to measure, however, officers could investigate whether this work could be prioritised, given the security concerns.
- There were tradesmen buttons still connected on some estates, allowing people to gain access to buildings, which was a security risk. Caretakers would be instructed to check the buttons to identify any that were still connected as it had been recommended that these buttons be disconnected.
- Gerda security locks had been a successful solution in preventing trespass with drop keys on the estates they had been installed.

An issue was raised with regard to the Safer Neighbourhood Panel in Highgate and it was reported that the police had stopped communicating with the Panel, there were ongoing information sharing issues, and concerns were not adequately responded to. It was clarified these issues had been ongoing for over a year.

Officers and Ward Councillors noted these concerns and suggested that a meeting should be set up with the Cabinet Member for Community Safety and Borough Commander to discuss the issues that have been experienced by the Safer Neighbourhood Panel in Highgate Ward.

ACTION: Councillor Apak

The report was noted.

11(b) DMC BUDGET BIDS REVISED PROCESS

Stanton La Foucade (Tenant Participation Coordinator) introduced the report.

DMC representatives were in agreement that the proposals outlined in the report seemed beneficial and were supportive of the proposals.

12. KENTISH TOWN DMC BUDGET

Tara Cookson (Neighbourhood Manager) introduced the report.

It was reported to the meeting that the bid for the Multi-Use Games Area (MUGA) at Peckwater Estate would be subject to matched funding from Arsenal Football Club and Adidas, if agreed. It was proposed that the bid be agreed, subject to the matched funding being awarded.

The meeting discussed the residents conference bid and an overview of the event was provided, explaining that it would take place on 2 September 2024 and would

Kentish Town District Management Committee - Tuesday, 23rd July, 2024

include information stalls, workshops, presentations, a creche and refreshments. The DMC were supportive of the bid.

Representatives from Maiden Lane outlined their bid for Metrobin stores. There were issues on the estate with rubbish being dumped, which attracted vermin. Metrobin storage had proven successful on other estates in addressing these issues.

Maiden Lane representatives also outlined their bid for their annual firework event. A suggestion was made to write to Savilles to ask if funding could be provided for future firework events.

Therefore, it was

RESOLVED –

THAT the following bids requests be approved:

TRA	BID REQUEST	AMOUNT
Peckwater estate	Replacement astroturf, additional fencing and new lighting to MUGA. This is a match funding bid, the total cost of the works is £135,891.00.	£50,000.00 Subject to matched funding
Spencer Rise & Churchill Road estate	Replace torn netting on MUGA with taller fencing	£19,171.00
St Pancras Way TRA	Monday club for women	£ 2,000.00
St Pancras Way TRA	Summer activities for whole estate	£ 1,800.00
St Pancras Way TRA	Community kitchen	£ 1,700.00
Bernard Shaw Court	Replacement play equipment (roundabout) in playground	£12,420.00
Camden Square TRA	Camden Newtown Community Festival bid	£ 2,750.00
Camden Square TRA	Professional A3 scanner for archive project	£ 1,346.74
91 Highgate Road (Sheltered Housing)	Gardening project	£ 945.00
Whittington TRA	Gardening project phase 2	£ 4,950.00
Resident events	Borough wide resident events that each DMC have been asked to contribute towards	£ 2,500.00
14 Leighton Crescent	Gerda lock for LFB access point	£ 875.00
Maiden Lane TRA	Metrobin storage	£ 31,049.00
Maiden Lane TRA	Annual Firework event	£ 4,990.00
16 Raydon Street	Gerda lock for LFB access point	£ 875.00

(Chester/Baltimore development)		
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13(a) VOIDS DELIVERY PROGRAMME UPDATE

DMC Representatives noted that a Void Delivery Programme update was scheduled for the next round of DMC meetings. It was requested that the update include information on how the review of the programme was progressing, the timescales, and the metrics that would be used to measure improvements.

ACTION: Head of Allocations, Lettings and Private Housing Services

Responding to a question, the Neighbourhood Manager advised that if a tenant passed away the Specialist Personal Representative Team were informed of the death and followed a set process.

The information report was noted.

13(b) ESTATE AND OFF-STREET PARKING STRATEGY

The information report was noted.

13(c) FRAS, DAMP & MOULD AND CAPITAL WORKS UPDATE

The information report was noted.

14. KENTISH TOWN INFORMATION REPORT

A representative from St Pancras Way Estate TRA provided an update on the Community Hub project. Unfortunately, due to resource and budget constraints the project was no longer possible and would not go ahead. The meeting were informed that the St Pancras Way Estate TRA would like to spend the £100k previously allocated by DMC for this project on other schemes to bring the area back into use so that it is no longer attractive to drug users and rough sleepers. Alternative options were currently being explored.

It was reported that people living near the Undercroft regularly experienced issues with anti-social behaviour so it was hoped that a solution would be identified to improve the area.

The information report was noted.

15. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

There was none.

The meeting ended at 8.40 pm.

CHAIR

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MINUTES END