



20th August 2024

Tara Cookson

Neighbourhood Manager

Supporting Communities

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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)

We informed the TRA and DMC in the previous report as to why plans to build a Community hub on the estate cannot progress, due to not having sufficient funding available to deliver a scheme of this size.

Since then Tara Cookson met with the TRA to discuss what alternative improvements could be made to help deter ASB and drug use in this part of the estate. The TRA have explained how they would like to encourage residents to make better use of the area in

front of the undercroft. The TRA are keen to have an outdoor gym fitted there and feel the location would be ideal for quiet exercise and it is shielded from view. The TRA would also like to have additional parking deterrents put in place (bollards and a barrier gate) on the estate, to make the area surrounding the children's play area, safer for children to access.

The TRA and DMC are being asked to note that the use of unallocated reserves cannot be guaranteed and may be dependent on the scale of any predicted overspends in the HRA position.

The process for repurposing unallocated DMC funds is for the TRA to first seek agreement from DMC. The TRA is therefore seeking DMC consent to spend the monies previously allocated (£100,000.00) towards a Community hub, to instead be spent on an outdoor gym for the area in front of the undercroft and parking deterrents on the estate.

Tara has requested colleagues in Recreation to provide a costing for the outdoor gym. Tara has also requested Housing Repair colleagues to provide a costing for the barrier gate and bollards. This information will be made available to the TRA and DMC as soon as we receive it.

14 Leighton Crescent – Redesign of refuse storage arrangements (Abdilatif Shidane)

This scheme is currently on hold. Abdilatif will contact the TRA directly to discuss.

Order placed to fit metal gerda plate and lock to access LFB drop key access.

Camelot House – Bicycle storage (Tara Cookson)

The bicycle hangar has been delivered and fitted.

Abingdon Close – Bicycle storage (Tara Cookson)

The bicycle hangar has been fitted and delivered.

Spencer Rose & Churchill – (Abdilatif Shidane)

We have notified colleagues within Recreation that the bid to increase the height of the fencing to the MUGA, has been agreed. We are waiting on a start date for works.

Bernard Shaw Court – (Tara Cookson)

We have notified colleagues within Recreation that the DMC bid to replace the broken roundabout was agreed at the last meeting. We are waiting on a start date for works.

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)

	5 Nov 2023	9 Feb 2024	20 May 2024	4 August 2024
Residential accounts	4268	4464	4485	4491
Accounts in arrears	2106	2230	2213	2174
Tenants owing >7 weeks gross rent	720	741	699	689
Tenants owing > £1,000	761	793	781	769
Borough under occupiers	514	504	454	432
Borough under occupiers: rent arrears	£258,678.90 (Avg per person £907.85)	£267,291.72 (Avg per person £928.69)	£247,893.72 (Avg per person £987.62)	£248,976.47 (Avg per person £1054.99)
Total arrears within area	£3,620,585.07	£3,661,520.82	£3,806,420.50	£3,553,068.26
Borough rent arrears* (Includes Sheltered)	£17,659,989.51	£17,338,289.25	£17,285,749.59	£17,672,635.74

Notes

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

End of report.