

THE LONDON BOROUGH OF CAMDEN

At a meeting of the **GOSPEL OAK DISTRICT MANAGEMENT COMMITTEE** held on **THURSDAY, 28TH NOVEMBER, 2024** at 6.30 pm in the Maitland Park Community Centre, Corner of Mary Prince House and Grafton Terrace, London, NW3 2AZ

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
Andrew Dow – West Kentish Town TRA
E P Daniels – Bacton Tower TRA
John Campbell – Cressfield & Woodyard TRA
Joy Palmer - Camden Association of Street Properties (GO)
Karifa Aaronovitch – Barrington Court TRA
Kirsty McDonough – Maitland Park Estate TRA
Marnie Watts – Dunboyne TRA
Mary Smith – Woodfield and Barnfield TRA
Victoria Tink – Barnes House TRA
William Bromwich – Gospel Oak 7 & 8 TRA West Kentish Town TRA

OTHER RESIDENTS PRESENT

Mohammad Hussen - Bacton Tower TRA, Angela Uysal - Cressfield and Woodyard TRA, Paul Tomlinson, Tom Young

COUNCILLOR OBSERVERS PRESENT

Councillors Pat Callaghan and Lorraine Revah

COUNCILLOR OBSERVERS ABSENT

Councillors Kemi Atolagbe, Marcus Boyland, Jenny Mulholland and Stephen Stark

OTHER COUNCILLORS PRESENT

Councillor Sagal Abdi-Wali

OFFICERS PRESENT

Ben Lynn – Principal Committee Officer
Calvin Garrett – Strategy Delivery Manager
Deana Taziny – Landlord Services Manager
Emma Cardoso – Strategic Finance Lead - Housing
Lydia Roberts – Housing Policy and Change Lead
Stanton La Foucade – Tenant Participation Co-ordinator

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 TENANT AND RESIDENT ASSOCIATIONS AND CO-OPTION OF 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 Forge, Mutton and Castle Road TRA and Kiln Place TRA.

3. ANNOUNCEMENTS

Supplementary Agenda

The Chair announced that a supplementary agenda was circulated to members. The supplement contained an updated budget report as the report in the main agenda was not up to date.

Vice-Chair attendance at Joint Chairs meeting

The Chair announced that he would be raising this in Local Issues.

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 meeting held on 5 September 2024.

Mohammed Hussen, Bacton Tower TRA, asked to amend the minutes to reflect his attendance at the meeting. This was agreed by the Committee.

RESOLVED –

THAT the minutes of the meeting held on 5 September 2024 be approved subject to the correction outlined above.

7. HOUSING REVENUE ACCOUNT (HRA) BUDGET 2025/26

Consideration was given to the report of the Director of Finance. After an introduction by the Strategic Finance Lead – Housing, the committee discussed the report, making the following key comments:

- In response to a question from the Committee the Strategic Finance Lead said that the requirement for the Housing Revenue Account (HRA) to be self funding was law and not rule created by the Council.
- Residents were interested in resources for supporting those experiencing homelessness and whether the cost came from the HRA. The Strategic Finance Lead clarified that the cost of supporting homeless people came from the general fund, not the HRA. Some of Camden’s housing stock was used for temporary accommodation but this was not a pressure for the HRA.
- A member raised that it was a requirement to pay for two months’ rent at the start of a tenancy, they said this was unfair and could skew figures on arrears. The Strategic Finance Lead agreed to provide information about how the system worked when starting a tenancy.

ACTION BY: The Strategic Finance Lead – Housing

- Responding to a question from the Committee, the Strategic Finance Lead agreed to provide details on window cleaning as residents had been told that windows without balconies would not be cleaned.

ACTION BY: The Strategic Finance Lead – Housing

- Members of the Committee discussed their experiences of responsive housing patrols and raised concerns with the effectiveness of them.
- The Committee spoke about grounds maintenance and the proposed increase, there was concern that the cost had increased each year but the level of service had not improved. The Strategic Finance Lead said that she would feed this back to the Head of Service.

- The Cabinet Member for Better Homes agreed to share links to grounds maintenance contracts which were publicly available.

ACTION BY: The Cabinet Member for Better Homes

- In response to questions from the Committee about the work of grounds maintenance, the Strategic Finance Lead agreed to provide more detail on Appendix A and what services charges were used to pay for.

ACTION BY: The Strategic Finance Lead

RESOLVED –

THAT The report be noted.

8. HOUSING TRANSFORMATION

Consideration was given to the report of the Director of Housing. The report was introduced by the Strategy Delivery Manager and the Housing Policy and Change Lead.

The Committee spoke about support with homelessness and asked for an update on the two family hostels that were to be built. The Strategy Delivery Manager agreed to provide an update.

ACTION BY: The Strategy Delivery Manager.

Members raised that the proposed model could create confusion as the individual roles of each service and team was not clear. The Housing Policy and Change Lead agreed to circulate information about the objectives of different services within the proposed department model.

ACTION BY: The Housing Policy and Change Lead.

RESOLVED –

THAT the report be noted.

9. GOSPEL OAK DMC BUDGET

The Tenant Participation Co-ordinator informed the Committee that there no bids to hear at this meeting.

RESOLVED –

THAT the report be noted.

10. UPDATE FROM THE CABINET MEMBER FOR BETTER HOMES

Consideration was given to the report of the Cabinet Member for Better Homes, who introduced the report.

The Committee raised concerns about the waiting list for residents needing repairs or alterations done to their properties. The Cabinet Member said that due to the pressures on the repairs service, works needed to be prioritised based on urgency and could involve a wait for completion.

A resident spoke about their experience of the repairs service with issues such as problems not being logged or tracked properly and the length of time it has taken to get a solution.

In response to a question from members, the Cabinet Member said that a new system for repairs would be introduced towards the end of early next year, this system would allow residents to track and monitor repairs jobs.

A member of the Committee asked about funding that had been secured through the government's levelling up programme as they understood funding had been given to the Gospel Oak and Kentish Town area. The Cabinet Member agreed to provide an update on what happened to funds that were secured by Gospel Oak and Kentish Town as part of the Government's Levelling Up scheme

ACTION BY: The Cabinet Member for Better Homes

RESOLVED –

THAT the report be noted.

11. LOCAL ISSUES

Holmes Road Depot

Paul Tomlinson and Tom Young addressed the Committee as a follow up to the motion passed at the September meeting.

In the presentation, they made the following comments:

- There was a consultation underway on the Regeneration Strategy, that would finish on 23 December. He told the Committee that this would be a good opportunity for them to have their voices and opinions heard and asked members to consider responding.
- Paul Tomlinson asked for the DMC to agree request Camden for a public meeting to discuss the future of Holmes Road.
- Paul Tomlinson asked for the DMC to agree to request that Camden set up a panel, with membership including DMC reps, to review available options for Holmes Road.

The DMC then voted on the issues raised by Paul Tomlinson and agreed to request a public meeting to discuss Holmes Road and to request Camden set up a panel, with membership including DMC reps, to review available options for Holmes Road.

Attendance of Vice Chairs at the Agenda Planning meeting

The Chair sought the opinion of the Committee of Vice Chairs attending the Joint DMC Chairs meeting if the Chair was unable to.

The Committee understood that attendance at these meetings was important as it provided an opportunity for DMCs to discuss items to be brought to future DMC meetings. The Committee agreed for Vice Chairs to attend Joint DMC Chairs meetings if the Chair was unable to do so.

12. PROPERTY SERVICES AND HOUSING MANAGEMENT - REPAIRING AND LETTING OUR PROPERTIES

The information item was noted.

13. KPIS/DASHBOARD

The information item was noted.

14. CCTV PROGRAMME

The information item was noted.

15. PROGRESS REPORT ON THE REGENERATION STRATEGY FOR REGIS ROAD

The information item was noted.

16. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

There was no such business.

The meeting ended at 9.15 pm.

CHAIR

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MINUTES END