

THE LONDON BOROUGH OF CAMDEN

At a meeting of the **GOSPEL OAK DISTRICT MANAGEMENT COMMITTEE** held on **WEDNESDAY, 8TH JANUARY, 2025** at 6.30 pm in the Council Chamber, Town Hall, Judd Street, London WC1H 9JE

REGISTERED DMC MEMBERS PRESENT

Terence Ewing (Chair) - Camden Association of Street Properties
Daniel Key (Vice Chair) – Castle Road TRA
Charlotte Myhrum – Forge, Mutton & Castle Road TRA
E P Daniels – Bacton Tower TRA
James Robin – Kiln Place TRA
Karifa Aaronovitch – Barrington Court TRA
Vala Magnadottir - Camden Association of Street Properties (GO)
William Bromwich – Gospel Oak 7 & 8 TRA West Kentish Town TRA

OTHER RESIDENTS PRESENT

Mohammad Hussen - Bacton Tower TRA

COUNCILLOR OBSERVERS PRESENT

Councillors Kemi Atolagbe and Pat Callaghan

COUNCILLOR OBSERVERS ABSENT

Councillors Marcus Boyland, Lorraine Revah, Jenny Mulholland and Stephen Stark

OFFICERS PRESENT

Ben Lynn – Principal Committee Officer
Deana Taziny – Landlord Services Manager
Scot Reid – Head of Property Customer Services and Engagement
Stanton La Foucade – Tenant Participation Co-ordinator
Wendy Wong – Senior Business Partner – Property Management

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 6-60 Bassett Street TRA, Cressfield and Woodyard TRA, Maitland Park Estate TRA and Wendling TRA.

3. ANNOUNCEMENTS

There were no announcements.

4. DECLARATIONS OF INTEREST OF ITEMS ON THIS AGENDA

There were no declarations.

5. NOTIFICATION OF ANY ITEMS OF BUSINESS THAT THE CHAIR DECIDES TO TAKE AS URGENT

There was no such business.

6. JANUARY DMC HRA BUDGET 2025/26 AND RENT SETTING REPORT

The DMC went through the proposals outlined for consideration as set out in the template from the Director of Finance.

Rent Increase

Members discussed the proposed rent increase; they said that they opposed the increase because of issues around the Ombudsman report on the repairs service and the increase to rent last year. The Committee thought that this was a good opportunity to highlight their problems with the service.

Following a vote, it was determined that the proposed increase should not be supported.

Increase Tenant Service Charge - Caretaking:

In their discussion, the Committee acknowledged the challenges with funding that the Council faced, but felt that despite increases in previous years, there had been no improvement to the service residents had been receiving.

Following a vote, it was determined that the proposed increase should not be supported.

Increase Tenant Service Charge - CCTV:

Many members felt that the current CCTV was not effective in reducing anti-social behaviour and so did not agree with increasing the charge.

Following a vote, it was determined that the proposed increase should not be supported.

Freeze Tenant Service Charge - Communal Lighting:

Following a vote, it was determined that the proposed freeze should be supported.

Increase Tenant Service Charge - Communal M&E Maintenance:

The Committee discussed the proposed increase and some members spoke about their experience with reoccurring issues of boilers not working.

Following a vote, it was determined that the proposed increase should not be supported.

Increase Tenant Service Charge - Grounds Maintenance:

In their discussion of the proposed increase, members spoke about issues they had with the standard of service. Many members felt that there had not been an improvement in service.

Following a vote, it was determined that the proposed increase should be supported.

Increase Tenant Service Charge - Responsive Housing Patrol:

The Committee commented that they would like to see improvements in the service but acknowledged that patrols were important for some estates.

Following a vote, it was determined that the proposed increase should be supported.

Comments on heating pool proposals

Following a vote, it was determined that the proposal should be supported.

Other feedback and views

The Committee made the following comments:

- Members understood that increases to certain charges were necessary, however, they would like to see improvements to services.
- The DMC would like to see monitoring of performance, so the impact of increased charges could be seen.
- There was a dissatisfaction with the repairs service.

RESOLVED –

THAT approval be given to the views set out above.

7. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

There was no such business.

The meeting ended at 8.00 pm.

CHAIR

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MINUTES END