

# HAMPSTEAD DISTRICT MANAGEMENT COMMITTEE

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THURSDAY, 8 DECEMBER 2022 AT 6.30 PM  
ZOOM MEETING

Enquiries to: **Vinothan Sangarapillai, Committee Services, Committee Services**  
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## **CHAIR**

**Toyin Majiyagbe (Taplow TRA)**

## **VICE CHAIRS**

**Anne Ward, 5-7 Belsize Grove  
Arun Kumar, Mary Green TRA**

**A full list of voting DMC members and substitutes is set out at Item 2.**

## **COUNCILLOR OBSERVERS**

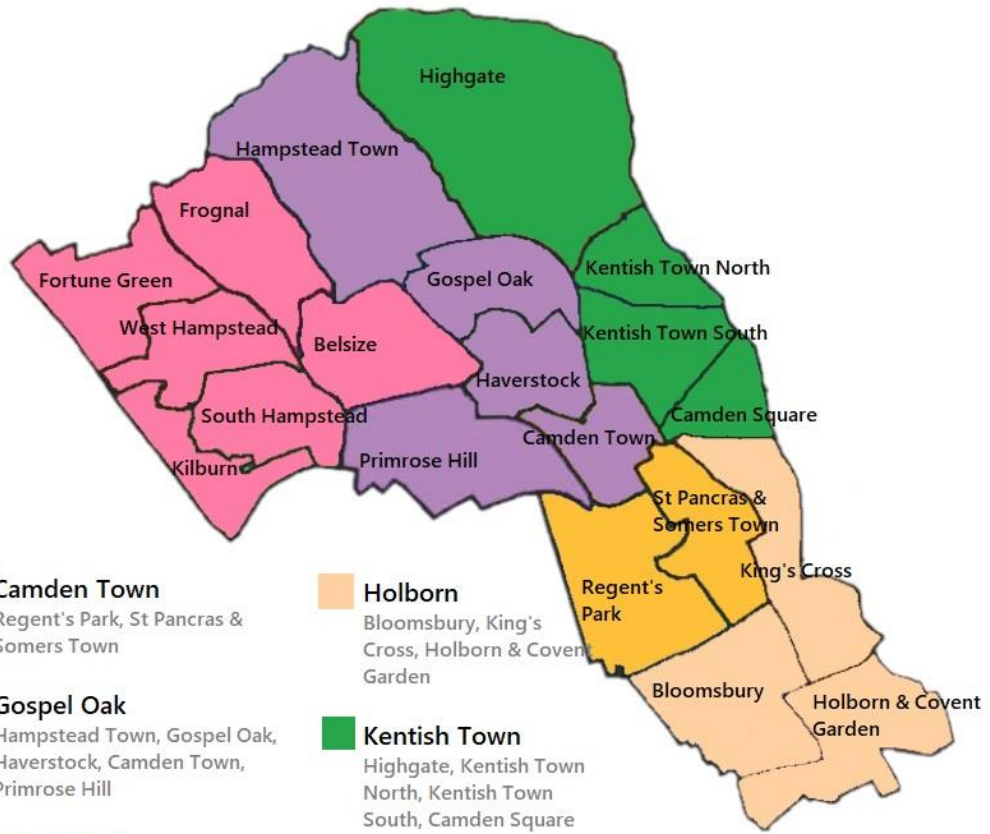
**Councillors Nancy Jirira (LD), Gio Spinella (C) and Nanouche Umeadi (L)**

## **SUBSTITUTE COUNCILLOR OBSERVERS**

**Councillors Richard Olszewski (L) and Tom Simon (LD)**

Please note that all DMCs should aim to complete their business within 3 hours from when the meeting starts, and DMC Chairs will seek to ensure that the agenda for the meeting is completed within this timeframe. However, if the meeting has not ended after 3 hours Council officers still in attendance will leave the meeting. The DMC may, if it wishes, continue its meeting informally without council officer attendance.

Issued on: Thursday, 24 November 2022



**Camden Town**

Regent's Park, St Pancras & Somers Town

**Gospel Oak**

Hampstead Town, Gospel Oak, Haverstock, Camden Town, Primrose Hill

**Hampstead**

Fortune Green, Frognal, West Hampstead, South Hampstead, Belsize

**Holborn**

Bloomsbury, King's Cross, Holborn & Covent Garden

**Kentish Town**

Highgate, Kentish Town North, Kentish Town South, Camden Square

# HAMPSTEAD DISTRICT MANAGEMENT COMMITTEE

## 8 DECEMBER 2022

### AGENDA

#### 1. REMOTE MEETING

To agree that the DMC meeting be held as a remote meeting.

#### 2. REGISTRATION OF TENANTS ASSOCIATIONS AND CO-OPTION OF TENANT REPRESENTATIVES (Pages 7 - 8)

**Appendix A** lists those Tenants Associations (TAs), which have satisfactorily completed the registration process at the date of despatch of this agenda. It gives details of the representatives of those Associations to be co-opted onto the DMC, in accordance with the constitution, together with the names of the substitutes.

**Appendix B** lists those TAs whose registrations have lapsed. If a TA wishes to register it must hold an Annual General Meeting (AGM), open to all members, once a year (with an independent observer in attendance). The minutes must be sent to the Tenants Participation Team together with a membership list and a completed registered form.

#### 3. APOLOGIES

#### 4. ANNOUNCEMENTS

#### 5. DECLARATIONS OF INTEREST IN ITEMS ON THIS AGENDA

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

#### 7. MINUTES

To approve the minutes of the Hampstead DMC held on 22<sup>nd</sup> September 2022.

(Pages 9 -  
18)

**8. HAMPSTEAD DMC PROGRESS REPORT - ACTION POINTS UPDATE** (Pages 19 - 20)

The DMC is asked to note the progress on the action points arising from the previous meeting.

**9. HOUSING SERVICES CONSOLIDATED REPORT** (Pages 21 - 78)

Report of the Director of Housing and the Director of Property Services.

Due to the importance of the HRA Budget and Service Charge information, on this occasion the consolidated paper has been split into discussion and information items for the December DMC round of meetings. Discussion items on HRA budget and service charges, the impact of the inflation and rent levels on the repairs service and plans to transform Housing Management services will have officers in attendance to present those papers and answer questions, whilst the 'for information' listed papers provide background context to the discussion items but will not have specific officers attending to cover each issue.

**10. HAMPSTEAD DMC BUDGET REPORT** (Pages 79 - 82)

Report of the Head of Landlord Services.

The DMC is asked to note the report and approve any new bids it considers appropriate.

TRAs are encouraged to submit bids as soon as possible, so they can be properly assessed and prepared by officers, ready for submission to the DMC. TRAs are reminded that verbal bids cannot be accepted at DMC meetings as, in line with the guidelines, officers need to be able to assess bids before passing them to the DMC.

For more information on DMC bids, please see our webpages: [www.camden.gov.uk/district-management-committees](http://www.camden.gov.uk/district-management-committees).

**11. DMC CHAIRS' PAPER - COMPLAINTS PANEL**

(Pages 83 -  
92)

To consider the paper from DMC chairs regarding the complaints panel.

**12. CABINET MEMBER FOR BETTER HOMES REPORT**

To consider a verbal report from the Cabinet Member for Better Homes.

**13. LOCAL ISSUES**

To consider any local issues raised by DMC representatives.

**14. MINUTES FOR REFERENCE**

To note the minutes of the following group meetings:-

- i) Leaseholders' Forum (available at: <http://tinyurl.com/camdenlf>)
- ii) Camden Association of Street Properties (available at <http://www.camdencasp.org.uk/casp-meeting-minutes/>)
- iii) Fire Safety Advisory Panel (available at <https://tinyurl.com/camdenfsap>)

Hard copies available on request.

**15. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**

**16. DATES OF FUTURE MEETINGS**

Dates of future meetings:

- Wednesday, 11<sup>th</sup> January 2023 (Joint Meeting)
- Thursday, 9<sup>th</sup> March 2023

**AGENDA ENDS**

The date of the next meeting will be Wednesday, 11 January 2023 at 6.30 pm.