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## THE LONDON BOROUGH OF CAMDEN

At a meeting of the **CAMDEN TOWN DISTRICT MANAGEMENT COMMITTEE** held on **WEDNESDAY, 9TH MARCH, 2022** at 6.30 pm in the Conference Room, 3rd Floor, Crowndale Centre, 218 - 220 Eversholt Street, London, NW1 1BD

### REGISTERED DMC MEMBERS PRESENT

Fran Heron (Chair)	Amphill Square TRA
John Wood (Vice-Chair)	Walker House TRA
Steven Christofi (Vice-Chair)	Regents' Park TA
Adebisi Twins	Agar Grove TMO
Jim Ward	Amphill Square TRA
Jackie Hagggett	Amphill Square TRA
Richard Caylor	Bayham Place TRA
Jim Mansfield	Bridgeway Street TRA
Mohamed Zaved Uddin (sub)	College Place TRA
David Auger	Clarkson and Mornington TRA
Dimitrios Papageorgiou	Curnock Street TRA
Wolfram Westendorf	Godwin & Crowndale TMO
Sheila James	Mayford TRA
Sherryl Murphy (sub)	Mayford TRA
Rienzi Trento	Ossulton TRA
Anne Byrne	Three Fields TRA

### OTHER RESIDENTS PRESENT

Derek Jarman	Kentish Town DMC
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### COUNCILLOR OBSERVERS PRESENT

Councillors Heron (Chair), Christofi (Vice-Chair), John Wood (Vice-Chair), Roger Robinson and Paul Tomlinson

### COUNCILLOR OBSERVERS ABSENT

Councillors Nasim Ali, Heather Johnson, Samata Khatoon and Andrew Parkinson

### OTHER COUNCILLORS PRESENT

Councillor Meric Apak, Cabinet Member Better Homes

### OFFICERS PRESENT

Sharon Calvey	Head of Estates Management
Jonathan Windsor	Neighbourhood Manager
Antony Holmes	Neighbourhood Manager
Michael Killeen	Head of Strategic Asset Management and Compliance

Stanton La Foucade  
Sarah Moore

Tenant Participation  
Tenant Participation

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

## **MINUTES**

### **1. HYBRID MEETING**

Members agreed that the meeting be held as a hybrid meeting.

#### **RESOLVED –**

THAT the meeting be held as a hybrid meeting.

### **2. 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.

It was reported that College Place TRA had now been formally registered with Mr Ramiz Percuku (DMC Representative) and Mr Mohamed Uddin (substitute) as the DMC representatives. It was also reported that Rippon Khan had stood down as the substitute representative for Walker House.

#### **RESOLVED –**

THAT the 'A' list be noted.

### **3. APOLOGIES**

Apologies for absence were received from Sonia Uddin (Camden Studios TRA), James Butler (Coopers Lane), Amy Lame (Coopers Lane Estate TRA), Helia Evans (Ossulston TRA) and Councillor Samata Khatoon (Councillor Observer).

#### **4. ANNOUNCEMENTS**

##### **Chairing the proceedings**

The Chair informed the meeting that on this occasion she and both the Vice-Chairs would chair parts of the meeting. The Chair would take the first part of the meeting, with the Housing Services item being chaired by Steve Christofi, and the DMC Budget item being chaired by John Wood.

##### **Councillors Roger Robinson and Paul Tomlinson**

The Chair advised the meeting that this would be the final meeting that both Councillors Roger Robinson and Paul Tomlinson would be attending in their roles as Councillor Observers, as they were both not standing for election in the Council elections in May. She wished to put on record the DMCs appreciation for their role in supporting the DMC and the local community's issues and concerns, even against the Council. Though both were not standing for election in May, they were for different reasons. Councillor Roger Robinson would be retiring after a long and illustrious career on the Council and serving the local area, but for Councillor Paul Tomlinson this was different because he had been de-selected.

The DMC wished to thank both Councillors and wished them well for the future. The DMC also wished to express their sadness, disappointed and concern in the way Councillor Paul Tomlinson had been treated in his de-selection. Jim Ward (Amphill Square TRA) stated that he could no longer remain a DMC representative and would resign as he felt that the Council did not listen to the DMC and rode roughshod over their concerns.

The DMC also expressed its concern at the lack of attendance at DMC meeting by Councillors from Regents Park Ward.

#### **5. DECLARATIONS BY MEMBERS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN RESPECT OF ITEMS ON THIS AGENDA**

There were none.

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

There were none.

## **7. MINUTES**

Consideration was given to the minutes of the meetings held on 1<sup>st</sup> December 2021, 12<sup>th</sup> January 2022 and the special meeting held on 10<sup>th</sup> February 2022.

The meeting agreed that for the minutes on 1<sup>st</sup> December, under item 10 Housing Services Report, HRA Budget, page 13, 3<sup>rd</sup> paragraph, first sentence, delete 'giving a response' and add 'making written observations'.

The DMC also asked for David Auger's tabled paper (attached), and the revised version of the 10<sup>th</sup> February Special meeting minutes (with John Wood's attendance and the bids noted) to be circulated to members.

**ACTION BY: Sarah Moore**

### **RESOLVED –**

THAT the minutes of the meeting held on 1<sup>st</sup> December 2021 (as amended), 12<sup>th</sup> January 2022 and the special meeting minutes of 10<sup>th</sup> February 2022 (as amended) be approved.

## **8. CAMDEN TOWN DMC ACTION POINT UPDATE**

Consideration was given to the action point update.

### **Workshop on stock conditions survey**

Officers agreed to provide a briefing note to all the DMCs regarding the rationale underpinning the Council's asset management strategy, the Council's legal duties (for estate and street properties) and the proposed programme of works (which would include the way it was proposed to be financed). The briefing note would also provide details of the proposed engagement activity, which would include the option of holding a workshop in relation to this issue.

**ACTION BY: Michael Killeen (Head of Strategic Asset Management and Compliance)**

## **HRA**

It was noted that David Auger would be writing to Councillor Meric Apak, Cabinet Member Better Homes, regarding his concerns in relation to the HRA.

### **Caretaking Cover**

It was noted that discussions in relation to caretaking sickness and leave cover would be held after the local elections.

## **9. HOUSING SERVICES REPORT**

Consideration was given to the report of the Directors of Housing Management and Property Management.

Steve Christofi (Vice-Chair in the chair for this item). Officers gave the following key responses to the issues raised by at the meeting.

### **Call Handling and repairs**

The DMC noted that the consideration of this item should not just be an opportunity for DMC representatives to raise repairs issues. Rather repairs issues should sought to be resolved through the normal reporting processes and only if this had not worked, and overall service performance issues should be considered at the DMC meeting.

- Officers agreed to contact Jim Mansfield (Bridgeway Street TRA), Councillor Roger Robinson, and John Wood in relation to outstanding works. Officers would copy in Councillor Meric Apak in relation to any correspondence on these issues.

**ACTION BY: Danny Waite, Head of Repairs and Operations**

- The Repairs Service was still seeking to work its way through the non-essential repairs that had been requested following the movement to normal working as a result of the Covid Pandemic. The service had also gone through a service review and operation change, and had suffered from staff shortages over the recent months due to the pandemic.

### **Caretaking Performance update**

- Officers would provide information as to how tenants could register to receive service performance information electronically.

**ACTION BY: Sharon Calvey/Sarah Moore**

- Caretaking Staff were expected to report service performance issues in relation to the estate they were working in, even if they were there on a temporary basis. If this wasn't happening then this should be brought to the attention of their managers so it could be dealt with as a performance issue. Caretaking staff had access to the web chat and the app to report service issues, and lift breakdowns were deemed a high priority and should not have to wait to be reported by a tenant before it could be actioned. Steve Christofi would forward his issue in relation to a lift breakdown to Sharon Calvey so it could be investigated.

**ACTION BY: Steve Christofi/Sharon Calvey**

- Estate lifts already had an inspection scheduled built into the programme of works to check on their status. Officers would consider service improvement options in relation to lifts, to ensure caretakers and repairs staff understood their respective roles, along with the ways tenants could be kept informed.

**ACTION BY: Danny Waite/Sharon Calvey**

A number of DMC representatives reported that caretakers on their estates were reporting issues to be actioned and they were keeping TRA representatives informed on progress.

**Estate Parking – Enforcement on Estates**

- Officers were seeking to roll out the Traffic Management Order approach being followed on the Maiden Lane Estate across the borough, and it was hoped that a timeline for way forward would be available at the September round of DMCs.

**ACTION BY: Sharon Calvey**

- Officers would remind Camden staff and contractors of the need to ensure that they sought to avoid parking in tenants parking bays whenever possible.

**ACTION BY: Sharon Calvey/Danny Waite**

- DMC representatives should let Sharon Calvey know if key fobs had been given to people to allow them to park illegally on an estate or they were blocking access routes, as this would be in breach of a tenant's tenancy condition so action could be taken against them.

**ACTION BY: DMC representatives**

- Officers would undertake a publicity blitz on unpermitted vehicles on the Mayford Estate reminding people that appropriate action could be taken against them.

**ACTION BY: Jonathan Windsor/Antony Holmes**

- Officers were aware that a number of garages were empty or required to be repaired and a programme of works was in place to ensure that they would be fit for purpose.
- Officers would also look at other ways to ensure that tenants were aware of their responsibilities in relation to parking, which could include better signage.

**ACTION BY: Sharon Calvey/Danny Waite**

### **Council Tenants Rents**

- Officers would see if the 'Help with money for Council Tenants' appendix could be made available in poster format so that TRAs could put them in useful places on their estates.

**ACTION BY: Jo Adams**

### **Tenants Service Charges**

- Officers would check to see whether tenants could be informed of their new monthly rent charge, along with the weekly information, to help them budget for the rent increase.

**ACTION BY: Emma Cardoso**

### **CCTV & Response Security Patrol**

- DMC representatives were to email Graeme Dyson, Head of Security, any questions that they had on this issue.

**ACTION BY: DMC representatives**

**At 8.22pm the meeting adjourned for a comfort break and reconvened at 8.30pm**

## **10. CAMDEN TOWN DMC BUDGET**

Consideration was given to the report of the Head of Tenancy Services.

John Wood (Vice-Chair in the Chair for this item), took the meeting through the report, where he highlighted the new bids to be considered by the DMC, and sought clarification on the progress of the Ossulton TRA bid. He also felt that the DMC should look to consider other bids so that the budget would be fully allocated by the end of the financial year.

The DMC then debated whether the Coopers Lane bid could be debated as a representative from that TRA was not able to present the bid as per the DMCs policy. The DMC also debated the position of the unallocated budget; whether the anti-social behaviour scheme bids before the DMC should be fully funded by the Council through its budget rather than the DMCs; whether the bid for the Albert Street security Improvements should have been submitted in the way it had; and whether any other new bids should be submitted at this stage.

Officers advised the meeting that the representative from Coopers Lane was not available and had asked an officer to present the bid on their behalf. Also the DMC bids guidelines did allow for anti-social behaviour bids to be submitted for consideration, and allowed other TRAs to submit bids on behalf of estates that did not have a TRA in existence, as per the Mornington & Clarkson TRA bid on behalf of tenants and residents on 25-43 Albert Street. They were also advised that the Ossulton TRA bid was not being progressed at this stage by the TRA due to difficulties with the process.

The Cabinet Member for Better Homes expressed his concerns in relation to the way the meeting was moving away from its own rules in relation to the way it had previously agreed for the consideration of funding bids. He felt that this would lead to the process being open to challenge and he could not endorse this so left the meeting at this point.

The DMC wished to have more support for TRAs in the bid making process, and representatives of the DMC wished to meet with officers to discuss this along with the bids guidelines process.

**ACTION BY: Anthony Holmes**

The DMC then gave consideration to the bid from Mornington and Clarkson TRA for security improvements, rear of 26-31 Mornington Place at a cost of £6715.60. The bid was discussed and approved by the DMC.

**RESOLVED –**

- (i) THAT the Mornington and Clarkson TRA bid for security improvements, rear of 26-31 Mornington Place at a cost of £6715.60 be approved
- (ii) THAT the other Mornington and Clackson bit for security improvements at rear of Albert Street and Coopers Lane bids be deferred.

**11. LOCAL ISSUES**

This items was not considered due to lack of time.

**12. DATES FOR FUTURE MEETINGS**

This item was not considered due to lack of time.

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

There were none.



**DAVID AUGER'S INFORMATION DEC 2021**

The meeting ended at 9.35 pm.

**CHAIR**

**Contact Officer: Gianni Franchi**

**Telephone No: 020 7974 1914**

**E-Mail: gianni.franchi@camden.gov.uk**

**MINUTES END**

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## **Members' Preliminary Response to Camden Town DMC Meeting 1 December 2021 Agenda Item 10 HRA Budget 2022/23 Pages 29-37 for discussion**

Residents are concerned that the Budget Report does not provide several key pieces of information necessary for the proper consideration of the proposals for the budget for 2022/23.

The summary on page 29 notes "The consolidated report summarises the financial position of the Housing Revenue Account and.....".

Residents make the following observations:

1) The report does not include any financial summary of the budgeted income and expenditure nor any previous years' actual income expenditure for 20/21, forecast 2021/22 or budgets for those periods.

2) Proper analysis of comparables is not possible given the lack of information to consider whether 2022/23 budget proposals are reasonable.

3) Previous queries and concerns regarding the level of repairs and maintenance of the housing stock has not been addressed. No details of the proposed level of repairs are provided in the report however the need to maintain the stock is referred to in para 2.2 on page 30.

4) In particular the identified shortfall between the repairs necessary as identified by the stock condition survey and the budgeted repairs in previous years has not been addressed and the backlog of repairs is increasing very significantly.

5) The Council's failure to adequately repair and maintain the housing stock is a breach of the Council's responsibilities under the HRA as well as a breach of any long leasehold issued by the council in respect of the individual building. With approximately 30% of stock being leasehold a significant number of buildings include at least one leasehold and therefore a legal obligation to repair exists.

6) The principle of a balanced HRA budget cannot be considered as being met if such a budget repeatedly fails to adequately provide for the maintenance of the housing stock, a core service under the Guidance Operation of the Housing Revenue Account ring-fence Published 10 November 2020.

7) Residents are further concerned at the lack of timely production of the financial accounts for the year ended March 2021 (20/21) and the failure for the audit to be completed for the previous year (19/20). Residents note that the reasons given would also be applicable to other neighbouring local authorities who have nevertheless completed the accounts and audit for the years in question.

8) Residents are also concerned that the Council has not published its compliance with the various regulatory requirements. For example, many councils on the introduction of the CIPFA Financial Management Code provided details of their review and implementation of compliance. Camden Council's budget proposals provided would be expected to comply with the requirements.

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