

## **THE LONDON BOROUGH OF CAMDEN**

At a meeting of the **CAMDEN TOWN DISTRICT MANAGEMENT COMMITTEE** held on **WEDNESDAY, 4TH SEPTEMBER, 2024** at 6.00 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
David Perris (Vice-Chair)	CASP
Paul Tomlinson	Amphill Square TRA
Mahboobur Rahman	Cooper's Lane TRA
Stephen Kelly (Sub)	Three Fields TRA
Rienzi Trento	Ossulston TRA
Dervilla Carroll	Goldington Street Estate

### **OTHERS PRESENT**

Councillor Sagal Abdi-Wali	Cabinet Member Better Homes
Councillor Steve Adams	
Tom Young	Better West Kentish Town
Norah Browne	Albert Street
Maria Padilla	Albert Street

### **OFFICERS PRESENT**

Stanton La Foucade	Tenant Participation Co-ordinator
Ramona Damiean	Neighbourhood Housing Manager
Deane Jean-Marie	Property Services

**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. 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.

Also, the meeting noted that Goldington TRA had now held their AGM so would now be on the A list going forward. The meeting was also advised that Zain Alam was no

longer a sub for Amptill Square TRA, and Junad Khan was now the DMC sub for Walker House.

**RESOLVED –**

THAT the ‘A’ and ‘B’ lists be noted.

**2. APOLOGIES**

Apologies for absence were received from Richard Caylor (Bayham Place Estate TRA) and Jim Mansfield (Bridgeway Street TRA).

**3. ANNOUNCEMENTS**

**Euston**

The Chair reminded DMC representatives to submit comments on the Future of Euston consultation, as its impacts would be wide ranging. Information on how to respond had been contained in emails that had been circulated a number of times from Stanton La Foucade, Tenant Participation Co-ordinator.

**Missing reports**

Councillor Sagal Abdi-Wali, Cabinet Member Better Homes, apologised that the reports regarding Lifts and Voids, marked to follow on the agenda, had not been made available for the meeting. This would be looked into and discussed with officers to ensure that this did not happen again as it was not acceptable. As a way forward the DMCs would be offered the ability to have a special meeting to discuss the reports if they wished, the format of which would be determined once all the DMCs had given their views on the proposal.

The DMC expressed its concern regarding the lack of the provision of the papers, especially the report regarding Voids due its impact on the HRA through the loss of rental income for the Council. Void properties also had an impact on the allocation system as desperately needed homes were remaining empty that could be let to people on the housing allocation register. The DMC reminded officers that they wished to see the Voids papers follow the format initiated by Laura Gillet whilst she was the officer responsible for the Voids Delivery Programme.

The DMC agreed to take up the offer of having a special meeting to consider the outstanding Voids and lifts papers, and suggested that the meeting could also cover the issue of communications with tenants and residents.

**RESOLVED –**

THAT approval be given to holding a special meeting as set out above.

**ACTION BY: Stanton La Foucade**

**4. DECLARATIONS OF INTEREST OF ITEMS ON THIS AGENDA**

There were none.

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

**Item 15 – Local Issues, motion on Direct Labour**

The Chair agreed to accept the motion as urgent business to allow the DMC to discuss the proposal. The motion was contained in the supplementary agenda.

**Item 21 – Key Performance Indicators (KPIs)**

The Chair advised the meeting that the information on the KPIs had been circulated in the supplementary agenda.

**6. MINUTES**

**RESOLVED –**

THAT the minutes of the meeting held on 26<sup>th</sup> June 2024 be approved.

**7. CAMDEN TOWN DMC ACTION POINT UPDATE - TO FOLLOW**

Consideration was given to the action points which were circulated at the meeting.

**Heating Pool meeting**

Officers were looking at holding a meeting in October regarding the proposals relating to the operation of the heating pool.

**ACTION BY: Stanton La Foucade**

**8. APPOINTMENT OF VICE-CHAIR**

**RESOLVED –**

THAT David Perris (CASP) be elected Vice-Chair of the DMC for the 2024/25 year, and that John Wood be appointed as the lead vice Chair for 2024/25.

**9. CAMDEN TOWN DMC CONSTITUTION**

Consideration was given to the revisions to the Constitution as set on the paper as proposed by the Chair.

The DMC agreed the proposed changes along with the deletion of 'Such as' under point 1 (d).

**RESOLVED –**

THAT the Constitution be revised as set out in the document for 2024/25 and outlined above.

**ACTION BY: Committee Services**

**10. LIFTS - TO FOLLOW**

The DMC were advised that this report was not available for the meeting as outlined in the announcements.

**11. VOIDS - TO FOLLOW**

The DMC were advised that this report was not available for the meeting as outlined in the announcements.

**12. DMC FUNDING BID PROCESS REVIEW**

Consideration was given to the report of the Tenant Participation Co-ordinator.

The DMC were advised that following this cycle of DMC meetings the Tenant Participation Team would formally take over the running of future TRA budget bids. Officers from the Tenant Participation Team would advise and support TRAs from beginning to the end of the process, and undertake an assessment of the project once it had been completed to assess whether the objectives had been met.

In relation to supporting trips that TRAs wish to set up for tenants, TRAs were able to request support for these via the special grants budget held by the Tenant Participation Team. This allowed TRAs to apply for two lots of £750 over the course of the year to fund such events. The TRA would though be expected to fully or part fund such trips if they already had resources within their accounts. Officers would consider whether this scheme should be revised to allow those TRAs who did not have access to other resources to have fully funded trips, along with the overall budget level available to fund such requests.

**ACTION BY: Stanton La Foucade**

Stephen Kelly, would forward on the email regarding the request to have a trip funded by the Special Grant Budget.

**ACTION BY: Stephen Kelly**

Officers would circulate the mapping process and application form in its new format as it had not come out clearly in the agenda papers.

**ACTION BY: Stanton La Foucade**

**RESOLVED –**

THAT the proposed revised bidding process, monitoring and overall management of DMC budget be noted.

**ACTION BY: Stanton La Foucade**

### **13. CAMDEN TOWN DMC BUDGET**

Consideration was given to the report of the Tenant Participation Co-ordinator.

The DMC noted that there had been no new bids at this time.

Officers agreed to provide information regarding whether Three Fields Estate were part of any major works proposals going forward, and if not why that was the case.

**ACTION BY: Susanne Afra**

**RESOLVED –**

THAT the report be noted

### **14. UPDATE FROM THE CABINET MEMBER FOR BETTER HOMES**

Consideration was given to the report of the Cabinet Member Better Homes.

Councillor Sagal Abdi-Wali, Cabinet Member Better Homes, took the meeting through the report.

The DMC expressed its concern regarding the ability of the Council to fully fund the fabric of social housing it had to maintain and the impact this then had on the provision of new developments. Also, the DMC noted reports would be provided to the November/December cycle that would outline how the Council proposed to meet its planned maintenance programme.

The DMC noted that the Government were considering seeking to consult with local authorities regarding possible changes to the Right-to-Buy Scheme in relation to the level of the discount and its application to new developments.

The DMC were reminded that Regeneration issues were the responsibility of the Cabinet Member for New Homes and Community Investment (Councillor Nasrine Djemai) and not the Cabinet Member for Better Homes.

The DMC asked for the following action points to be taken forward;

- An update regarding the Ampthill Square community safety action plan.

**ACTION BY: Director of Public Safety/Head of Neighbourhoods**

- Information regarding the total amount that was being spent regarding temporary accommodation in Camden, along with how much the Government and the Council were each funding.

**ACTION BY: Director of Housing**

- The actual number of those rough sleeping on the single night count undertaken in February 2024, along with the figures for 2023, 2022 and 2021.

**ACTION BY: Director of Housing**

- An update on the work of the ASB Task Force to be included in the next Cabinet Member report to the DMCs.

**ACTION BY: Cabinet Member Better Homes**

- An update regarding the position of Personal Evacuation Plans in relation to fire safety.

**ACTION BY: Melissa Dillon**

- The cost of the fire safety programme for the Council

**ACTION BY: Gavin Haynes**

- Information on the fines accrued from private rented sector landlords, overall figure and what budget do the fines go into.

**ACTION BY: Glendine Shepherd**

- Information to be provided regarding how a tenant and resident can find out whether their home has any asbestos, and whether that information is in a single place that could be easily accessed by them.

**ACTION BY: Gavin Haynes**

John Wood agreed to provide details of the garden roofs that were not being maintained by the Council so that they could be looked into.

**ACTION BY: John Wood**

**RESOLVED –**

THAT the report be noted

**15. LOCAL ISSUES**

**1. Motion on Holmes Road and Direct Labour Force**

Consideration was given to the motion moved by Paul Tomlinson and seconded by John Wood regarding Direct Labour Force.

Paul Tomlinson advised that Camden Council's direct labour force had a long and proud history. In St Pancras & Somers Town ward, direct labour built Park View House (then known as Cecil Rhodes House), for example. He felt that direct labour was cheaper and more efficient than using external contractors. Direct labour could also provide excellent long-term training and apprenticeships for local people.

Holmes Road depot, built in 1976 and expensively refurbished in 2017-2021 and one of the finest works depots in London, was under threat. Under a deal with Yoo Capital to develop the Holmes Road site, the depot would have to be re-provisioned – even after Camden spent more than £8m refurbishing it. The rumour was that it would be located near York Way. However, moving the depot would take years and millions of pounds and there was a risk that the depot would close and never re-open and that the skilled direct labour force would disappear with it.

In order to provide the skilled labour force under democratic control that was needed for net zero as well as fulfilling Camden's repairing obligations, there was a need to keep and strengthen the Council's direct labour force and to keep Holmes Road depot. It would help the Council to save money, to develop local economies and to provide training for future generations.

The DMC expressed its concern regarding the impact that the proposal would have on those tenants and leaseholders living on the site. The DMC felt that the proposal was at a critical juncture, as if the planning application was submitted in the near future then the Council would have to agree the application and the Holmes Road facility would be lost without any clear idea of what the replacement offer would be.

The Cabinet Member Better Homes expressed her support for the direct labour service, but the Council still had not seen the planning proposals nor the options for the facility but once they were available they would be given to the DMCs for consideration.

The DMC asked to be provided with information regarding a breakdown of the Repairs Budget in relation to how much of the budget was being provided in-house and how much was provided by contractors.

**ACTION BY: Tony Castle**

The DMC also asked for information on the cost of the out-of-hours contact, the hourly rate and the value for money judgement on the contract, along with whether this could be better done in-house.

**ACTION BY: Tony Castle**

The DMC were advised that the motion had been supported by the Kentish Town DMC at its meeting on 3<sup>rd</sup> September 2024.

The DMC debated and supported the motion as set out below:

‘In view of increasing energy bills and repair and maintenance costs, this DMC resolves to call upon Camden Council to acknowledge the vital importance of the direct labour repair team in Camden, to strengthen the direct labour force, to increase apprenticeships for young men and women and to maintain the Holmes Road repair depot as a model and centre for repair excellence in Camden.’

**RESOLVED –**

THAT the motion set out above be agreed and asked for a report back to the DMCs on the proposals in the motion, along with the details on the planning application and proposals for the site once the information was available.

**ACTION BY: Director of Property Management**

The meeting then adjourned for 10 minutes at 8.00pm.

**2. Local History Event**

The DMC was advised that there would be a Local History Event on 14<sup>th</sup> September 2024 being held in Summers Town. Specific information on the event would be circulated to DMC representatives by the Tenant Participation Team once it had been provided by the Chair.



**ACTION BY: Fran Heron/Stanton La Foucade**

**16. WORKS COMMUNICATION TO TENANTS AND RESIDENTS**

The report was made available to the DMC for information.

**17. FIRE SAFETY UPDATE**

The report was made available to the DMC for information.

**18. ASBESTOS REMOVAL**

The report was made available to the DMC for information.

**19. RESIDENTS ACTION DAY UPDATE**

The report was made available to the DMC for information.

The DMC welcomed the proposed programme for the resident action day and hoped these types of events continued going forward. The DMC was prepared to help fund these types of events, and also wished to see more external speakers involved.

**20. MEET YOUR HOUSING & PROPERTY SERVICES HEADS OF SERVICE**

The report was made available to the DMC for information.

The DMC members who attended the session felt that the session had been useful and informative but wanted more time to allow for the Heads of Service to answer questions. They hoped that this was the start of a process where Heads of Service would be more available to interact with tenants and residents. It was hoped that going forward such events would share any information/slides in advance; have improved amplification; allow more time for questioning; and avoid allowing the sessions to be dominated with individual casework issues.

One of the DMC representatives felt that the event had not been a useful undertaking in the way it had been delivered.

The DMC representatives were advised to fill in the post event questionnaire.

Those tenant representatives attending the Resident Action Day were advised that they would be able to meet the Heads of Service at that event.

The meeting was advised that consideration would be given on how to build upon the Heads of Service Event and the resident action day once the resident action day had been held.

**ACTION BY: Stanton La Foucade**

**21. KEY PERFORMANCE INDICATORS (KPIS) - TO FOLLOW**

The report was made available to the DMC for information.

The DMC welcomed the information along with the colour coded format. They hoped that going forward the information would also have graphics attached to help make the information clearer.

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

There were none.

The meeting ended at 8.40 pm.

**CHAIR**

**Contact Officer: Gianni Franchi**

**Telephone No: 020 7974 1914**

**E-Mail: [gianni.franchi@camden.gov.uk](mailto:gianni.franchi@camden.gov.uk)**

**MINUTES END**