

**ACTION POINTS ARISING FROM SEPTEMBER 2024 DMC MEETINGS**

<b>CAMDEN TOWN DMC ACTIONS – 04 SEPTEMBER 2024</b>			
<b>Item</b>	<b>Action</b>	<b>Responsible Individual/Department</b>	<b>Comments</b>
<b>CT/0924/01</b>	<p><b>Missing reports</b></p> <p>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.</p>	<p align="center"><b>Stanton La Foucade</b> Tenant Participation Coordinator</p>	Officers have committed to having these reports available by 14 <sup>th</sup> October with a tentative date of 29 <sup>th</sup> October for meeting when they can be presented to reps for discussion.
<b>CT/0924/02</b>	<p><b>Heating Pool meeting</b></p> <p>Officers were looking at holding a meeting in October regarding the proposals relating to the operation of the heating pool.</p>		Officers have offered, and are preparing a follow up meeting on 17 <sup>th</sup> October. Slide-deck will be shared beforehand.
<b>CT/0924/03</b>	<p><b>Special Grants Scheme</b></p> <p>Officers would consider whether this scheme should be revised to allow those TRAs who did not have access to other resources to have trips fully funded, along with the overall budget level available to fund such requests.</p>		This will be considered with the service review currently in progress and due to complete in the new year.
<b>CT/0924/04</b>	<p><b>DMC Bid application form</b></p> <p>Officers would circulate the mapping process and application form in its new format as it had not come out clearly in the agenda papers.</p>		The revised guidance, application and evaluation forms were sent to reps by email on 11/09/24

<b>CT/0624/05</b>	<b>Major Works</b>  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.	<p style="text-align: center;"><b>Paul Cansick</b>          Property Data, Programmes &amp; Systems          Team Leader</p>	<p><b>Major works to 1-20 Brierfield, 1-24 Foxfield and 1-71 Fairfield</b></p> <p>FRA works are being carried out</p> <p>1-20 Brierfield are having self closers to flats 6, 7,10,11,14,15,18 and 19 as well as the removal of security gates from flats 8, 9,13,15,16 and 17</p> <p>1-24 Foxfield - signage for flat numbers to be provided, as well as the removal of security gates from flats 12 and 19</p> <p>1-71 Fairfield - the removal of security gates from numerous flats</p> <p>Wall finishes are to be considered for 2028, as well as windows in 2028 at 1-71 Fairfield</p> <p>The roofs at all three blocks are due to be considered for works in 2032</p>
<b>Cabinet Member Better Homes update</b>			
<b>CT/0624/06</b>	An update regarding the Ampthill Square community safety action plan.	<p style="text-align: center;"><b>Albert Simango</b>          Community Safety Team Leader</p>	Residents and other stakeholders will be contacted W/C 14 October 2024 by the newly appointed Anti-Social Behaviour Officer Peter Mitchell to resume work on the action plan which was temporarily paused at the end of July.
<b>CT/0624/07</b>	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.	<p style="text-align: center;"><b>Gerry Crowley</b>          Head of Allocations, Lettings and          Private Housing Services</p>	The procurement and provision of nightly temporary accommodation in pursuance of the Council's statutory duties in 2023/24 was approximately £9m.

<b>CT/0624/08</b>	<p>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.</p>	<p><b>Simone Melia</b> Head of Housing Solutions</p>	<p>2024: 112 2023: 63 2022: 48 2021: 40</p>
<b>CT/0624/09</b>	<p>An update on the work of the ASB Task force to be included in the next Cabinet Member report to the DMCs.</p>	<p><b>Patrick Coulson</b> Community Safety Manager</p>	<p>The taskforce recently got approval to publish the new Anti-Social Behaviour Policy which covers both Community Safety and Housing, clearly setting out the ASB Task force's response to Anti-Social Behaviour. A copy can be seen here <a href="#">Antisocial Behaviour Policy - Camden Council</a></p>
<b>CT/0624/10</b>	<p>An update regarding the position of Personal Evacuation Plans (PEEPs) in relation to fire safety.</p>	<p><b>Michal Jankowski</b> Head of Building Safety</p>	<p>Currently, there are no legislative requirements to implement PEEPs in residential housing (general needs housing). This is a complicated matter because PEEPs require detailed plans explaining how a vulnerable person will be evacuated (e.g. Via use of an evac chair etc).</p> <p>In general needs housing, due to a lack of permanent staff on site, there is insufficient practical means of evacuating anyone. Additionally, most of our blocks are based on the stay-put policy evacuation strategy. This means that the Fire and Rescue Service attending to an incident would be in control of that building, and any potential full-scale evacuation would be ordered by them. If anyone were to be rescued as a result, the London Fire Brigade (LFB) would manage</p>

			<p>such activity under their Rescue policy.</p> <p>Therefore, what Camden is currently implementing is a process based on analysis of our vulnerable residents across the high-rise buildings, with an aim to undertake a person-centred fire risk assessment (PCFRA), evaluate each person's risk exposure, and develop suitable and practical control measures. Additionally, the risk rating will be shared (anonymously) with the LFB through the inclusion of block plans in Secure Information Boxes (SIB's). Once this has been completed successfully, the project will be evaluated and considerations will be made on how best this can be rolled out to low-rise blocks, including street properties.</p> <p>PCFRAs will be offered to all residents, regardless of the building they live in, if a referral is made to the Fire Safety Team. However, as SIB boxes only feature on high-rise blocks, this information will only be included for those blocks.</p>
<b>CT/0624/11</b>	The cost of the fire safety programme for the Council	<b>Paul Cansick</b> Property Data, Programmes & Systems Team Leader	Cost as follows: - <b>FRA Works</b> (excluding Chalcots) Spend in prior years to end 2023'24 - £ 36,120,715 Budget 2024'25 - £ 18,622,830 Spend to date in 2024'25 - £ 4,752,031

			<p>Future Budgets 2025'26 to 2027'28 - £ 36,146,738</p> <p><b>Chalcots</b> Spend in prior years to end 2023'24 - £ 116,116,433 Budget 2024'25 - £ 49,905,421 Spend in 2024'25 to date - £ 28,690,385</p> <p>Future Budgets 2025'26 to 2027'28 - £ 4,360,909</p>
<b>CT/0624/12</b>	Information on the fines accrued from private rented sector landlords, overall figure and what budget do the fines go into.	<p><b>Gerry Crowley</b> Head of Allocations, Lettings and Private Housing Services</p>	<p>In 2023/24, £431,489 in Civil Penalty Notice fines was paid to the council, an increase of 66% from 2022/23. Regulations require the Council to utilise revenue from CPN fines to fund the cost and expense of its enforcement functions in relation to the private rented sector under the Housing Act 2004 and the Housing and Planning Act 2016.</p> <p>Recovered penalties are currently being used to support additional enforcement activities within the Private Sector Housing Service and funding housing focused Trading Standards Officers.</p>
<b>CT/0624/13</b>	Information to be provided regarding how a tenant and resident can find out whether there home has any asbestos, and whether that information is in a single place that could be easily accessed by them.	<p><b>Susanne Afra</b> Head of Capital Works</p>	<p>Any enquiries regarding asbestos should be sent to <a href="mailto:AsbestosCompliance@camden.gov.uk">AsbestosCompliance@camden.gov.uk</a></p>
	<b>Local Issues</b>		
<b>CT/0624/14</b>	<p><b>Local Labour Force Motion</b></p> <p>The DMC asked to be provided with</p>	<p><b>Tony Castle</b></p>	<p>Please see full response at the end of the table.</p>

	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.	Head of Repairs Operations	
<b>CT/0624/15</b>	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.		Except for some longer duration jetting works, out of hours are delivered in house. There are caveats here around the availability of DLO. There are ongoing and extensive talks with HR, Trade Union representatives and senior management. Where there are no DLO to cover these periods then the council have no alternative other than to outsource to its procured partners to ensure emergency situations are covered.
<b>CT/0624/16</b>	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.	<b>David Burns</b> Direct of Economy, Regeneration & Investment	A report will be provided for the December round of DMC meetings



Camden Repairs (DLO) subcontractor usage

D2D Responsive Repairs

April 2023 - August 2024

Financial value (split by completion date)

Group Responsive Rej

Visit count (split by completion date)

Group Responsive Repa

Row Labels	DLO	Subcontractor	DLO % Split	Row Labels	DLO	Subcontractor	DLO % Split
<input type="checkbox"/> 2023-24				<input type="checkbox"/> 2023-24			
Apr	616,040	427,389	59%	Apr	3,959	320	93%
May	641,387	503,462	56%	May	4,129	405	91%
Jun	722,102	581,428	55%	Jun	4,589	520	90%
Jul	698,609	475,552	59%	Jul	4,532	428	91%
Aug	673,097	409,774	62%	Aug	4,492	386	92%
Sep	717,406	590,551	55%	Sep	4,629	435	91%
Oct	793,737	743,503	52%	Oct	5,348	495	92%
Nov	795,722	603,448	57%	Nov	4,835	382	93%
Dec	601,278	356,526	63%	Dec	3,833	353	92%
Jan	793,678	530,336	60%	Jan	4,885	446	92%
Feb	737,981	356,455	67%	Feb	4,386	465	90%
Mar	610,663	173,476	78%	Mar	3,917	285	93%
<b>2023-24 Total</b>	<b>8,401,699</b>	<b>5,751,900</b>	<b>59%</b>	<b>2023-24 Total</b>	<b>53,534</b>	<b>4,920</b>	<b>92%</b>
<input type="checkbox"/> 2024-25				<input type="checkbox"/> 2024-25			
Apr	784,161	272,633	74%	Apr	4,601	415	92%
May	865,708	252,094	77%	May	4,334	373	92%
Jun	895,039	327,674	73%	Jun	4,304	287	94%
Jul	1,015,665	263,343	79%	Jul	4,597	343	93%
Aug	740,764	117,798	86%	Aug	3,590	223	94%
<b>2024-25 Total</b>	<b>4,301,337</b>	<b>1,233,542</b>	<b>78%</b>	<b>2024-25 Total</b>	<b>21,426</b>	<b>1,641</b>	<b>93%</b>
<b>Grand Total</b>	<b>12,703,035</b>	<b>6,985,443</b>		<b>Grand Total</b>	<b>74,960</b>	<b>6,561</b>	