

# Camden Tenant

Established  
in 1972

Independent voice of Camden Council tenants

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# Rents injustice will squeeze tenants

Inside Housing, 16 January 2009

## Rebellion brews over proposed rent hikes

Rents Inflation-busting increases leave councils torn between protecting their tenants or their budgets

Emily Rogers

The rent equation

The Local Government Association confirmed it would lobby the government to combat councils that use freedom to set a lower increase, understood to be around 2 per cent, without their tenants' consent.

Camden Council are rolling over to government demands, pushing through increases in rents and service charges while they reduce spending on services:

- Rents up by £5 to £6 per week (6.6%);
- Estate lighting charge up £0.79 per week;
- Communal heating charge up 13%;
- Management, Maintenance and Major Repairs cut in real terms as budgets stand still.

The Council executive are recommending on 28.1.09:

**UP!** average rent increase of 6.5% (in line with government demands);

**UP!** 1.5% increase in service charges for caretaking, grounds maintenance, CCTV, mobile security, and concierge;

**UP!** £0.79 per week increase for block & estate lighting service charge;

**UP!** 13% average Heating Pool charge (for tenants in the Heating Pool);

**UP!** 5% increase in car parking charges.

A 'budgetary surplus created by these increases' is earmarked for 'schemes to improve sustainability within Camden's estates'. (from Housing Revenue Account Rent and Charges Review 2009/10 (HASC/2009/2)).

### Robbery

These rent, service and heating charge increases will put tenants under yet more financial pressure. And the Government review of Housing Benefit means everyone could suffer if loan parents, the long term disabled or unemployed

are forced off Housing Benefit.

Why are we being made to pay more, to get less for our money? It is outrageous, considering that £20 a week from every tenant's rent disappears into government coffers. Camden Councillors should be leading the protest to get this money back to spend on our homes and services.

It is not acceptable to squeeze tenants harder to cover up for the injustice. We need to spell out to Camden councillors what tenants want, what our priorities are, and how we expect the council to fight with us, to win:

- Fair funding for housing repairs, maintenance and management services;
- Rent and service charges kept down;
- All rents and housing funds ringfenced and reinvested – locally and nationally;

- An end to government robbing our rents (they will take £20 per week per tenant next year, without reinvesting it in desperately needed repairs and major works);
- direct investment to improve all existing homes and build new council housing in Camden.

### Oppose increases

The 8 January 2009 tenant reps annual 'rent setting' meeting with the Council was extremely difficult.

Tenant reps were being asked to agree increases in rents, caretaking service charge, other service charges, heating, and communal

lighting charges.

At the end of the meeting a resolution was passed to:

1. Condemn government for failing to fully fund allowances for the management, maintenance, repair and improvement of council housing;
2. Criticise the council for refusing to actively campaign with tenants to help force a change in government policy;
3. Oppose increases in rents and service charges above inflation that will cause real hardship for many Camden tenants;
4. Agree to call on government to bring forward the implementation of their Review of Council Housing Finance based on fully funding allowances for the management, maintenance, repair and improvement of council housing within a ring-fenced national Housing Revenue Account and demand that Camden Council actively support and campaign for this policy;
5. Re-affirm call for joint deputation of tenants and councillors to meet Ministers in support of this policy.

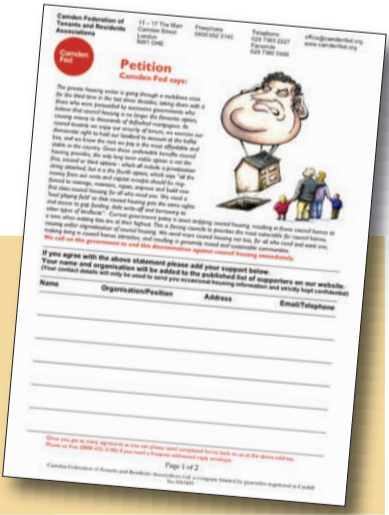
Councils and tenants across England are in uproar over rent increases going up 6% – twice the rate of inflation. Councillors and housing executives are backing tenants in protests. The outrage is sharper because £20 a week per tenant is siphoned off by Government in what tenants call 'Moonlight Robbery'.

While some welcomed the opportunity to engage in local decision making, others argued that the options on the table did not give us a real choice or allow us to make decisions based on need. They argued that the council was more interested in balancing the Housing Revenue Account than supporting residents to jointly lobby the government for adequate funding.

Alan Walter (Kentish Town DMC) said, 'As reps, we shouldn't be giving Camden or central government an alibi by agreeing to these increases – £20 a week from

cont. on page 2, col 1 >>>>>>

**We are being robbed!**  
Please sign our online petition. Also download a printable version and ask tenants on your estate and neighbourhood to sign. Once you get as many signatures as you can please send completed forms back to us at the above address.



## What can Camden Council do?

Camden agrees spending on council housing across the board is not enough. Yet Council leader Keith Moffitt repeatedly refuses to join tenant reps to jointly lobby the Government or the Mayor of London for direct investment.

Instead, Camden Council have opted to raise funds by selling off much needed council homes in auction rooms. Now the latest proposals (to be put to DMCs in March 2009) include draft plans to rent out council homes privately on the open market, creating a private housing company (a 'Special Purpose Vehicle') to borrow against this income for spending on Decent Homes works.

'We are trying to fund the cost of decent homes in Camden without enough government money and this means we have to sell some of our Council homes, divert capital receipts gained through estate regeneration programmes away from community regeneration and stop planned non-decent home capital work on our housing stock. ...' Council leader Keith Moffitt and deputy leader Andrew Marshall to Housing Minister Margaret Beckett 10 Oct 08

Instead, Camden Council needs to join forces with its tenants to lobby for unconditional direct investment from government to cont. on page 2, col 5 >>>>>>

### Camden: what the proposals mean for us

Government guideline for:	2008-09	2009-10 (proposed)	Comparisons of difference in real terms		
Total Rents	£106,473,000	£112,234,000	£5,761,000	5.4%	Increase
Number of homes	24,415	24,183	-232	-0.9%	Decrease
Average rent per home	£4,361	£4,641	£280	6.4%	Increase
Total Allowances	£86,774,000	£87,964,000	£1,190,000	1.3%	Increase
Total Robbery	£19,699,000	£24,270,000	£4,571,000	23.2%	Increase
Robbery per tenant/home	£806	£1,003	£197	24.4%	Increase

>>>>> continued from page 1 each tenant's rent will end up in Government coffers with no benefit to council housing in Camden.' He argued that Tenant and DMC reps should remain in the Council Chamber and reach a collective decision rather than reconvene separately to discuss the proposals and make separate decisions.

Councillor Naylor, chairing the meeting, ruled this out, saying reps were invited on the basis that they would be given the right of reconvening separately.

When the five Districts reps (DMCs) reconvened, the decisions were summarised in the following table:

	Camden Town	Hampstead	Holborn	Kentish Town	Gospel Oak
<b>Caretaking Service Charge</b>	2.5%	0%	2.5%	Abstain	-
<b>Other service Charges</b>	5.5%	0%	0%	Abstain	-
<b>Car Parking Increase</b>	5%	0%	10%	No decision	-
<b>Heating Increase</b>	13%; 13%	9%; 21%	18%; 4%	13%; 13%	-
<b>Other Comments</b>	Lighting control; Deplore govt rent; Review mobile patrol; Review energy use; individual metering	Service charges should be monitored; Full consultation on new parking; paper on efficiency savings and individual metering cost	Mobility scooters; review of metering and usage. Efficiency savings on special services	Any additional money to caretaking	No vote, object to level of rent increase

## What can Camden Council do?

>>>>> continued from page 1 bring homes in this borough to a decent standard, and to build a new generation of first class council homes in Camden. Councillors must understand that the only viable long term future with the housing crisis facing us at the moment, is to appreciate the value tenants put on council housing which includes 'secure' tenancies, genuinely low rents, and a landlord we can hold to account at the ballot box.

## Party time...



Gamages TRA organised an over-50s Christmas party – a jolly event by all accounts!

## ...for the young of all ages!



Ossulston Tenants & Residents Association organised a children's Christmas party and an Eid lunch in December – the latest of their regular events for the estate.

'Last year we also had a day shopping trip to France (Calais) and to the border of Belgium, a trip all enjoyed,' says Helia Evans, secretary. All the funding comes from hiring out Ossulston Tenants & Residents Hall.



# Housing reorganisation

## – what it means for caretaking, repair and management services

The Council is pushing ahead with reorganisation of housing caretaking and management. After lobbying, housing services will realign on an East / West basis with 12 ward teams, and Camden Town w/ Primrose Hill and Haverstock as stand alone teams.

This has advantages: it addresses concerns of residents' representatives and gives a reasonable balance between West and East. The disadvantages are that it will not align with other services which are based on a North / South split. It means a very large variation in the number of homes in each patch (1,352 – 3,750), and the smallest team has only two Estate Officers.

What are the implications for repair and management services?

### Caretaking

During the last year there has been a major debate about the pros and cons of having resident caretakers, and in house-v-outsourced cleaning services. Camden says that Resident Caretaker posts are not being cut, and that extra cleaners are being recruited, but we need to keep the pressure on, to get the service tenants want and to fight off privatisation.

Camden housing staff through the trade union UNISON, have written to tenant reps warning that use of 'lower paid staff who...are mainly used to plug Caretaker shortages will go a long way to making it easier to privatise.'

Mandy Berger, a Camden Housing union convenor, says:

'The Council plans mean more cleaners than caretakers. There is no real understanding of what caretakers do, and all the services they provide.'

### Housing Services

The reorganisation will mean the end of a single joined-up 'holis-

Table showing ward boundaries groupings under districts

### Housing Services (West)

Ward(s):	No. of Properties	DHO
Fortune Green, Frognaal & Fitzjohns West Hampstead	2,136	Hampstead
Swiss Cottage, Belsize	2,254	Hampstead
Kilburn	2,357	Hampstead
Gospel Oak, Hampstead Town	3,005	Gospel Oak
Haverstock	2,451	Gospel Oak
Camden Town w/ Primrose Hill	1,352	Gospel Oak
<b>Total</b>	<b>13,555</b>	

### Housing Services (East)

Ward(s):	No. of Properties	DHO
Bloomsbury, Kings Cross	2,572	Holborn
Holborn & Covent Garden	2,294	Holborn
St Pancras & Somers Town	3,238	Camden Town
Regents Park	2,790	Camden Town
Highgate	2,238	Kentish Town
Kentish Town, Cantelowes	3,750	Kentish Town
<b>Total</b>	<b>16,882</b>	

tic' service provided from the estate office. Tenants will be expected to go one place for repairs, another for rents, and to the housing office for what's left. It is not good for tenants – people want one person to talk to, rather than different call centres.

'It is not the job we signed up for – experienced estate officers are desperate to leave,' Mandy Berger says.

'Teams as small as two people can't possibly deliver the ward-based services councillors talk about. The service will be district wide at best, fire fighting and covering for areas that are short of staff.'

'The huge areas we cover with inadequate staff numbers, mean we don't even have the time to visit tenants. It's not good for anyone, not good for service.'

Tenants should raise concerns in TRA, DMC meetings, holding special meetings to discuss concerns, and raising these with councillors. Housing union reps are happy to come along to tenant meetings to discuss the changes.

■ Know your rights on repairs – see back page

## Wanted: Camden tenants and leaseholders

Camden Council is setting up a new active tenant and resident panel

Join it and you'll be able to take part in some of the following:

- Telling the Council what you think about our housing services, through surveys and focus groups
- Mystery shopping council services to see how we're doing
- Commenting on new publications we are working on.

By taking part in the active tenant and resident panel, you'll help us to improve our housing services for all tenants and leaseholders.



Interested? Please telephone Chris Byrne in the tenant participation team on 020 7974 3041 or email [chris.byrne@camden.gov.uk](mailto:chris.byrne@camden.gov.uk)

[camden.gov.uk/housing](http://camden.gov.uk/housing)



# Capital Works: what's happening, who's in control?

**Camden has agreed to refurbish Council flats installing new bathrooms and kitchens, rewiring electrical installations, and renewing heating systems as required. However there appears to be some resistance to involve TRAs in organising and monitoring the works.**

Camden has ambitious plans for contractors to contact all residents on an estate and invite up to six residents to form estate based monitoring panels. These are to deal with issues such as minimising disruption, ensuring appointments are kept, an effective process for complaints and defects snagging, keeping a check on quality, site security and management, and so on.

However the Council are distinctly resistant to formally involving TRAs. The Partnering Projects Resident Involvement Team eventually gave assurances that Tenants Associations would be formally asked to get involved in monitoring the Partnering Contracts!

Tenant reps want to involve as many tenants as possible in decisions about our homes, and we welcome the aspiration to include all residents in the process. But it is not acceptable to put existing active TRAs in potential conflict with an unelected and unac-

## Capital Works and 'Partnering'

Two contractors selected – North: Apollo; South: Lake House, on five-year contracts with possible extension to 10 years

**Monitoring** of Decent Homes, Mechanical and electrical capital works – Setting up two-tier 'resident panels':

**1. Estate (or 'Project') level:**  
5-6 people selected by the Council. 'Could' include Tenants Association (TRA) reps. Meet weekly, 'work closely with the contractor's Resident Liaison Officers and Camden staff on the ground'

**2. Strategic level monitoring**  
Reps from each 'project panel' will 'meet regularly with senior managers from Camden and the partner contractors' for 'strategic' monitoring of the whole programme.

Council sees these panels as a 'springboard', for wider consultation, and 'other initiatives such as training and employment opportunities'  
(All quotes from Camden Council Resident Involvement Strategy Nov 2008)

### Questions

How do Tenants Associations democratically feed into decisions about which estates have what work done, in what order – ie strategic and planning decisions, who gets what when?  
Will panels be allowed to over-ride or ignore active Tenants Associations?  
What is the role of DMCs and Joint DMCs in monitoring?  
How are individuals on panels accountable, and how do they report back?

### Demands

\*When an estate is identified for Capital Works, the Council should meet with tenant reps to discuss support for the TRA to help involve others in consultation about improvements  
\*The tenants association should be the formal body for consultation, co-opting others as necessary from affected blocks, estate projects, under-represented groups etc  
\*DMCs and joint DMCs sub-group to form strategic monitoring group – to be accountable via report-back

countable 'panel' group on an estate. Much better to support elected tenant reps to get information out and maximise involvement. That could lead to more active TRAs being set up.

**Tenants from estates around Camden where major works are due to start this year, told us what they have been told and how tenants are being represented:**

*'I've had someone call round and look at my flat. There was a leaflet saying they would call round, but there have been no meetings called to get the estate together. As far as I know they haven't contacted the tenants association directly to discuss this. For me the question is, what is going to happen?'* Marie Hunt Gamage.

*'People want to know what's going on. They expect the Ten-*

*ants association to tell them – but we know nothing. The Council has not been in touch with the TA at all, not told us anything. We only found out by accident that one block here is in the pilot scheme! We don't know of any meetings being organised. Tenants associations are being completely disregarded.'* Joan Scally, St Silas

*'I know very little about what's happening. To my knowledge*

*there has been no communication from the Council or the contractor, Apollo, about having a community meeting of any sort. There is a clear erosion, of us tenants having a say in decisions that affect our homes and our lives. The Council don't want awkward questions, things that would cost more or cause delays. And selling off properties to finance this is unacceptable – it's housing lost for ever.'* Joseph Jones, Harben

Joseph and other Glover House tenants were left out of Apollo's estate mailing on 5 November 2008 to arrange individual surveys of work needed in their homes – and had to wait for a letter from Camden Council on 6 January 2009!

**Find out if your estate is on the Capital Works list**

- hold an estate meeting;
- invite councillors, housing managers, and Camden Fed reps;
- demand to see plans of proposed work, criteria for deciding who gets what work done.

**Make sure everyone knows this is where tenants can find out what's happening, discuss the plans and have a real say.**

## Shortcomings of the active tenant and resident panel

# Not genuine consultation

**MERIC APAK explains why Camden Tenants Federation and many reps believe the Council Panels are not genuine democratic consultation bodies, and an active Tenants Associations is the best democratic way to represent tenants**

As part of Camden's Tenant Participation Strategy adopted by the Council Executive in March 2008, the Tenant Participation (TP) team are developing a database called the Active Tenant and Resident Panel (ATRP), recruiting residents onto this panel.

We print their advert (opposite) in the spirit of democratic debate. But we do not think the Panel is an effective or accountable voice for tenants.

The TP team argue that rather than eroding the status of Tenant & Resident Associations (TRA) and District Management Committees (DMC), it would enhance them as the data collected could be invaluable, for informed decisions.

However most elected resident representatives remain sceptical at best, and

have not been convinced of the Council's motives. We should welcome more raw data - not all residents want to attend meetings, and we do have a responsibility to hear and represent their views. The problem though is the Council has a history of putting one sided information, loaded questions and misrepresented results.

For example Camden claim tenant support for selling off council homes – without asking tenants a direct question about this. Partial sell offs, along with ALMO, PFI and stock transfer have all been democratically rejected by tenants and by two focus groups. But based on barely 2% of Camden's 33,000 residents who went along with general proposals in a written survey – they claim support!

That's what we call 'CON'sultation.

There is a distinct lack of transparency as to who exactly is being recruited/consulted – are they residents contributing to the council Housing Revenue Account for instance, or the wider community? Who is briefing the panel, devising the questions, collecting and interpreting the raw data? How much is this costing and who is paying the bill?

If this is more than a 'polling' exercise, the Panel need to hear all the facts and evidence from all sides - as Councillor Naylor agreed when he made a commitment that other groups could circulate information to Panel members.

The Tenant Participation Strategy itself lacks vision, short and long term objectives, and as a result is perceived to be "flawed" generally. This failure is inherently borne out of a desire to "be in control" rather than to "genuinely" devolve decision-making to accountable tenant structures.

**Meric Apak**  
Chair, Camden Fed

## Camden Plus Credit Union

Camden Plus Credit Union offers savings and loans facilities including a Christmas Saver Account, small cash loans at affordable rates, budget account to help with bill paying and special savings accounts for children. The maximum interest rate is just 2% per month on the reducing balance of your loan, (equivalent to 26.8% APR), and most of our loans will be even cheaper.

As a member you get free Life Savings and Loan Protection Insurance. So in case of death, loan balances are written off and saving balances are doubled and paid to your nominated beneficiary. Credit Unions are authorised by the Financial Services Authority (FSA), and covered by the Financial Services Compensation Scheme. So your savings are as secure as they would be in any bank or building society – the credit union is a safe and ethical way of helping your community!

Membership of Camden Plus is open to anyone living, working or studying in the London Borough of Camden. Get in touch on 020 7372 5878 or visit [www.camdenplus.co.uk](http://www.camdenplus.co.uk)

## Repairs – know your rights?

### A Council report spells out our legal right to repairs:

**8.1** Section 11 of the Landlord and Tenant Act 1985 imposes a repairing obligation on the Council to keep in repair its tenanted properties. (The Council's standard right to buy leases contain a similar provision.) The obligation is: (a) to keep in repair the structure and exterior of the dwelling-house (including drains, gutters and external pipes); (b) to keep in repair and proper working order the installations in the dwelling-house for the supply of water, gas and electricity and for sanitation (including basins, sinks, baths and sanitary conveniences, but not other fixtures, fittings and appliances for making use of the supply of water, gas or electricity), and (c) to keep in repair and proper working order the installations in the dwelling-house for space heating and heating water.

**8.2** If the Council breaches its repairing obligations tenants and leaseholder can sue the Council for damages and an order for works of repair to be completed. The Council has to date paid out thousands of pounds in damages and costs to tenants / leaseholders and their respective solicitors for breach of the Council's repairing obligation.

– from Camden council, *Investing in Camden's Homes* (HASC/2008/25) 19.3.08

## In brief

● Camden Square Area TRA meets every Tuesday 7.30 pm in the Tenants Room, 1 Camden Park Road NW1 9SJ. Every Saturday 12 to 2, there is a Bring-and Buy, recycling household items, bric-a-brac, clothes, shoes, furniture, videos, records, CDs, DVDs, posters and books.

The basement photographic dark room is much used by a locally led group open to new members. The meeting room is available for local use. Contact the TRA on 020 7485 2868 or 020 7424 0780.

● New Tenants Associations formed in the last two months include Barrington Court (Gospel Oak) and Seymour House (Holborn).

# Come to Parliament Wed 25 February

### The Council Housing group of MPs are collecting evidence to support increased funding for the management, maintenance and repair of council homes to the 'level of need'.

They are holding an inquiry at Parliament on Wednesday 25 February, and will present findings to Housing Minister Margaret Beck-

ett, feed into the national Review of Council Housing Finance and publicise the evidence.

Austin Mitchell MP has written inviting us to take part, alongside other councils, tenants organisations, trade unions, housing professionals and academics, sending written evidence and/or going to Parliament on 25 February. Contact Camden Fed if

you want to be part of a joint delegation of tenants, trade unionists, elected Members, council officers and others to argue for fair funding for Council Housing.

● **Join Camden Fed at Parliament – see full report and pictures in next issue**  
● **Camden leads national tenants protest to demand democratic tenants' voice:**

Date: 8 December 2008  
To Margaret Beckett MP,  
Minister for Housing

Dear Margaret Beckett

We are angry and dismayed to learn that despite much trumpeting, the proposed 'Tenants Voice' body will not give tenants a representative voice, but will once again attempt to hand-pick vetted individuals who are not elected by or accountable to tenants' representative organisations.

We are writing to endorse the following resolution passed almost unanimously by the London conferences on NTV earlier this year:

1. Government should respect view of tenants;
2. Government should require landlords to fund independent tenants organisation at local level;
3. Any national body set up to represent tenants should be made up of tenants reps who are directly elected and accountable to tenants;
4. We need a clear process for tenants organisations to put proposals to the national body;
5. Before any formal proposal is put to government we should be reconvened and consulted again.

#### Meric Apak, chair Camden Federation of Tenants and Residents Associations, and

Mark Bellas, for Enfield Federation of Tenants and Residents Associations

Grace Gaden secretary Hillingdon Federation of Tenants  
Anne Ames chair Chase Tenants and Residents Federation  
W. Whelan Chair Stevenage Tenants and Association (FOSTA)  
Barbara Goldstein Chair Slough Federation of Tenants and Residents

Anna Vine-Lott Company Secretary Cambridge Federation  
Rosario Munday chair, Graham Nicholls vice chair Lambeth Tenants Council

Sadiq Mohamed Honorary Secretary Kingston Federation of Residents

Wisewood & District Tenants and Residents Association  
Stubbin Community Tenants and Residents Association  
Shiregreen Tenants and Residents Association;  
Westfield Tenants and Residents Associations (Sheffield)  
Terence J Edwards Chair MESH Frampton Park Tenants and Residents Association, Hackney

Viki Matten chair Downs Estate Tenant Management Organisation

Denise Moses, Carlisle and Rural Tenants Federation  
Carol Thipthorp Secretary Southend Tenants and Residents Federation

Ann Holme chair, Wirral Tenants Federation  
David Wright (Secretary) Blackpool Residents Federation  
Dave Morris Secretary Haringey Federation of Residents Associations

Jean Crossby Sutton Federation of Tenants and Residents Associations

Gail Burton Boundary Estate Tenants and Residents Association;

Pawla Cottage, Columbia Estate Tenants and Residents Association

(Tower Hamlets)  
Dawn Humphries, Federation of Southampton tenants and residents associations

Jim Thomson Secretary Exeter tenants & residents Association, Corby

A C Cross Chairperson Gateshead Tenants' Forum

Camden Fed



## DEMONSTRATE ON VALENTINE'S DAY TO SHOW YOU ♥ THE NHS

More GPs are now threatened with privatisation unless we stop the plans – a US multinational is already running three Camden doctor's surgeries. Camden doctors will have to compete with private companies in an Urgent Care service at the Royal Free hospital and in a proposed new GP "super centre." The successful local campaign is now calling on tenants and residents associations to join a united fight in Camden to stop this privatisation madness.

● Get signatures on the petition to hand in on 14 February; phone 020 7383 3092 for Valentine's cards publicising the march. [www.camdenkeepournhspublic.org.uk](http://www.camdenkeepournhspublic.org.uk)

## Camden Fed news

### Strengthening the Active Tenants Movement

Active Tenants Associations and informed tenants are what keeps reps on our toes and the Council under pressure to deliver. Camden Fed wants to help reps develop your TRA. If you want to organise a meeting on your estate to discuss any of the issues discussed in this paper, contact the Fed and we will endeavour to help with briefings and a speaker.

Also let us know if you want help with organising a venue, producing a leaflet, making a bid through your DMC for estate noticeboards etc.

### Camden Tenants Fed needs you to strengthen our Management Committee

We invite active tenant reps to join Camden Fed management committee. Meet once a month and help direct and reinforce the voice of council tenants in Camden. If you are interested call Camden Fed and talk to Rick or Meric

### Dates of future meetings

General meeting 23 Feb – open to all; Tenants reps and individuals welcome  
Annual Meeting 3 June 2009

## In brief

● Castle Rd Estate tenants report that following protests, the Council has now offered to re-develop the estate playground (which was to be lost in ongoing redevelopment plans)

● Do you have caretaking, cleaning, or communal repairs issues you feel Camden Council is not taking seriously? Artisan Dwellings TRA have successfully resolved their caretaking and cleaning issue with the DHO by video evidencing their concerns.

They are willing to offer practical help to other TRAs to do this. Write to Artisan Dwellings TRA c/o Camden Fed or email [artisandwellingsta@hotmail.com](mailto:artisandwellingsta@hotmail.com)

● ALMOs = 2 stage privatisation. Several councils which transferred management of their Council homes to an Arms Length Management Organisation (ALMO) are now pushing full privatisation. Oldham, Stockton, Warrington and Kensington & Chelsea are all looking at a stock transfer of all their homes. This is exactly what Camden tenants feared when we voted 77% NO to ALMO.

Camden Fed

Camden Federation of Tenants and Residents Associations  
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