

Camden Tenant

The publication of the
Camden Federation
of Tenants and Residents
Associations

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Rain or shine, tenants will enjoy the estate parties and barbecues through the holidays. It's a chance for tenants to get together. The stronger our communities the better chance we have of organising together to get things done.

All are welcome, as at all tenants' association events. Come and enjoy the day, with friends and neighbours. And then if you want the estate improved, think we need more new council housing, and estates need more for children and young people –

get involved in your tenants association, or help to get one going. There's lots going on, and plenty we can win – if we stand up for our estates and for council housing! Contact your Tenants rep or Camden Fed (see below) for details.

**Summer
special**



INVOICE

To Rt Hon Gordon Brown
For monies taken from council tenants
1997 - 2005

Item:	National total	Total per council home
Government profit from tenants rents	£2,850 m	£1,425
Rent misappropriated to repay loans on homes	£14,490 m	£7,245

They say there's no money: it's robbery!

SIXTY councils are now organising alongside tenants to stop the Robbery of our rent money. Nationally, government takes from our rents and capital receipts much more than the allowances councils get back for housing management, maintenance and major repairs.

Tenants went to parliament in June to demand all that money is reinvested in improving existing and building new council homes. Don't let them tell you there's no money – tell them to stop robbing us.

Tenants' determined opposition to privatisation of our estates, in Camden and all over Britain, has forced government into a rethink.

Tell Government we need investment

Together with trade unions, councillors and MPs we have kept up pressure for direct investment to improve existing and build new council housing.

Ministers are now holding a 'fundamental review' to achieve 'a sustainable long-term system for financing council housing'. Camden tenants have written to say:

YES – we want fair funding with all the money that belongs to council housing (rents, right to buy and other receipts) reinvested.

YES – Camden tenants expect government to respect our 'choice'. Give the council the £283 million

on offer to the arms length company.

YES – Camden council needs to build new council homes with secure tenancies and low rents.

YES – the historic debt for building council housing should be separated from day to day costs, and should not be paid for out of rents.

NO – we do not want Councils to take the risk of 'opting out' – we want to stay part of a strong and united national council housing sector with 2.5 million other tenants to defend our secure tenancies, lower rents and right to hold

our landlord to account.

Council tenants in Camden want real action from the Council.

Instead of selling off homes and proposing to privatise estates Camden Council should be actively lobbying government. We want them to join us in a joint deputation to meet the new Mayor of London. We want Boris to honour Ken Livingstone's commitment to use the London Housing pot for Decent Homes work in Camden and to build council housing on local sites like the British Library and National Temperance Hospital.

Chair of Camden Fed Meric Apak says: 'We demand first class decent and affordable council homes for every one who wants one. Support us, stand with us against artificially hyped up privatisation options for affordable housing; or move aside!'

What does your estate or area do for young people? What should the council do for youngsters on your estate? What do you think should be the priorities for the borough wide Camden Federation of Tenants & Residents Associations. Contact Camden Fed with your ideas and make sure your association sends delegates to Camden Fed meetings.

**Camden
Fed**

Camden Federation of Tenants and Residents Associations

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Don't go for their 'consulting' plans

The Council are proposing new ten-year contracts for major building works contracts, and their latest report suggests contractors will be responsible for consulting tenants.

Kentish Town District Management Committee (DMC) has unanimously opposed letting contractors 'consult' with hand-picked unrepresentative groups and individuals. We demand proper consultation, which must go through elected Tenants reps, who should report back and be accountable to everyone in their association.

Is your tenants' hall safe?

Camden Council is looking to sell off land and property they say is 'surplus'. This includes 'Voluntary and Community sector and Residents Association lettings'. They say they will consult tenants first – but you should be aware and beware!

How you can help your estate

Repairs: report them to Camden – call 020 7974 1212 (8am – 6pm) – 020 7278 4444 emergency out of hours, or in person at your District Housing Office.

If you need help to chase it contact your tenant rep of Camden Fed (see below).

Get involved:

- Talk to your tenants reps;
- Go to the next Tenants and Residents Association (TRA) meeting;
- Say what you think needs doing;
- Help get the TRA going if it isn't already;
- Call Camden Fed for details and contacts.

'Dear Boris'

Camden Tenants are taking our campaign to the new Mayor of London, Boris Johnson. We are asking:

- Will the Mayor meet a joint deputation of Camden tenants and councillors?
- Will he respect Tenants' choice in Camden?
- Will he use the London Housing budget to help meet Decent Homes standard and allow Camden to build new council homes?

Warning: Council wants changes

Camden Council is consulting on changes to Caretaking and Estate Services for Housing – tell your Tenants Association, District Management Committee, your Councillors, and Camden Council what you think. Camden Fed can pass on your feedback.

The Council say they want a more efficient service; better links with ward-based agencies such as Safer Neighbourhoods; and to save costs.

The proposal would:

- Leave vacant 11 caretaker and estate cleaner jobs, to fund a privatisation pilot using street cleaners to sweep estates. Although 'many residents are happy with the quality of the caretaking service' and 'net savings... would not justify the service disruption' (according to their report HASC/2008/23) the Council keep trying to push privatisation;
- Delete up to 16 borough-wide managers; replace five District Managers with two new Head of Services Managers;
- 12 new Ward Managers to replace ten Tenancy Service Managers (Area Managers);
- Patch Managers post to be drastically reduced or deleted;
- The creation of two new super districts – North and South.

Council properties in Highgate ward, currently managed by the district office in Caversham Road, Kentish Town. would be managed by Wellesley Road housing office in Gospel Oak. Some homes in Kentish Town ward but currently managed by Gospel Oak DHO, would transfer over to Kentish Town DHO. There are similar examples throughout the borough.

On the march demanding council housing



Somers Town People's Forum is campaigning for new council housing on empty land behind the British Library and on the National Temperance Hospital site in Hampstead Road. Gordon Brown came to office promising publicly-owned land should be used for housing. Camden Federation and a number of TRA

representatives have backed the demand that some of the additional money given to the Mayor of London for new homes should be allocated to Camden to build council housing on these sites. Camden Council has been asked to intervene before it is too late to secure these sites for housing.

Camden Fed General Meeting at 7pm, Monday 18 August, at the Marr offices.

This will feed into the September District Management Committees. Debates will include the main issues of concern to tenants. Your suggestions in advance please – and put this date on the calendar now!

Camden Fed

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