

Housing Taskforce Meeting
18 December 2025
9am – 11am
Camden Council, 5 Pancras Square, Rooms 10.11 & 10.12

Theme: How can we make the greatest impact for residents?

Attendees:	
<p>Taskforce Members:</p> <ul style="list-style-type: none"> • Dame Karen Buck (Co-Chair) • Amarjit Bains • Pam Bhamra (<i>needs to leave at 10:15am</i>) • Rob Beacroft (<i>joining online</i>) • Ben Rogers • Milli-Rose Rubin • Bek Seely (<i>joining online</i>) • Stevan Tennant • Gabriela Tocu <p>Special Guest:</p> <ul style="list-style-type: none"> • Clare Miller, Vice-Chair of G15 	<p>Council Representatives:</p> <ul style="list-style-type: none"> • Cllr Nasrine Djemai, Cabinet Member for New Homes and Community Investment (Co-Chair) • Cllr Sagal Abdi-Wali, Cabinet Member for Safer Homes • David Burns, Executive Director for Investment, Place and Opportunity • Daniel Pope, Director of Economy, Regeneration and Investment • Neil Vokes, Director of Development • Julien Danero Iglesias, Head of Supporting Communities Strategy Team • Elly Shepherd, Head of Housing Policy, Performance and Assurance
<p>External Witnesses:</p> <ul style="list-style-type: none"> • Daniel Partridge, Director, PRD • Will Temple, Senior Associate Director, PRD • Rose Jump, Senior Consultant, PRD • Sophie Nellis, Senior Consultant, PRD 	
<p>Apologies:</p> <ul style="list-style-type: none"> • Cllr Adam Harrison, Cabinet Member for Planning and a Sustainable Camden, and Deputy Leader • Osian Jones, Director of Strategy 	

AGENDA

	Time	Item	Lead
	9:00am – 9:05am	Welcome & Introductions <ul style="list-style-type: none"> • Purpose and overview of the meeting 	Karen Buck, Chair
1	9:05am – 9:15am	Quick overview of Camden Housing programmes Figures on under occupancy – action	Elly Shepherd, Head of Housing Policy and Performance

2	9:15am – 9:45am	<p>Scene setting and Q&A:</p> <ul style="list-style-type: none"> • What Camden residents have told us 	<p>PRD:</p> <p>Rose Jump, Senior Consultant</p> <p>Sophie Nellis, Senior Consultant</p>
3	9:45am – 9:50am	Comfort break	All
	9:50am – 10:00am	Poem Performance	Milli-Rose Rubin, Founder of CrossWord Lyric
4	10:00am – 10:55am	<p>Discussion session:</p> <ul style="list-style-type: none"> • What other levers (other than delivery) should the council be considering to tackle the biggest housing challenges facing residents? <p>Existing stock?</p> <p>Rent arrears – downsizing – council policy (widespread) – payment plan</p> <p>Work with the household – sort out a payment plan, work with that for 6 months then</p> <p>Needs & general needs –</p> <p>Holistically – grant from UCL & hospital – healthcare and services to them – investment – housing benefit – sending a consultant to someones home</p> <p>Brunswick centre – out of heating & water issues. High value asset – how can we release capital to invest in social sector. Temporarily not owned by council?</p> <p>Tenancy fraud? Partnership working for safely reporting tenancy fraud. Measures & confidence</p> <p>Airbnbs –</p> <p>What rules we set around consent to do short term lets in our leases? Tourist tax will cover this</p> <p>Social housing provider in zone 1 – 10% of stock put on Airbnb. Taken people to court over tenancy agreement and regained possession – more caselaw around it and amended tenancy agreement/short term let – some legal work needed it but need to do some enforcement. Use AI to identify</p>	All

properties on Airbnb as part of a quarterly audit

Social secure tenancy – principle home, there are levers – complete tenancy audit which is ongoing – bigger issue in the PRS, ramping up work in there to look at tackling rogue landlords and Airbnb – more limited

Interested in the 90 day rule**

Downsizing – look at the numbers & housing association numbers might be and if there are more to be done, and if scope to do cross transfer. Incentive?

Older people who do need a degree of support – or diff kind of living – what is Camden provision – dedicated workers, if they want sheltered we can make arrangements but it doesn't have to be sheltered – once downsize we give a range of options – we give support.

Prevention –

2% of homelessness budget goes to prevention – how do we get the balance right?

Prevention cases are low priority – but should be. They're the next generation of rough sleepers. How do we deal with that?

Hackney – comms – no openness or transparency. People don't feel confident to come at the start of prevention journey and only at crisis. How do we manage that? Acute services / prevention services

Homelessness prevention grant – we've done a restructure and put more resources into it

Job market having a big impact on homelessness – specifically young people – how can we think of it as a system? Linking needs together / healthcare & jobs market – health housing & employment

Evictions rate

- How should we work with residents to maximise the benefits of housing delivery for communities?

- What should our priorities be for Camden's existing housing stock?

- Who should new homes go to?
Camden residents – breakdown of what that means?

Share of newbuild in the intermediate sector?
Criteria – availability of properties

Gen Zs underrepresented – is intermediate being used in the best way?

Trade offs

Eviction from PRS

Section 106 notices?

PRS – proactive work for prevention for these to come to the council. What prevention support is there for PRS?

Discussion

Clarion

Strain on property – inner London / inner city – getting into the property

Vulnerability living in the general needs homes

Disposals – 40k or more, options appraisal at the end of the tenancy – decision to dispose or not – we give people the option to buy and then take it through sales route

Overcrowding – 27% in London and Camden similar – hard to deal with, not building enough – few avenues to be explored and people don't want to move out the borough

Underoccupying – about the same as those

		<p>overcrowding, difficult to get people to move</p> <p>Origin</p> <p>Affordability / overcrowding / aspirations that young people have</p> <p>Origin stock – old st pancras homes – but in need of investment – struggled</p> <p>Merger discussion with places for people</p> <p>Ramped up disposals – continue to invest. Estate based properties – primarily one or two beds</p> <p>Overcrowding – people for many years, lack of suitable accom for people to move to</p> <p>New build schemes – local letting plans – positive</p> <p>Origin had built through section 106 schemes, brings own challenges. Acts as a de-incentive</p> <p>Isn't the land to build at a level you want to build to make it affordable – constraint in the borough</p> <p>Intermediate rent – people don't think of it as an option – making it a better option</p>	
	<p>10:55 – 11:00am</p>	<p>Next steps & AOB</p> <ul style="list-style-type: none"> • Summary of key points and agreed actions <p>Next meeting date:</p> <ul style="list-style-type: none"> • Thursday 22 January 	