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## INTEGRATED HOUSING BOARD

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**MONDAY 28 JANUARY 2008 at 5.30PM**

CANTEEN, CIVIC CENTRE, HIGH ROAD, WOOD GREEN, LONDON.

### **AGENDA**

**MEMBERS:** Councillor Isidoros Diakides (Chair), Councillor Kaushika Amin, Councillor Brian Haley, Tracey Baldwin, Niall Bolger, Stephen Clarke, Lee Bojtor, David Devoy, Robert Edmonds, Phil Harris, Huw Jones, Neil Mawson, Jo Murphy, Matthew Pelling, Fazia Rizvi, Naeem Sheikh, Clare Winstanley

**1. APOLOGIES**

To receive any apologies for absence.

**2. MINUTES (PAGES 1 - 6)**

To approve confirm the minutes of the 9 October 2007 as a correct record of the meeting.

**3. MATTERS ARISING**

To discuss any matters arising.

**4. IHB FORWARD PROGRAMME (PAGES 7 - 10)**

**5. PROCESS FOR SETTING LOCAL AREA AGREEMENT (LAA) TARGETS**

Report to follow.

**6. DRAFT REGENERATION STRATEGY**

A presentation will be made.

**7. GREENEST BOROUGH STRATEGY**

A presentation will be made.

**8. UPDATE ON THE DRAFT HOUSING STRATEGY**

A verbal update will be provided.

**9. UPDATE ON THE DRAFT HOMELESSNESS STRATEGY**

A verbal update will be provided.

**10. DATE OF THE NEXT MEETING**

To confirm the date of the next meeting as Monday 17 March 2008.

**MINUTES OF THE INTERGRATED HOUSING BOARD (HSP)  
TUESDAY, 9 OCTOBER 2007**

**Present** Councillor Isidoros Diakides, Niall Bolger, Vicky Hobart, Stanley Hui, Neil Mawson, Jo Murphy, Matthew Pelling.

**In attendance** Graham Baugh, Zena Brabazon, Mary Connolly, Nigel long, Peter Nourse.

**Apologies** Tracey Baldwin, Stephen Clarke, Claire Winstanley.

**LC14. APOLOGIES AND SUBSTITUTIONS**

Apologies were received from the following:

Councillor Kaushika Amin

Councillor Brian Haley

Tracey Baldwin -Vicky Hobart substituted

Stephen Clarke

Claire Winstanley

**LC15. MINUTES**

The minutes of the meeting held on 23 July 2007 were confirmed as a correct record of the meeting.

**LC16. MATTERS ARISING**

There were no matters arising raised.

**LC17. REVISED TERMS OF REFERENCE**

The Board considered proposed revisions to its Terms of Reference that had been made following discussion at the Boards previous meeting.

It was noted that these now made reference to the new Local Area Agreement for 2007/10.

**RESOLVED:**

That the revised Terms of Reference be adopted.

**LC18. REVISED MEMBERSHIP**

The Board considered a report regarding the constitution of its membership, which reflected amendments that had been proposed at the previous meeting.

At the inaugural meeting of the Board in July there had been discussion around representation from the Voluntary Sector and how the places available would be allocated.

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It was noted that a paper had been submitted to the Haringey Strategic Partnership (HSP) on 26 July by HAVCO, which set out the process that had been agreed with Community Link to appoint representatives to each of the Thematic Boards under the HSP. It was noted that elections for these representatives would take place in January 2008, with a view to appointing the representatives to each of the Thematic Boards in April, after training had been undertaken.

The Chair advised that it had been agreed that he and the Vice Chair should attend agenda setting meetings with the Director for the Urban Environment in advance of every Board meeting in order to plan each agenda.

The Board was also advised that a Business Plan was being compiled in order to clarify the roles and responsibilities of each partner in delivering the Board's targets. It was proposed that there should be discussion with the Chair and Vice Chair prior to the next meeting regarding the construction of a forward programme for the next cycle.

It was noted that at present the Mental Health Trust was not represented and that this body should be contacted to determine whom the new representative was.

The Board discussed attendance and concern was raised that not all partners had attended the meeting or other meetings that were organised by partners. The Board was advised that the RSL representatives were as follows:

- Robert Black
- Neil Mawson
- Jo Murphy
- Claire Winstanley

**RESOLVED:**

- i. To adopt the revised Membership as set out in the report.
- ii. That a meeting should be held between the Chair and Vice Chair prior to the next meeting to discuss a Forward Programme for the Board.

**LC19. STRATEGIC AND COMMUNITY HOUSING SERVICE: FORUMS AND OPTIONS FOR WORKING WITH STAKEHOLDERS AND SERVICE USERS**

The Board received a report that listed the forums for consultation that sat within the HSP structure.

It was noted that a new Service User Forum had been established in order to bring together the following groups:

- Housing Service customers
- Home Connections customers
- Homeless households dealt with by the Prevention and Options Service
- Households in temporary accommodation.

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Given the emotive nature of the issues likely to be raised at the Service Users Forum, measures would have to be employed to ensure that personal experiences affecting individuals did not dominate discussion. It was suggested that it might be useful to establish a Forum Network so that any knowledge and information obtained from the Services User Forum could be used as effectively as possible.

It was intended that the Service User Forum would provide a mechanism for Boards work to be considered by people using the service. In addition to the Service User Forum existing focus groups would be used to look at specific issues.

In addition to the groups already listed within the report, it was agreed that the following should be added:

- Preferred Partners Group
- Anti Social Behaviour Forum
- HMO Group

The Chair suggested that it would be useful if the minutes of these groups could be reviewed by officers and any relevant extracts included within the agenda for the future Board meetings.

The Board discussed ways to engage difficult to reach groups and it was suggested that a piece of work should be carried out to look at organising events that would encourage participation.

In response to queries as to how Service Users could be engaged during the process to build new homes in the Borough, the Board was advised that there would be statutory consultation as part of the planning process with local residents. However, at present ways of specifically engaging Service Users had not yet been developed. It was suggested Area Assemblies might be a good mechanism for this.

The Chair requested that a discussion and options paper on processes for setting up forums should be circulated prior to the Boards next meeting.

**RESOLVED:**

- i. To note the report.
- ii. That the following groups should be included:
  - Preferred Partners Group
  - Anti Social Behaviour Forum
  - HMO Group
- iii. That a discussion and options paper on processes for setting up forums should be circulated prior to the Boards next meeting.
- iv. That ways of encouraging participation amongst difficult to reach groups should be considered and presented to the Board.

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**LC20. PROGRESS REPORT: THE FORMATION OF A LANDLORDS' FORUM**

A verbal update was given on the last meeting of the Landlords' Forum.

It was noted that the last Landlords' Forum had been held on 17 September and that it had been very successful with over ninety private landlords attending.

**RESOLVED:**

To note the update provided.

**LC21. HARINGEY STRATEGIC PARTNERSHIP AND CROSS CUTTING ISSUES**

The Board considered a report that outlined how the other HSP Theme Boards considered housing issues.

The Board discussed the LAA Targets referred to in the report and it was explained that these were the current LAA targets. However, new list of thirty-five indicative targets were currently being negotiated with the Government Office for London (GoL). A meeting had recently been held with representatives from GoL to discuss these indicative targets, however, this had been the first stage of a process of negotiation and these targets would not be finalised until April 2008.

The targets shown in this report were the current targets that were being worked to.

**RESOLVED:**

To note the report.

*With the agreement of the Board agenda Item 11 was considered next.*

**LC22. LOCAL AREA AGREEMENT (LAA)**

The Board considered a report that set out the indicative targets for the new LAA that were under the responsibility of the Integrated Housing Board. As previously discussed these had been put forward for discussion at an initial meeting with GoL that was held on 14 September.

It was proposed that members of the Board should meet with the Director of the Urban Environment to map out priority areas and to discuss the expectations of partners. It was noted that at this stage it was difficult for specific targets to be agreed as the process of negotiation with GoL was still underway. However, an indication could be made of the likely targets and a consensus on a way forward agreed.

The Chair requested that a report should be brought to the next meeting of the Board and joint presentation made outlining how the process for the new LAA targets and how this would be taken forward and arrangements for better joint working practices.

In response to a query from the Chair it was noted the Housing Needs Survey had not been circulated to partners. It was agreed that this would be done following the meeting.

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The Chair also requested that paragraph 3.4 of the report be amended to include make reference to Worklessness.

**RESOLVED:**

- i. To note the report.
- ii. That a meeting should be held prior to the next between partners and the Director of the Urban Environment to map out priorities areas and to discuss joint working arrangements and the new LAA targets.
- iii. That a joint presentation should be given on working arrangements at the next meeting.

**LC23. HOUSING GREEN PAPER**

The Board discussed the delivery of new housing that was required in the Borough as part of the Mayor for London's Housing Strategy. One of the biggest challenges was identifying suitable sites for new developments. There was also work to be carried out to identify opportunities for residents who may wish to move outside the Borough as choice had to be made available to people.

Given the large number of new homes that were required in the Borough significant consideration would need to be given to future infrastructure requirements. In order to ensure that this was implemented the Local Authority may require new powers and authority and a steer on this was required obtained from Government.

It was suggested that a presentation should be given to all of the Thematic Boards on the Council's Draft Regeneration Strategy and Infrastructure Priorities during the next cycle of meetings.

**RESOLVED:**

- i. That the Council's draft response to the Green Paper should be circulated to partners following the meeting.
- ii. That a presentation should be made to the Integrated Housing Board and the other Thematic Boards on the Council's Draft Regeneration Strategy and Infrastructure Priorities.

**LC24. AFFORDABLE HOUSING DEVELOPMENT PROGRAMME**

The Board received a report that provided an update on progress made in relation to the National Housing Programme (NAHP) 2006/08. It was noted that the NAHP was the main programme the Government used to deliver the funding for new housing provision. Funding was then allocated by Registered Social Landlords.

The Board was advised that the approach adopted by the Council was in line with what the Mayor's Housing Strategy for London. It was proposed that an annual report would be submitted to the Board on progress made.

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The Chair noted that there was still work required in order to deliver the Decent Homes Standard and achieving three stars in this area. He also noted that the settlement offered to the Authority by the Housing Corporation was fundamental to achieving this goal and that a strong case would have to be put forward in order to secure this.

The Board discussed difficulties attached to identifying potential sites for new developments and the public resistance that was often faced to new large scale development. There was a consensus that earlier that the public could be engaged with and consulted upon when considering any new development the more likely people were to feel that their view had been properly taken into account.

**RESOLVED:**

To note the report.

**LC25. HOUSING STRATEGY UPDATES**

The Board received a report which provided information on progress that had been made in the production of a number of new strategies.

It was noted that the Homelessness Strategy required a review of the services currently provided and that this would be a significant piece of work. In response to a query as to whether the consultation strategy would be circulated to partners prior to publication, the Board was advised that the timetable for consultation would be discussed with partners.

The Chair underlined the importance of including partners within the process of drawing up the consultation timetable and developing a more partnership based approach generally through the work of the Board.

**RESOLVED:**

That the report be noted and that a quarterly progress report should be received.

**LC26. DATES OF FUTURE MEETINGS**

The date of the next meeting was provisionally agreed as Tuesday 29 January 2008, at 6.30pm. This date would be confirmed via email following the meeting.

**Cllr Isidoros Diakides**

**Chair**



**Integrated Housing Board**

**On 28 January 2008**

**Integrated Housing Board: Draft Forward Work Programme 2008**

**Report of:** Niall Bolger. Director of Urban Environment.

**Wards(s) affected:** All

**Report for:** Non Decision

**1. Purpose**

The Integrated Housing Board is asked to comment upon and approve the draft work programme for 2008.

**2. Introduction by Cabinet Member (if necessary)**

**3. Recommendations**

That the report be noted.

**Contact Officer:** Nigel Long. Strategy and Partnerships Manager.

**4. Chief Financial Officer Comments**

There are no financial implications arising from the recommendation of this report.

**5. Head of Legal Services Comments**

None

**6. Local Government (Access to Information) Act 1985**

None

**7. Strategic Implications**

The proposed work programme for the Integrated Housing Board (IHB) is strategic in nature. The board, as a strategic body, will give direction and leadership in addressing the severe and wide ranging housing challenges facing the Borough.

The IHB is a theme board within the Haringey Strategic Partnership (HSP) and it therefore reflects the important partnerships that are at the heart of the Council's approach to improving services and tackling need.

The proposed work programme will help the IHB to provide leadership for all partners working together in the Borough. It will allow the strategic focus to be retained and ensure that major challenges are addressed.

## **8. Financial Implications**

There are no financial issues arising directly from this report. Many of the matters to be considered by the IHB over the coming year will have financial implications for the Council and its partners as strategies and policies are developed and implemented. These will need to be evaluated and detailed within each report as appropriate.

## **9. Legal Implications**

There are no legal implications arising directly from this report. However the strategies and policies that will be considered by the IHB will often raise legal implications arising from the requirement of statute, regulation, guidance or caselaw.

## **10. Equalities Implications**

There are no equalities issues arising directly from the proposed work programme. However the overall work programme will have equalities implications given that BME and other disadvantaged households disproportionately face the brunt of the housing challenges the IHB aims to address.

Each strategy considered by the IHB will be the subject of an Equalities Impact Assessment.

## **11. Consultation**

This proposed work programme will be the subject of consultation with the IHB. The strategies that are to be reviewed by the Board will all be the subject to comprehensive consultation.

## **12. Background**

This paper sets out a proposed draft programme of work for the IHB for the coming year. The aim is to identify the key issues and strategies that require consideration by the Council, HSP and its partners.

The proposed forward work programme is set out in **Annex A** and builds upon the original work programme presented to the IHB in July 2007.

The proposed work programme focuses upon the key strategic issues facing the Borough, Haringey Council, HSP and partners.

The importance of the new Homelessness strategy and the pending review of the Housing Strategy are the key strategies, though the Board will need to have an overview of the London Mayor's Housing Strategy.

The IHB will also want to have a strategic overview of the work to deliver the housing supply programme agreed locally with partners. This is a substantial programme of capital investment with public funding from the Housing Corporation.

The IHB work programme will also need to keep an overview of the Local Area Agreements (LAA) and especially those that have been identified as the responsibility of the IHB.

It is proposed that the work programme will be a standard item on all IHB agenda.

### **11. Conclusion**

This report sets out the proposed work programme for the next 3 meetings of the IHB that are being held in 2008.

An agenda item will be included on each IHB agenda setting out an updated version of the proposed work programme.

The work programme is focused on key strategic issues facing the Borough, the Council, HSP and its partners.

# Integrated Housing Board

## Provisional Meetings Programme 2008

### 17 March 2008

No	Business	Who
01	Draft Homelessness Strategy.	Phil Harris
02	Homelessness and Planning: Core Strategy and LDF.	Ciara Whelehan
03	The Mayor of London's Draft Housing Strategy.	Nigel Long
04	Work Programme	Nigel Long

### July 2008

No	Business	Who
01	The Homes and Communities Agency	
02	Update on Housing Supply	Rupert Brandon
03	RSL Homelessness Action Plans	
04	Work Programme	Nigel Long
05	Update on Local Area Agreement.	Nigel Long/ Janice Robinson

### October 2008

No	Business	Who
01	Findings and Issues from Sub regional BME Needs Assessment	Nigel Long
02	Draft Housing Strategy	Phil Harris
03	Work Programme	Nigel Long