
INTEGRATED HOUSING BOARD

MONDAY 17 MARCH 2008, at 17.30 HRS – ROOM 1, CIVIC CENTRE, HIGH ROAD,
WOOD GREEN, N22 8LE.

MEMBERS: Councillor Isidoros Diakides (Chair), Niall Bolger, Phil Harris, Lisa Redfern, Robert Black, Lee Bojtor, Eugenia Cronin, Rowan Limond, Jo Murphy, Neil Mawson, Matthew Pelling, Claire Winstanley.

AGENDA

1. WELCOME AND INTRODUCTIONS

2. APOLOGIES

To receive any apologies for absence.

3. MINUTES (PAGES 1 - 6)

To confirm the minutes of the 28 January 2008 as a correct record of the meeting.

4. ITEMS OF URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. (Late items will be considered under the agenda item where they appear. New items will be dealt with at Item 17 below).

5. DECLARATIONS OF INTEREST

Members of the Board must declare any personal and/or prejudicial interests with respect to agenda items and must not take part in any decision required with respect to these items.

6. GREENEST BOROUGH STRATEGY

A presentation will be made.

7. THE LINK BETWEEN HOUSING AND PLANNING: THE LOCAL DEVELOPMENT FRAMEWORK AND CORE STRATEGY

A presentation will be made.

8. UPDATE ON THIRTY-FIVE LOCAL AREA AGREEMENT TARGETS

A verbal update will be provided.

9. INTEGRATED HOUSING BOARD: AREA BASED GRANT ALLOCATION 2008/09

A verbal update will be provided.

10. INTER-TENURE CONSULTATION GROUP (PAGES 7 - 10)

11. THE MAYOR OF LONDON'S DRAFT HOUSING STRATEGY

A verbal update will be provided.

12. DRAFT ONE OF THE HOMELESSNESS STRATEGY

A verbal update will be provided.

13. HOUSING STRATEGY: PROGRESS REPORT

A verbal update will be provided.

14. FUEL POVERTY (PAGES 11 - 18)

15. DRAFT FORWARD WORK PROGRAMME (PAGES 19 - 22)

16. ANY OTHER BUSINESS

To receive any items of AOB.

17. NEW ITEMS OF URGENT BUSINESS

To consider to any new Items of Urgent Business accepted under Item 4 above.

18. DATES OF FUTURE MEETINGS

Please note that dates listed below are provision until the Council's Calendar of Meetings for 2008/09 has been agreed and may be subject to change.

- 19 June, 6pm
- 16 October, 6pm

MINUTES OF THE INTERGRATED HOUSING BOARD (HSP)- MONDAY, 28 JANUARY 2008

Present: Councillor Isidoros Diakides (Chair), Lee Bojtor, Phil Harris, Vicky Hobart, Rowann Limond, Matthew Pelling, Chris Stylianou, Clare Winstanley

In Attendance: David Hennings, Nigel Long.

LC27. APOLOGIES

Apologies were received from the following people:

Councillor Kaushika Amin
Councillor Brian Haley
Niall Bolger
Stephen Clarke (represented by Rowann Limond)
Neil Mawson
Jo Murphy

LC28. MINUTES

The minutes of the meeting held on 9 October 2007 were confirmed as a correct record.

LC29. MATTERS ARISING

There were no matters arising.

LC30. IHB FORWARD PROGRAMME

The Board considered a report setting out a proposed Work Programme for 2008, which focused on the strategic issues for the forthcoming year.

The Chair invited comments on the Programme. It was suggested that a discussion paper on Inter Tenure Consultation be included on the agenda for the next meeting, together with a report on the impact of the new Area Based Grant (ABG) on the Supporting People Programme.

It was requested that the new Supplementary Planning Guidance is circulated to members of the Board.

RESOLVED:

- i. That a Discussion Paper on Inter Tenure Consultation be included within the agenda for the next meeting.
- ii. That a report on the impact of the new ABG up on the Supporting People Programme and the Housing Service be included within the Forward Plan for a future meeting.
- iii. That a copy of the new Supplementary Planning Guidance should be circulated to members of the Board.

MINUTES OF THE INTERGRATED HOUSING BOARD (HSP)- MONDAY, 28 JANUARY 2008

LC31. PROCESS FOR SETTING LOCAL AREA AGREEMENT (LAA) TARGETS

The Board received a report, providing an update on the Local Area Agreement (LAA).

It was noted that the new Area Based Grant (ABG) replaced thirty-nine existing and separate funding streams and would be allocated by the Haringey Strategic Partnership.

This more holistic approach would provide greater freedoms for local decision making, and it was envisaged that members of the Partnership would work together more efficiently to deliver agreed joint outcomes via the pooled ABG. To monitor this, a new Performance Framework would be introduced and become fully operational from April 2009.

At present, Haringey was in discussion with Government Office for London (GOL) about the thirty-five indicators it wished to use (chosen from a list of 198 National Indicators) as a basis for the new Local Area Agreement.

The Integrated Housing Board would lead on four of the targets included in the draft set of indicators being negotiated with GOL:

- Net additional homes provided (NI 154)
- Percentage of decent Council homes (NI 158)
- Number of households living in temporary accommodation (NI 156)
- Number of affordable homes delivered (Local Indicator NI 155)

It was noted that the HSP Performance Management Group (PMG) had agreed that a series of Workshops should be held in March 2008 in order to facilitate discussion in relation to the new LAA and the indicators within each Board's responsibility. There was agreement that this approach was sensible.

The Board discussed the four performance indicators within its remit. The Chair expressed concern that the target in relation to Fuel Poverty should be included within the Priority Indicators under the IHB's responsibility, rather than the Well-Being Strategic Partnership Board, since it was particularly relevant to Housing. It was noted that the Council had been particularly successful in this area and had attracted external funding.

It was noted that approximately £500K from the Supporting People budget would be subsumed by the new ABG. This was expected to have a major impact on the level of funding available to support people living in temporary accommodation. Therefore this would need to be discussed by the Board and demonstrated within the new LAA in order to ensure that funding could be secured.

The Board was reminded that, in addition to the 35 Priority Indicators selected, Haringey could include as many Local Indicators as it deems appropriate. There was agreement that a 'basket' of Local Indicators should be produced in order to support the targets within the Board's responsibility.

The Chair noted it was essential that each Partner articulated how they intended to contribute to attaining Priority Indicators within the Board's responsibility.

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There was agreement that discussion should take place outside the meeting with Partners and that an Action Plan should be produced in advance of the proposed workshop in March 2008.

The Board discussed the appointment of 'Champions' for each of the target areas within the Board's responsibility. There was agreement that Homes for Haringey should act as Champion for the Decent Homes target and that Clare Winstanley would act as a Champion for the Delivery of Affordable Homes in the Borough.

RESOLVED:

- i. To note the update in relation to the development of the new Local Area Agreement.
- ii. That consideration should be given to appointing Champions to lead on the targets within the Board's responsibility.
- iii. That a workshop for Board members, to discuss the LAA Priority Indicators, should be held in March 2008.

LC32. DRAFT REGENERATION STRATEGY

The Board received a presentation on the Council's new Regeneration Strategy.

It was noted that the Strategy was intended to provide a clear shared vision to assist in mainstreaming regeneration into Council services and ensure that individual regeneration projects contributed to the Council's key objectives.

The key priorities identified in the Strategy were:

- Increasing skills, raising employment and reducing Worklessness so that residents could contribute to and benefit from being part of one of the most successful cities in the world.
- To make Haringey a place in which more people want to live and invest in, by using the opportunity of major sites and key locations to create positive change.
- To maintain and develop a 21st Century business economy that offers opportunities for sustainable employment and enterprise, to help make Haringey a place that people want to work and visit.

In terms of the opportunities created for people, the key aims of the Strategy were to:

- Create links to major opportunity areas
- Reduce worklessness through needs driven, employer led programmes
- Focusing skills development on key growth sectors
- Raising educational attainment

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- Targeting of key groups
- Focus mainstream services on the challenge of worklessness
- Delivering coordinate 'packages' of services

In addition to creating attractive sites for new businesses and new employment opportunities, the Strategy placed an emphasis on providing an improved supply of high quality office and work spaces. Key priority areas included:

- Tottenham & the delivery of the Transforming Tottenham Project
- Haringey Heartlands and Wood Green Shopping Centre
- Lee Valley
- Exploring the potential of cultural landmarks such as Alexandra Palace and Hornsey Town Hall

In order to improve prosperity in the Borough, several new initiatives were being developed, including:

- Focusing on growth sectors such as the cultural and creative industries
- Providing simple to access business support
- Marketing Haringey as a good place to do business
- Creating high quality Town Centres
- Building on the young, ethnically diverse community within Haringey, to promote global innovation and trade
- Improving the quality and responsiveness of Council Services to businesses
- Using procurement and purchasing power to create opportunities for local businesses, including social enterprise businesses

The Board was advised that the Strategy would be delivered via a rolling Action Plan, which would include short, medium and long term goals, aligned to LAA targets. Progress against the Strategy will be reported regularly to the Council and HSP.

Noting that many of the areas most affected by deprivation include a lot of social housing, the Chair suggested that there should be a stronger emphasis on housing within the Strategy.

The Board discussed the links between deprivation and the Borough's transient and shifting population. Improving the English language skills of children from migrant families was being considered as part of the Strategy and this was recognised as a key part of ensuring that these children reach their full potential and were equipped to find employment after leaving full time education.

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Houses in Multiple Occupation (HMOs) were often strongly linked to areas of deprivation and there was agreement that this issue should be considered and addressed. It was noted that this type of accommodation provides people on low incomes with an affordable housing option.

The Board discussed the need for an appropriate mix of tenants to be placed in new housing schemes in order to create stable communities.

The problems experienced by private landlords and rental agents at the end of the three year lettings period were noted. The lack of stability meant that it was more difficult for landlord to work with the Council and to meet the needs of people in housing need.

The Chair emphasised the importance of identifying innovative ways of forming a more integrated and balanced approach to housing management in order to provide long term stability. It was noted that improved stability in the housing market would provide people with a better chance of securing and maintaining full time employment.

In terms of providing better integrated services to address regeneration issues and more specifically worklessness, it was noted that it would be useful if services such as careers and benefits advice could be accessed via the RSL's.

It was noted that local residents often objected to the type of high density housing that was needed to provide affordable housing for those in the greatest housing need. There was agreement that a more integrated approach by Partners may be able to address some of these concerns.

The Chair stressed the crucial role played by housing in respect of regeneration and suggested that the Strategy should be strengthened to reflect this. This point was noted and the Board was advised that this and other points made in relation to employment would be fed back.

RESOLVED:

- i. To note the presentation provided.
- ii. That the Boards comments in relation to the provision of housing and the links to RSL's in terms of regeneration be reflected in the Strategy.

LC33. GREENEST BOROUGH STRATEGY

This item was deferred until the next meeting of the Board.

LC34. UPDATE ON THE DRAFT HOUSING STRATEGY

The Board was advised that the draft Housing Strategy for 2008-12 would be completed in April and put out to consultation during May and June.

It was noted that a Steering Group and Project Management Board had been established and that these bodies would be responsible for the delivery of the Strategy. Quarterly updates on progress will be received by the Board.

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At the end of the consultation period, the Strategy would go through the Council's decision making process and will be adopted by Council in December 2008.

The Chair noted the importance of ensuring that all Partners 'owned' the Strategy and he asked the Board to consider how individual organisations could contribute to the successful delivery of the Strategy.

RESOLVED:

To note the verbal update provided.

LC35. UPDATE ON THE DRAFT HOMELESSNESS STRATEGY

The Board received an update on progress in relation to the Homelessness Strategy.

It was noted that the target of halving the number of households in temporary accommodation by 2010 is very challenging. For this reason, and to provide everyone with a focus on 2010, it has been decided that a three year (rather than five year) Homelessness Strategy should be produced.

Work had already begun on a review of Homelessness in the Borough and evidence based data was being compiled.

In terms of consultation, focus groups have been held with residents of temporary accommodation and a Stakeholders Conference has recently been held.

The Board was advised that, in order to met the objectives and targets in the Strategy, all Partners must work together to tackle and prevent homelessness. It was proposed that Champions from the Partnership should be appointed to lead on the various areas included within the Strategy. There was consensus that this approach was sensible and that there would be further discussion of this outside the meeting.

RESOLVED:

- i. To note the verbal update provided.
- ii. That Champions should be appointed from the partnership to lead on specific areas within the Strategy.

LC36. DATE OF THE NEXT MEETING

It was noted that the next meeting was due to be held on 17 March at 5.30pm.

Cllr Isidoros Diakides

Chair



Meeting: Integrated Housing Board

Date: 17 March 2008

Report Title: Inter-Tenure Consultation Group

Report of: Phil Harris, Assistant Director, Strategic and Community Housing

Purpose

The Integrated Housing Board is asked to agree the development of the consultation group.

Recommendations

That the proposal be agreed.

For more information contact:

Nigel Long, Strategy and Partnerships Manager.

E-mail: nigel.long@haringey.gov.uk

Strategic Implications

The proposal to create an inter-tenure consultation group is strategic in nature, as it will become the principal consultation forum for over-arching issues of housing related policy and strategy; and will feed into the Integrated Housing Board which is itself a strategic body.

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 inter-tenure consultation group will help the IHB to tackle over-arching housing challenges by providing opportunities to test out ideas with a broad range of borough based groups who have an interest in and awareness of the housing issues facing Haringey.

Financial Implications

The financial implications of this proposal are limited to the costs of servicing meetings of the group. Given the proposed scope of the group, it is anticipated that meetings will be held in high profile venues, incurring hire costs; and as half day events, catering costs will also be incurred.

Legal Implications

There are no legal implications arising directly from this report.

Equalities Implications

It is critical to the success of the inter-tenure consultation group that a broad spread of national, religious, cultural and ethnic representation is achieved and that the issues faced by the range of communities in the borough are addressed.

Consultation

The proposed inter-tenure consultation group has been considered initially by the IHB and will be tested for customer support by seeking their involvement in the group. The working of the group will be reviewed after an initial period and proposals for any modifications will be brought back to IHB for discussion and decision.

Background

This paper sets out the proposed purpose, make-up and structure of the inter-tenure consultation group to be set up as an over-arching consultation body working to the Integrated Housing Board.

Purpose

The purpose of the inter-tenure consultation group is to create a reference point for housing issues which will be the subject of discussion and/or decision of the Integrated Housing Board and fall within the operational remit of the Strategic & Community Housing Service and/or go beyond the remit of the council's ALMO, Homes for Haringey.

Thus topics for discussion by the group might include initiatives aimed at creating a local housing company; proposals for the future development of housing for the elderly; environmental sustainability for new and/or refurbished housing in the borough, whether being developed by the social or private sector; affordability of social and private rented housing; the role/future of shared-ownership housing within Haringey; directions in planning policy which help or hinder the development of new or refurbished housing; the emerging place shaping debate and other issues around the council's strategic housing role.

Make-up

While the invitation list for the group will include the consultative forums currently in operation with Homes for Haringey, we will seek the participation of other housing providers and managers by enabling access to the representative and consultative groupings that they work with in developing their services. In addition, we will seek the involvement of those groups within the community at

large, such as owner/occupiers, who have an interest in housing in the borough, though they own and manage their own homes.

We will also seek to access the representative bodies supporting the wide range of minority ethnic communities within Haringey, which may not have a specific housing remit, but which serve as an important channel of communication on all public matters to the members of their specific national, language, religious or cultural group.

The make-up of the group will therefore include:

- tenants and residents associations working within the council's housing stock managed by Homes for Haringey
- residents groups working within the housing managed by Strategic & Community Housing Services eg: those in temporary accommodation
- tenants associations operating within the housing stock owned and managed by RSL/housing associations
- Leaseholder associations formed by those living in council, RSL or privately owned accommodation within the borough
- tenants groups working within the housing stock owned and managed by private landlords in the borough
- residents groups formed from owner/occupiers and others living in a particular geographical area within the borough
- Housing associations and registered social landlords owning and/or developing homes within the borough
- Private landlords owning and managing rented housing in Haringey
- Ethnic minority community groups eg: Somali, Turkish, Greek, Ghanaian, Afro-Caribbean, etc.

Structure

The inter-tenure consultation group will have a minimal structure and will operate through regular quarterly or half-yearly meetings. The group may find it useful to appoint a Chair to act as the interface between the group and the council, but meetings will be open to all those groups who feel the topic for discussion is relevant to them. Meetings will generally comprise a presentation on the chosen topic, followed by workshop discussions and a report back. Meetings will normally be limited to a morning, with lunch to follow to allow networking.

Responsibility for the organisation of the meetings will rest with the council in conjunction with the Chair of the group. It is proposed that the group be called the "Haringey Housing Network".

Conclusion

This report makes proposals to set up the Haringey Housing Network, an inter-tenure consultation group aimed at providing a vehicle for consultation on overarching issues falling within the discussion/decision remit of the Integrated Housing Board.

The Network will bring together a wide range of groups with a housing or community interest, in order to provide realistic opportunities for the whole community to influence the future of housing in Haringey.

If the IHB agree to this proposal, a detailed project delivery plan and budget will follow.



Meeting: Integrated Housing Board

Date: 17 March 2008

Report Title: Report on Fuel Poverty in Haringey

Report of: Phil Harris, Assistant Director, Strategic and Community Housing

Purpose:

The Integrated Housing Board is asked to comment upon the report

Recommendations:

To note the report.

For more information contact:

Nigel Long, Strategy and Partnerships Manager.

E-mail: nigel.long@haringey.gov.uk

Strategic Implications

Fuel poverty is a broad based, multifactorial problem and to successfully tackle it the cooperation of all the strategic partners is necessary. Links to other strategies are mentioned below although it is expected that more will be made in the future.

- **The Housing Strategy** – Increasing the number of households receiving energy efficiency improvements will contribute to the target of improving private sector conditions and delivering decent homes.
- **The Greenest Borough Strategy** – Improved heating and insulation measures result in decreased fuel usage, hence decreased carbon emissions, directly contributing to Priority 3 of the Strategy: Managing Environmental Resources.
- **Sustainable Community Strategy** – The ‘an environmentally sustainable future’ refers to climate change and rising energy costs, and says we will

make homes more energy efficient and reduce carbon emissions, by working with partners to increase home energy efficiency. The 'economic vitality and prosperity shared by all' priority says we'll tackle poverty and promote social inclusion.

- **Council Plan** – the current LAA target is included in the Council Plan and the new LAA Fuel poverty target will be monitored by the IHB.
- **Well-being Strategic Framework** – Under the 'Economic well-being' outcome there are 'reduce fuel poverty' and 'ensure that vulnerable people have decent, energy efficient homes' priorities, with specific actions in the action plan.
- **Life Expectancy Action Plan** – In the 'Housing' section of the plan an energy efficiency action is included, linked to the LAA target. The intro includes useful national policy context and local statistics.
- **Experience Counts** (quality of life for older people strategy) – goal 7, "having a safe, comfortable and well maintained home" – there are specific actions to publicise info on grants available to vulnerable older people to maintain/improve their homes.
- **Private Sector Housing Renewal Strategy** – Tackling fuel poverty will contribute to the achievement of improving housing conditions and delivering decent homes
- **The Income Maximisation Strategy** – As many of the grants are means tested it is important that each resident claims the benefits that they are entitled to, as eligibility is determined by the benefits received.

Financial Implications

There are no financial issues arising directly from this report. The Tackling Fuel Poverty project has been funded for the financial years 2006/07 and 2007/08 by the Neighbourhood Renewal Fund and is to be funded from 2008/09 through the new Area Based Grants.

Total funding for 2008/09 has been set at £51,000.

Legal Implications

There are no legal implications arising directly from this report.

Equalities Implications

Fuel Poverty typically affects the poorest and most vulnerable households, typically those containing people of pensionable age, very young children where there is no adult in full time employment, the disabled and those in receipt of benefits. Much of the assistance and resources will therefore be targeted towards these low income

households, although assistance is also available for those able to pay to improve the energy efficiency of their properties.

Consultation

The proposals contained within the report will be subject to comprehensive consultation with both residents and strategic partners

Background

This paper sets out the national background to fuel poverty, the progress that has been made in Haringey and some suggestions for what needs to be done, with particular regard to stakeholder involvement / engagement to achieve compliance with CAA targets and the objectives of the Greenest Borough Strategy.

Conclusion

This report highlights the strategic importance, for the Council, of tackling Fuel Poverty and highlights the significant range of activities undertaken by the Council to reduce it. It further highlights the number of residents who benefit from grants.

Annex

Integrated Housing Board

Fuel Poverty

Background

A household which spends more than 10% of its income on fuel is deemed to be in fuel poverty. The government is committed to eradicating fuel poverty in vulnerable households by 2010 and throughout England by 2016, as detailed in the UK Fuel Poverty Strategy (2001) and reaffirmed in the Energy White Papers published in 2003 and 2007.

Assistance Available to Residents

Haringey Council is currently assisting residents through the promotion of the following schemes:

Warm Front

- A national scheme, available to those in receipt of means tested or disability related benefits. Provides up to £2700 worth of improvements, which Haringey Council will top up by a further £2000 where necessary.

Here to HELP

- Run by British Gas in conjunction with Haringey Council. Delivers insulation and home security improvements for free to those in receipt of means tested or disability related benefits and at a discount to those able to pay.

Warmth & Comfort

- Run by British Gas across the North London sub region. Delivers heating and insulation improvements to those in receipt of means tested or disability related benefits.

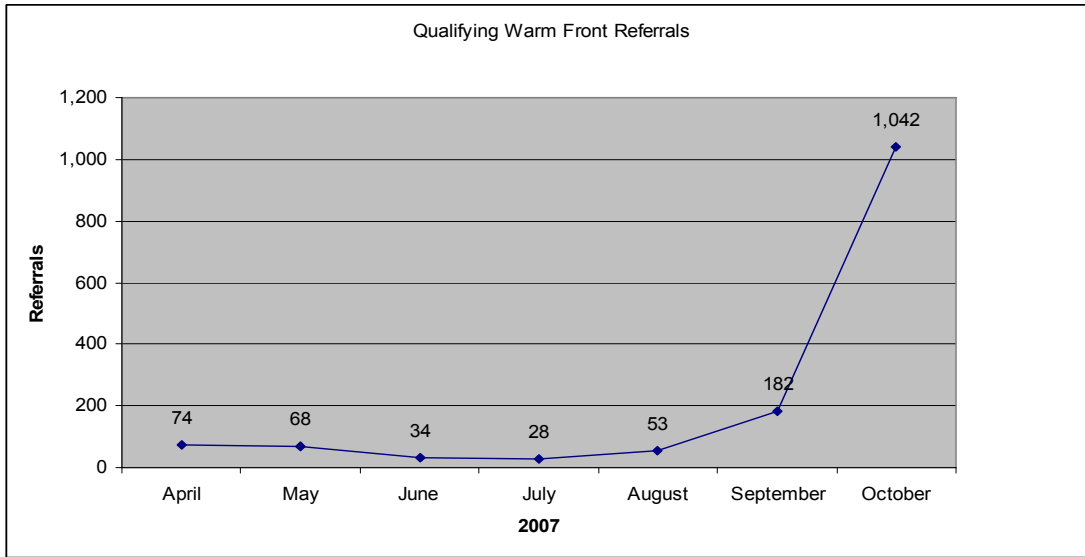
London Mayor's Insulation Scheme

- Provides discounted home insulation (loft and cavity wall) for those not in receipt of means tested benefits. Up to £100 cash back available to residents following installation. Also provides a DIY insulation kit for £49. The best option for those who are able to pay, and hence not eligible for the other schemes.

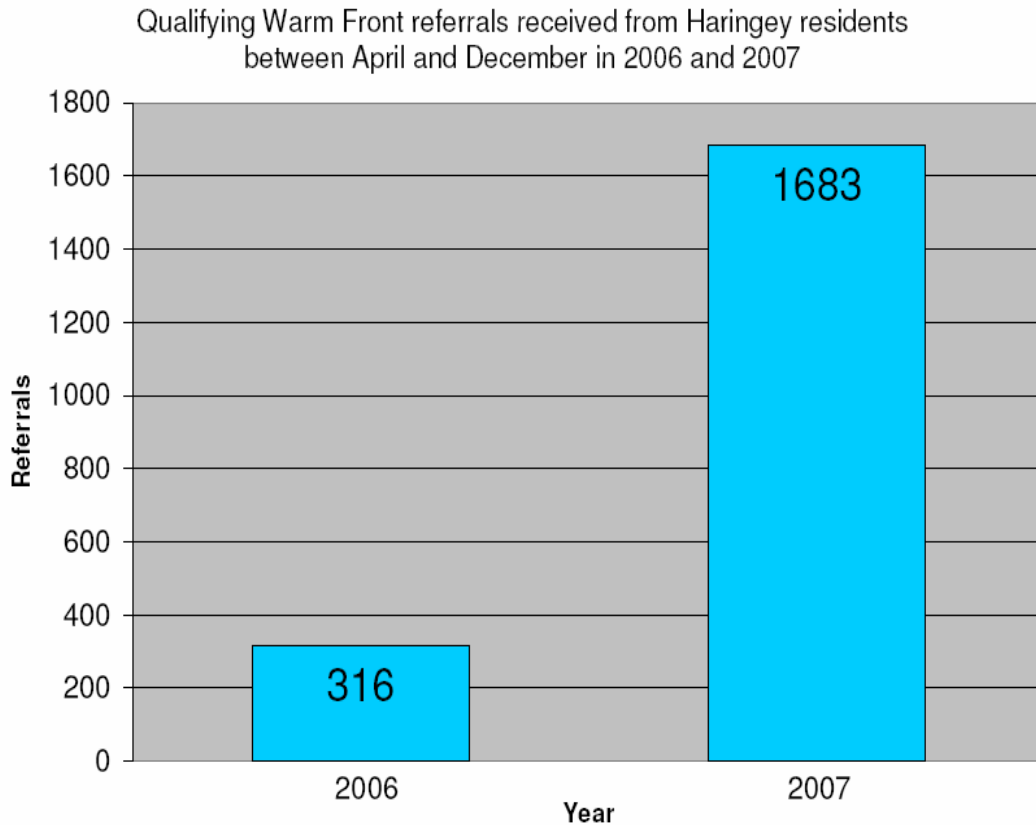
Current Progress

Through the efforts of the Tackling Fuel Poverty project Haringey Council is a leading borough nationally, spearheading the fight against fuel poverty. Notable successes and major achievements include:

- Becoming the first English Council to publish the results of an aerial thermo graphic survey of the borough online
- Developing a suite of web pages (top ranked by Google) providing advice and information for householders on improving the energy efficiency of their properties
- Speaking at the London HECA Forum conference on Haringey Council's activities to tackle fuel poverty
- Conducting, in association with Benefits and Local Taxation and EAGA plc, a mailing of all 30,000 households in the borough in receipt of benefits likely to qualify them for a Warm Front Grant, generating almost 1000 qualifying referrals in the month following the mailing



- We have increased take up of Warm Front grants from a level of 316 between April and December 2006 to 1683 between April and December 2007
- As each Warm Front grant is typically worth £1084.00, this represents an additional £1.5 million worth of improvements to Haringey homes



- The last set of figures available (September 2007) showed that Haringey had exceeded the targets set by Warm Front by 451% and was the best performing London borough.

Current Activities

Current activities to promote take up of the available grants and eradicate fuel poverty within Haringey include:

- Advertisements in Haringey People magazine
- Bill board advertising throughout the borough
- Lamp post banner advertising
- Regular attendance at community events
- Regular attendance at Area Assemblies
- Maintenance and constant addition to the Haringey Council web pages to ensure residents are provided with up to date accurate information
- Regular liaison and training sessions with Call Centre / Switchboard staff to ensure residents are provided with accurate and up to date information when they telephone the Council
- An annual energy efficiency survey of 3000 households in the borough, in order to provide information on the efficiency of Haringey housing and what improvements residents are making to their homes

Warm Wards

- An area based initiative to tackle fuel poverty whereby letters are sent to every resident of a ward detailing the assistance available and how to apply. Residents are also invited to attend a Road Show at which they can meet service providers and receive detailed advice and information.
- By 2016 every ward within the borough will have been targeted

The Local Area Agreement Project

- Haringey Council works together with Haringey Fire Service and Age Concern to reduce carbon emissions and improve the energy efficiency, this project is particularly targeted towards the most vulnerable households.

Decent Homes Surveys

- Every property eligible for a Warm Front grant also receives a comprehensive Decent Homes Assessment and each month the information is emailed to John Mathers from EAGA. The spreadsheets provide information on whether each property has passed or failed and detailed information on the criteria on which it has failed where appropriate. This provides important information and could be used to target private sector grants, should Haringey decide to offer these to residents once more.

Suggested Improvements to Tackling Fuel Poverty within Haringey

Although as previously stated Haringey Council is working hard to tackle fuel poverty, in order to comply with CAA targets, all the strategic partners must become more involved and work together to deliver an even better service.

It is vitally important that the support of the following is secured

The Primary Care Trust

- The Primary Care Trust is involved with many of the most vulnerable members of the community, who most would benefit from improvements to their heating and insulation. By improving the housing conditions of these people many would be able to return home sooner than otherwise, thus relieving the pressure on the PCT.

Older Peoples' Services

- Again many of these clients would benefit, and would be eligible, for the schemes available to improve their heating and insulation

Temporary Accommodation

- Each year the English House Condition Survey shows that those who live in the private rented sector experience the worst housing conditions. We must work together with landlords and tenants to ensure that we do all that we possibly can to improve the quality of temporary accommodation properties.

The Comprehensive Area Assessment will be:

- Relevant to the quality of life of local people
- Area and outcome focused
- Constructive and forward-looking
- Joint and participative

In order to successfully tackle fuel poverty and meet our targets Haringey Council's approach must be the same.



Meeting: Integrated Housing Board

Date: 17 March 2008

Report Title: Draft Forward Work Programme

Report of: Phil Harris, Assistant Director, Strategic and Community Housing

Purpose

To provide the IHB with the quarterly update on the Integrated Housing Board work programme and to seek asked to comment upon it.

Recommendations

To note the report.

For more information contact:

Nigel Long, Strategy and Partnerships Manager.

E-mail: nigel.long@haringey.gov.uk

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.

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.

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.

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.

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.

Background

This paper outlines for the IHB details of its proposed work programme of work. 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, as amended by the January IHB, is set out in **Annex A**.

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

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

The work programme is a standard item on all IHB agenda.

Conclusion

This report sets out the proposed 2008 work programme of the IHB.

This is a standard agenda item 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.

Annex A

Integrated Housing Board**Provisional Meetings Programme 2008****17 March 2008**

No	Business	Who
01	Inter tenure consultation report	Graham Baugh
02	Draft Homelessness Strategy.	Phil Harris
03	Homelessness and Planning: Core Strategy and LDF.	Ciara Whelehan
04	The Mayor of London's Draft Housing Strategy.	Nigel Long
05	Progress report on the Housing Strategy	Nigel Long
06	Fuel Poverty	John Mathers
07	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	Nigel Long
04	Progress report on the Housing Strategy	Nigel Long
05	Update on Local Area Agreement.	Nigel Long/ Janice Robinson
06	Work Programme	Nigel Long

October 2008

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