

**MINUTES OF THE INTEGRATED HOUSING BOARD (HSP)
WEDNESDAY, 15 OCTOBER 2008**

Present: Councillor John Bevan (Chair), Robert Black, Paul Bridge, Sue Brown, Ibilola Campbell, Kate Dalzell, Phil Harris, Louis Antill Lewis, Jo Murphy, Lisa Redfearn, Gloria Saffrey, Clare Winstanley.

In Attendance: Xanthe Barker, Mary Connolly, Denis Gandy.

LC68. APOLOGIES AND SUBSTITUTIONS

Apologies were received from the following:

Niall Bolger -Kate Dalzell substituted
Councillor Brian Haley
Neil Mawson

LC69. MINUTES

RESOLVED:

That, subject to the amendments set out below, the minutes of the meeting held on 26 June 2008 be confirmed as a correct record.

- i. Minute LC62, paragraph 3, be amended to read:

‘The CLF was allocated three places on each of the Thematic Boards and HAVCO one place.’

- ii. Minute LC66, paragraph 5, be amended to read:

‘Councillor Haley also noted that he wished to become a member of the Integrated Housing Board....’

LC70. DECLARATIONS OF INTEREST

No declarations of interest were made.

LC71. URGENT BUSINESS

No items of urgent business were received.

LC72. APPOINTMENT OF REPRESENTATIVE TO THE HARINGEY STRATEGIC PARTNERSHIP BOARD

The Board was reminded that at its last meeting Councillor Bevan had been appointed as its representative, on an interim basis, to the HSP.

Councillor Bevan had been appointed on an interim basis until the position in relation to the RSL vacancy was clarified.

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The Board was advised that there was currently a vacant position on the HSP for an RSL representative. Historically, the RSL Forum had nominated a representative and there was agreement that at its next meeting the Forum should appoint a new representative to the HSP.

With the RSL representatives in place, the Board agreed that Councillor Bevan should be appointed as the Board's representative on a permanent basis.

RESOLVED:

- i. That Councillor Bevan be confirmed as the Board's permanent representative on the HSP.
- ii. That the RSL Forum should nominate a representative to the HSP at its next meeting and report this to the Clerk to the HSP, for inclusion within the HSP membership list.

LC73. MEMBERSHIP AND TERMS OF REFERENCE

The Board was reminded that at its last meeting it had been requested that the Terms of Reference were updated and brought back to the Board for confirmation.

A revised version of the Terms of Reference was circulated.

The Board was advised that a meeting had been held between the Chair, Vice-Chair and Assistant Director, in order to discuss RSL representation within the wider HSP and whether the current membership of the IHB was appropriate.

There had been general consensus that there should be a BME RSL rep included within the Integrated Housing Board and that consideration should be given as to whether an additional representative should be appointed from the Supporting People Forum.

Concerns were raised by CLF representatives regarding proposals to co-opt a representative from the Supporting People Provider. It was contended that the CLF provided the proper route for co-opting members from the Community and Voluntary Sector. This process had been established to ensure that representatives from the Sector had the proper elected mandate.

It was agreed that comments in relation to the proposals put forward should be sent to the Assistant Director and that proposals would be brought to the Board's next meeting on Membership based on the comments received.

RESOLVED:

That proposals in relation to the Board's Terms of Reference and Membership should be considered at its next meeting.

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LC74. UPDATE ON LOCAL AREA AGREEMENT

The Board received a report that provide an update in relation to performance during the first quarter (April-June) against the Local Area Agreement (LAA) National Indicators (NI's) within the Boards responsibility.

In addition to the report included within the agenda pack a performance Scorecard was also circulated at the meeting.

The Chair noted that the Board would receive future performance reports in this format. Covering reports would be used to provide a commentary on any areas of Red or Amber performance and to describe the measures being taken to address these.

Performance against NI 158 was expected to improve during the 2nd Quarter with the commencement of Homes for Haringey's Decent Homes Programme in April.

In response to a query the Board was advised that measures were being taken to bring vacant private sector homes back into use.

The Board discussed the levels of people living in temporary accommodation and the progress made in reducing this. A small proportion of those re-housed left the Borough. However, the majority were found accommodation in the Borough. There were also a significant number of people who opted to enter the private rental market.

There was agreement that it would be useful if the Board were to receive a detailed analysis of statistical information in relation to temporary accommodation.

The Board was advised that the Councils Housing Improvement Board met on a weekly basis and was Chaired by the Council's Chief Executive. At this meeting progress was reported and detailed statistical information was reviewed in detail. This information would be made available to the Board.

RESOLVED:

- i. That the report be noted.
- ii. That a report setting out detailed information in relation to the numbers of people in temporary accommodation be brought to a future meeting of the Board.

LC75. REGISTERED SOCIAL LANDLORDS AND THE LOCAL AREA AGREEMENT

The Board received a presentation on the contribution that Social Registered Landlords made to achieving the targets set out in the Local Area Agreement (LAA).

RESOLVED:

That the presentation be noted.

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LC76. OPTIONS FOR RING FENCING SUPPORTING PEOPLE FUND

The Board received a verbal update on options for ring fencing the Supporting People Fund.

The Board was reminded that at the previous meeting concern had been raised that funding, which was currently allocated to Supporting People projects, would be subsumed into the Area Based Grant during the next financial year.

Since that meeting a piece of work had been carried out, which estimated that 46% of funding currently available for Supporting People project, was likely to be added to the ABG. It was noted that similar concerns had been raised by other Authorities and that these were being considered by the Government.

The Supporting People Board had met on 14 October and had discussed this issue and had requested that a steer be sought from the IHB in order to inform discussion at its next meeting in November.

The Board was advised that a number of grants had been subsumed by the ABG including the Neighbourhood Renewal Fund. The Government had indicated that further grants would be added to the to ABG in 2009/10. Unlike previous funding arrangements there was no provision for ring fencing parts of the ABG and the allocation of this was up to the Council as the accountable body for the Partnership.

There was agreement that the role played by Supporting People projects in achieving the Board's objectives and LAA targets should be emphasised to the HSP and that its support for ring fencing funding for Supporting People should be sought.

It was noted that if funding from the Supporting People budget was subsumed into the ABG it would have an impact upon the support available for children and young people's services in the Borough.

It was requested that the Board should receive a further update in relation to this at its next meeting.

RESOLVED:

- i. That the verbal update be noted.
- ii. That an update should be provided at the Boards next meeting.

LC77. DEVELOPMENT OF HARINGEY'S HOUSING STRATEGY

The Board received a report in relation to the new Housing Strategy and its proposed status as a Partnership document.

It was noted that the revised Housing Strategy would play a key role in driving Partners contributions to achieving priorities contained within the Community Strategy and the LAA.

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It was proposed that the Board take the strategic lead in conjunction with the Housing Improvement Board and that the development of the Strategy would be coordinated by officers from the Council's Urban Environment Directorate.

The Board discussed how community engagement could be facilitated and noted that this was particularly relevant to design issues. It was noted that, as part of the consultation process in relation to a recent review of planning documents, there had been community engagement and the views sought as part of this would be reflected in the Strategy.

It was noted that the Housing Strategy would form the overarching document, which the other Strategies would sit beneath. These would set out in detail the approach and actions that were intended to be taken in specific areas.

RESOLVED:

- i. That the Housing Strategy be developed as a Partnership Strategy.
- ii. That the HSP be recommended to adopt the Housing Strategy.
- iii. That the proposed process and timetable for developing the Strategy be approved.

LC78. CONSULTATIVE FRAMEWORK

The Board received a report that set out proposals in relation to the establishment of a framework for dialogue and consultation between the Board and key housing stakeholders in the Borough.

It was intended that, if adopted, framework would be used as part of the consultation process in relation to the new Housing Strategy.

The framework would provide three Stakeholder Forums:

- Landlords Forum
- RSL/Developer Forum
- Advice Agencies Forum

Concern was raised that tenants living on estates were not engaged during consultation processes and it was suggested that the process for consultation set out in the Haringey Compact should be used as an example of good practice.

The Board was advised that Homes for Haringey was currently carrying out a door to door survey of local residents and that this approach had been successful in engaging people. It was indicated that the information gathered as part of this could be shared with Partners.

Members of the Board were asked to forward any queries or comments in relation to the Strategy to Chris Wood, Strategic and Community Housing Services:
chris.wood@haringey.gov.uk

RESOLVED:

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That the approach, development and implementation of the consultative framework, as outlined in the report, be endorsed.

LC79. NEW ITEMS OF URGENT BUSINESS

No new items of Urgent Business were raised.

LC80. ANY OTHER BUSINESS

The Board noted that Paul Bridge was now the Homes for Haringey representative.

The following items were suggested for consideration at the next meeting:

- Under occupation
- Allotments/Growing food on Estates
- Tree planting
- Estate lighting

LC81. DATES OF FUTURE MEETINGS

The following dates of future meetings were noted:

- 10 December 2008
- 23 March 2009

Cllr John Bevan

Chair