
INTEGRATED HOUSING BOARD

WEDNESDAY 15th OCTOBER, 2008, AT 18.30 HRS –CIVIC CENTRE, HIGH ROAD, WOOD GREEN, LONDON, N22.

MEMBERS: See membership list set out below.

AGENDA

1. APOLOGIES AND SUBSTITUTIONS

To receive any apologies for absence.

2. MINUTES (PAGES 1 - 6)

To confirm the minutes of the meeting held on 26 June 2008 as a correct record.

3. DECLARATIONS OF INTEREST

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

4. URGENT BUSINESS

The Chair will consider the admission of any urgent items of business. (Late items will be considered under the agenda item where they appear. New items will appear under agenda Item 12 below).

5. APPOINTMENT OF REPRESENTATIVE TO THE HARINGEY STRATEGIC PARTNERSHIP BOARD

To consider the appointment of a representative to the Haringey Strategic Partnership.

6. MEMBERSHIP AND TERMS OF REFERENCE

A verbal update will be provided.

7. UPDATE ON LOCAL AREA AGREEMENT (PAGES 7 - 8)

To consider progress against the targets set out in Haringey's Local Area Agreement (LAA).

8. REGISTERED SOCIAL LANDLORDS AND THE LOCAL AREA AGREEMENT

A short presentation will be given on the contribution that Registered Social Landlords make to achieving the targets set out in Haringey's Local Area Agreement (LAA).

9. OPTIONS FOR RING FENCING SUPPORTING PEOPLE FUND

A short presentation will be given on the options for ring fencing funding to support the implementation of Haringey's new Housing Strategy.

10. DEVELOPMENT OF HARINGEY'S HOUSING STRATEGY (PAGES 9 - 12)

To consider the methodology and timetable proposed for the development of Haringey's new Housing Strategy.

11. CONSULTATIVE FRAMEWORK (PAGES 13 - 14)

To consider the framework for dialogue and consultation between the Integrated Housing Board and key housing stakeholders in Haringey.

12. NEW ITEMS OF URGENT BUSINESS

To consider any new items of urgent business admitted under Item 4 above.

13. ANY OTHER BUSINESS

To consider any items of AOB.

14. DATES OF FUTURE MEETINGS

To note the dates of future meetings:

- 10 December 2008
- 23 March 2009

Integrated Housing Board Membership List

SECTOR GROUP	AGENCY	NO. OF REPS	NAME OF REPRESENTATIVE
Local Authority	Haringey Council	6	Councillor John Bevan (Cabinet Member for Housing) Niall Bolger (Director Urban Environment) Phil Harris (Assistant Director Strategic and Community Housing) Lisa Redfern (Assistant Director Adult Services) Matthew Pelling (Commissioning Manager Supporting People)
Health	Haringey Teaching Primary Care Trust	1	Eugenia Cronin (Director of Public Health)
	Mental Health Trust	1	Lee Bojtor (Chief Executive)
Voluntary and Community Sector	Community Link Forum	3	Sue Brown Ibilola Campbell Louis Antill Lewis
	HAVCO	1	Gloria Saffrey
Other agencies	Family Mosaic	1	Jo Murphy (Group Director)
	Metropolitan Housing Trust	1	Neil Mawson (North Thames Regional Director)
	Circle Anglia	1	Robert Black (Chief Executive)
	Innesfree	1	Clare Winstanley (Chief Executive)
	Homes for Haringey	1	Rowan Limond (Executive Director of Finance)
	Total	17	

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**MINUTES OF THE INTEGRATED HOUSING BOARD,
HELD ON 26 JUNE 2008.**

Present: Councillor John Bevan (Chair), Robert Black, Lee Bojtor, Sue Brown, Ibilola Campbell, Councillor Brian Haley*, Neil Mawson, Jo Murphy, Matthew Pelling, Phil Harris, Len Weir, Clare Winstanley

In Attendance: Michelle Alexander, Xanthe Barker, Pamela Pemberton, Ben Rogers.

** Councillor Haley was present for Item 12.*

LC55. APOLOGIES AND SUBSTITUTIONS

It was noted that apologies had been received from the following:

Niall Bolger
Eugenia Cronin
Louis Lewis
Gloria Saffrey
Rowan Limond
Lisa Redfern - Len Weir substituted

LC56. MINUTES

The Board received the minutes of the meeting held on 17 March 2008 and the following issues were raised:

Minute Number LC34

It was noted that the meeting referred to under points two and three of the resolution had not yet taken place. The Chair advised that he would discuss this matter further with officers outside the meeting.

As work on the formation of a pre planning protocol (paragraph 5) had been delayed, the Board agreed that an update on progress against this action should be provided at the next meeting.

Minute Number LC44

Concern was expressed that there was no LAA update on the agenda for the meeting as agreed under paragraph 5, and set out in the resolution agreed by the Board.

The Board agreed that it was essential that it received information on the negotiation of LAA targets and tackled those targets for which it was responsible.

The Assistant Director for Strategic and Community Housing Services explained that, since the last meeting of the Board, the Housing Service had experienced staff shortages at a senior and strategic level and that, as a consequence, it had had to concentrate on a few key issues, such as the production of Haringey's new Homelessness Strategy. This had unfortunately limited the degree of progress that had been made since the last meeting of the Board.

The Assistant Director for Strategic and Community Housing Services assured the Board that all outstanding issues would be progressed by the next meeting.

RESOLVED:

That the minutes of the meeting held on 17 March 2008 be confirmed as an accurate record.

LC57. DECLARATIONS OF INTEREST

No declarations of interest were made.

LC58. URGENT BUSINESS

No items of urgent business were raised.

LC59. ELECTION OF CHAIR

RESOLVED:

That Councillor John Bevan be appointed as Chair for the ensuing Municipal Year.

LC60. APPOINTMENT OF VICE-CHAIR

RESOLVED:

That Jo Murphy be appointed as Vice-Chair for the ensuing Municipal Year.

LC61. APPOINTMENT OF A REPRESENTATIVE TO THE HARINGEY STRATEGIC PARTNERSHIP

The Board discussed the appointment of a representative to the HSP and agreed that, before a decision was made, details of the HSP's membership should be circulated. This would enable the Board to consider whether the Chair, or another member, should be appointed to the HSP.

It was agreed that, in the interim, Councillor Bevan should represent the Integrated Housing Board on the HSP.

RESOLVED:

That Councillor John Bevan be appointed as the Board's representative on the HSP.

LC62. COMMUNITY LINK FORUM PRESENTATION

The Board received a presentation from the Community Link Forum (CLF) setting out its objectives and work to date and giving an overview of the recent CLF election process.

It was noted that the CLF had been established as a means of improving the link between the Community and Voluntary Sector and the Partnership. Following ratification of the CLF Agreement by the Haringey Strategic Partnership (HSP) in July 2007, work had been carried out by the organisation that had culminated in the CLF Elections in April 2008.

The CLF was allocated three places on each of the Thematic Boards; two of these were allocated to the elected CLF representatives and one was allocated to a representative from HAVCO.

The representatives elected to the Integrated Housing Board were as follows:

- Sue Brown
- Ibilola Campbell
- Louis Antill Lewis

The Chair thanked Pamela Pemberton of HAVCO for the presentation.

RESOLVED:

That the presentation be noted.

LC63. MEMBERSHIP AND TERMS OF REFERENCE: 2008/09

The Board received a report requesting that it formally confirm its Membership and Terms of Reference for 2008/09.

The Committee Clerk was advised of several corrections to the job titles included within the Membership List and it was noted that these would be incorporated.

Membership

It was suggested that the Supporting People Provider Forum should be included within the Board's membership. The Board was advised that the Forum formed part of the decision making structure attached to the Supporting People Partnership and represented all of the supported housing providers in the in Borough. It was suggested that, if the Board was agreeable, a representative should be appointed from the Forums Practitioners Group.

It was noted that the CLF had been established in order to facilitate the involvement of Community and Voluntary Sector organisations within the Partnership and concern was raised that any such group should be appointed via the CLF.

This point was acknowledged, but it was contended that the Forum differed to the other Community and Voluntary Sector groups as it included private sector organisations. At present there was no specific organisation in place to represent the needs of vulnerable adults.

There was agreement that there should be further discussion outside the meeting between the Chair, the CLF and the Supporting People representative.

There was agreement that St Mungo's should be removed from the Board's membership.

It was noted that when the Board had been established it was agreed that three RSL's should be included within the Board's membership. There was agreement that the current membership list should be reviewed prior to the next meeting to ensure that the Board was best placed to deliver its objectives and the new LAA targets.

Terms of Reference

The Vice-Chair expressed concern that the Board's current Terms of Reference did not reflect the purpose and objectives that had been envisaged when it was established. It had originally been intended that the Board would be a small group, which would consider strategic issues at short, regular meetings.

The Vice-Chair also contended that, at present, the Terms of Reference did not include enough detail regarding the Board's role and there was agreement that this needed to be strengthened.

It was agreed that the Chair, Vice Chair and the Assistant Director for Strategic and Community Housing Services would meet to discuss and reflect on the key objectives and outcomes of the Integrated Housing Board.

RESOLVED:

- i. That the Board's Membership and Terms of Reference be confirmed on an interim basis until the next meeting.
- ii. That the Board's Terms of Reference should be re-drafted in light of discussion above and brought back to the Board at its next meeting for consideration and confirmation.
- iii. That discussion should take place outside the meeting between the Chair, the CLF and Supporting People representative, regarding the inclusion of the Supporting People Provider Forum within the Boards membership.
- iv. That St Mungo's should be removed from the Boards membership.

LC64. HOMELESSNESS STRATEGY

The Assistant Director for Strategic and Community Housing Services presented a report, supported by a presentation, on the work that had been carried out to date in developing Haringey's multi agency Homelessness Strategy 2008/11.

It was noted that a multi agency Steering Group now met on a fortnightly basis to inform the Homelessness Review and the development of the Strategy. The implementation of the Strategy and delivery of the SMART Action Plan would be overseen by the Homelessness Strategy Implementation Group.

One of the key issues arising from the Homelessness Review was that there was a lack of co-ordination across the sector. The Board was advised that partners had a fundamental role to play in implementing the Strategy and that the Integrated Housing Board would be central to this. The appointment of 'Homelessness Champions' and the Chairs of nine Delivery Groups would help to underpin Haringey's new, multi agency approach to tackling Homelessness.

It was noted that development of the Homelessness Strategy was being co-ordinated by a small team comprising and that subject to Cabinet's approval on 15 July 2008 (and any subsequent amendments resulting from consultation) the Strategy would be published on 31 July 2008.

A copy of the draft Strategy was tabled and circulated to the Board.

In response to a query regarding the Council's Lettings Policy, the Board was advised that the Policy was currently being re-drafted in order to make best use of the existing social housing stock and to support the objectives of the Homelessness Strategy.

It was noted that measures were proposed to reduce the number of young people leaving home and seeking Local Authority housing. These included awareness raising sessions that would be held at local schools. These would be targeted at fourteen to sixteen year olds and would provide practical information on the costs and responsibilities attached to living independently.

The Board discussed the new Area Based Grant (ABG) and the possibility that funding currently allocated to the Supporting People Programme would be included in the ABG during the next financial year. It was noted that there was no indication that this would be ring fenced and therefore schemes currently funded were at risk.

The Assistant Director for Strategic and Community Housing Services reminded the Board that there had been discussion around this issue at the recent LAA workshop. During this discussion it had also been recognised that Partners from the Community and Voluntary sector had a significant role to play in helping vulnerable people to live independently.

In addition to the points raised above it was also noted that the Strategy needed to address issues such as Worklessness and regeneration and set out how it could contribute to the achievement of targets in these areas.

The Board was advised that any comments or suggestions in relation to the Strategy should be fed back to Ben Rogers, Policy Manager, or the Assistant Director for Strategic and Community Housing.

The Chair requested that a report was produced, setting out the options around the possible ring-fencing of funding (currently available under the Supporting People Programme) used to support the objectives of the Homelessness Strategy.

RESOLVED:

- i. That the report and presentation be noted.
- ii. That a report setting out options for ring fencing funding, currently allocated under the Supporting People Programme, to support the Homelessness Strategy should be provided at the Board's next meeting.

LC65. NEW ITEMS OF URGENT BUSINESS

No new items of urgent business were raised.

LC66. ANY OTHER BUSINESS

Better Places Partnership

Councillor Haley, Chair of the Better Places Partnership (BPP) and Cabinet Member for Environment, advised that at the recent meeting of the Better Places Partnership Board there had been agreement that it would be useful if links could be forged between the BPP and the Integrated Housing Board.

As there were several areas where the work of the Boards overlapped, the BPP had agreed that members of the Integrated Housing Board should be invited to attend a future meeting that would be looking at two of the priorities included within the Greenest Borough Strategy:

- Improving the Urban Environment / Protecting the Natural Environment

It was noted that officers would contact members of the Board to confirm arrangements in relation to this.

Councillor Haley also noted that he wished to become a member of the Better Places Partnership in order to develop links between the Boards and there was agreement that this would be useful.

Capacity within the Housing Service

The Board expressed its support for the Assistant Director for Strategic and Community Housing Services, saying that it was clear that the Housing Service was clearly under resourced at the moment and that this was affecting its capacity to support the Integrated Housing Board.

The Chair acknowledged the points made and confirmed that he was working with the Assistant Director for Strategic and Community Housing Services to address this.

LC67. DATES OF FUTURE MEETINGS

The Board was asked to note the following dates of future meetings:

- 15 October 2008
- 10 December 2008
- 23 March 2009

Cllr John Bevan

Chair



Meeting: Integrated Housing Board

Date: 15 October 2008

Report Title: Update on Local Area Agreement (LAA)

Report of: Phil Harris, Assistant Director for Strategic and Community Housing Services, Haringey Council

Purpose:

This report provides details of performance for the first quarter (April – June) of 2008/09 and includes the Housing Theme Board's performance scorecard. The scorecard contains all the relevant National Indicators (NIs), and local indicators included in Haringey's Local Area Agreement,

Summary:

A substantial number of indicators listed are reported on an annual basis.

Performance of NI 143, offenders under probation supervision living in settled and suitable accommodation at the end of their order of licence is an indicator shared with sub-regional partners with a common target.

The number of care leavers in suitable accommodation, (NI 147), has exceeded the target of 95% for the first quarter, with a result of 100%.

The number of households in temporary accommodation (NI 156) continues to fall and the target for the first quarter has been met.

The proportion of non-decent council homes (NI158), which is measured once at the start of the year is 41.6% and has not met the target of 36% for 2008 - 2009. This result has attracted an amber status.

As the decent homes programme commenced in April 2008, it is anticipated that future annual reports of NI 158, the proportion of non-decent homes, will reflect continued improvement in respect of this indicator.

For more information contact:

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Meeting: Integrated Housing Board

Date: 15 October 2008

Report Title: Haringey Housing Strategy

Report of: Phil Harris, Assistant Director for Strategic and Community Housing Services, Haringey Council

Introduction

Haringey's Housing Strategy 2003-8 is due for renewal. This paper proposes that a new strategy is developed as a partnership document, in keeping with the Integrated Housing Board terms of reference. These identify ensuring that a Housing Strategy is produced and supported by partners, and that housing and planning policies compliment and meet agreed strategic objectives, as IHB objectives.

A revised Housing Strategy will be key in driving partners' contributions to achieving Community Strategy priorities and LAA outcomes. This paper lays out a proposed approach and timetable for development of the strategy.

Recommendations

- That the Integrated Housing Board agrees to develop the Housing Strategy as a partnership strategy, for formal adoption by the HSP.
- That the Board agree the proposed process and timetable for developing the strategy

Scope

The strategy will look at what we need to do to meet housing need in Haringey now and in the future, and to ensure that housing contributes to building sustainable communities. It will be a ten year strategy, and will address the following areas:

- Increasing Housing Supply: maximising development opportunities and funding; affordable homes; making best use of housing stock/ void management
- Managing Housing Demand: tackling homelessness; reducing empty homes

- Well-managed housing provision:
 - Social landlords: work with Homes for Haringey and RSLs to continue to improve standards and responsiveness; Decent Homes
 - Private sector: enforcement and proactive work with landlords (impact on public realm); Houses of Multiple Occupation; accommodation above shops
- Building sustainable communities: energy efficiency & reducing fuel poverty; accessible housing service; contribution to tackling worklessness; cohesion and engagement
- Public Realm and the external urban environment

A focused, not too lengthy strategy is proposed, supported by a full implementation plan.

Process for development

It is proposed that strategic direction for the new document is provided by the Integrated Housing Board and the Housing Improvement Board. Development of the strategy will be co-ordinated by officers within the Urban Environment Directorate of Haringey Council.

This process intends to engage key partners at an early stage of strategy development, and to consult with a wider group of stakeholders on the basis of a draft strategy. It is proposed that this consultation phase will be launched at a Housing Conference in early 2009.

Timetable

Action	Key people involved	Timeframe
Outline Strategy and Issues Paper produced for discussion	Phil Harris, Niall Bolger, Chief Executive Management Board, Cabinet Member for Housing	End Oct 2008
Key stakeholder workshop session	Key stakeholders, including Integrated Housing Board members	End Oct/ early Nov 2008
Draft strategy produced	Approval to consult sought from Integrated Housing Board, Cabinet	Dec 2008
Consultation period	Stakeholders and residents	Jan – March 2009
Final strategy agreed for adoption	Council and HSP	Spring 2009

For more information contact:

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Meeting: Integrated Housing Board

Date: 15 October 2008

Report Title: Consultative Framework

Report of: Phil Harris, Assistant Director for Strategic and Community Housing Services, Haringey Council

Summary

The purpose of this report is to propose the introduction of a standing framework for dialogue and consultation between the Integrated Housing Board and the key housing stakeholders in Haringey.

If adopted, the framework could be utilised immediately in the forthcoming consultation on Haringey's new Housing Strategy. It will also assist the ongoing dialogue and consultation required in respect of the issues arising during the implementation of that Strategy.

Recommendation

- That the Integrated Housing Board endorses the approach outlined in this report and supports the development and implementation of the consultative framework.

Background

A number of the elements of the proposed framework have existed in Haringey in the past but have, for a variety of reasons, lapsed.

It is proposed that these elements are reinstated and that they are supported by the improved co-ordination of the consultation process and other, additional forums for consultation.

Proposals

It is proposed that the consultation framework comprises three elements:

(1) An annual housing conference – for all stakeholders in the borough.

The format of the conference could be fairly traditional and involve a keynote speaker and smaller workshops on specific housing issues. It is proposed that the first of these annual conferences is held early in 2009, to engage a large number of stakeholders and assist with the consultation on the draft Housing Strategy.

(2) Stakeholder forums – each meeting at least 3 times a year

It is envisaged that there will be three stakeholder forums:

- A Landlords Forum – this will be resurrected and meet regularly, with the first meeting taking place in November 2008.
- An RSL / Developer Forum – this will be resurrected and involve RSLs and developers in one forum, with the first meeting taking place in November 2008.
- An Advice Agencies Forum – this may be a new forum or bolt on to an existing forum or network. Its purpose would be to act as a consultative forum to engage the wide range of voluntary and community sector agencies that are dealing with a wide range of communities on a wide range of issues, including housing.

(3) Customer consultation

It is proposed that consultation is undertaken in partnership with Homes for Haringey, the RSLs and other partners.

- Tenants Groups – As Homes for Haringey and many of the RSLs already have networks of tenant associations, we should be seeking to ensure that information from these groups is fed through to the Integrated Housing Board and that policy proposals flow freely from the Integrated Housing Board to the groups, where appropriate.

There may also be scope to co-ordinate, or even integrate, consultation with tenants groups in some localities.

As there is currently no tenants group representing the interests of the 4,900 homeless households living in Haringey's temporary accommodation, efforts will be made to establish a tenants forum for these residents.

- Customer satisfaction – Many agencies undertake customer surveys or arrange focus groups for their tenants and/or clients. It is important that this information is reported to the Integrated Housing Board on a regular basis and that there is regular monitoring of the action plans produced in response to surveys.

Financial implications

Much of the activity proposed in this framework is already funded and simply requires better co-ordination. The cost of the additional forums is marginal and can be met from existing budgets.

Although the cost of organising an annual housing conference could be significant (depending on the scale), the cost could be shared between organisations and sponsorship is a realistic option.

For more information, contact:

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