

**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 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