

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.

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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