

**MINUTES OF THE INTEGRATED HOUSING BOARD (HSP)
WEDNESDAY, 10 DECEMBER 2008**

Present: Councillor John Bevan (Chair), Margaret Allen, Louis Antil Lewis, Sue Brown, Ibilola Campbell, Councillor Brian Haley, Phil Harris, Kate Dalzell, Janice Gunn, Jo Murphy, Gloria Saffrey, David Sheridan, Clare Winstanley.

In

Attendance: Xanthe Barker, Sha-Kera King.

LC82. APOLOGIES AND SUBSTITUTIONS

Apologies for absence were received from the following:

Robert Black
Niall Bolger -Kate Dalzell substituted
Paul Bridge -David Sheridan substituted
Eugenia Cronin
Neil Mawson
Lisa Redfern

It was noted that Margaret Allen had replaced Matthew Pelling and that Janice Gunn had been co-opted as the Supporting People Provider Forum's representative.

LC83. MINUTES

RESOLVED:

That, subject to the addition of the insertion of the word 'door to door' to LC78, paragraph 5, the minutes of the meeting held on 15 October 2008 be confirmed as a correct record.

LC84. DECLARATIONS OF INTEREST

No declarations of interest were made.

LC85. URGENT BUSINESS

No items of Urgent Business were raised.

LC86. PERFORMANCE MANAGEMENT REPORT FOR THE 2ND QUARTER 2008

The Board received a report setting out performance during the second quarter, July to September 2008, in relation to Local Area Agreement targets within the Board's responsibility and projects receiving funding from the Area Based Grant (ABG).

It was noted that the Board led on six of the LAA targets, one of which was a Local Indicator.

Performance in relation to National Indicator (NI) 156, which related to the number of households living in temporary accommodation, was Amber. There were a number of measures being taken to ensure that the target was met, including:

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- Conversion of leased accommodation into assured short-hold tenancies
- The active promotion of housing options
- A programme of occupancy checks to identify unauthorised sub-letting and abandoned properties

N1 154 -It was envisaged that this target would be met by June 2009. Although the target was reported on annually, progress to date would be measured and reported at the Board's next meeting.

NI 187 – A survey would be undertaken in Spring 2009 and the information obtained from this would inform progress and be reported to the Board's next meeting.

NI 155 –Information was available in relation to this target and the Board would receive an update on performance at the next meeting.

In response to concerns that there were still a significant number people presenting as Homeless the Board was advised that this would continued to be the case in a Borough with such high levels of housing need. However, there was a focus on preventative measures to address this, including help in accessing the private rented sector.

The Board was advised that Homes for Haringey and the Council were investing heavily in improving and promoting energy efficiency in the Borough. It was envisaged that an Affordable Warmth Strategy would be produced in Spring 2009.

There was agreement that the Council Officers responsible for producing the Affordable Warmth Strategy should be invited to attend the Board's next meeting to provide an overview of the work being carried out.

It was requested that investment in the creation of new homes should be tracked and included within the quarterly performance report.

It was noted that, at present, the cross cutting target in relation to the number of repeat instances of domestic violence was not being met. There was agreement that the link between repeat instances of domestic violence and the number of people living in temporary accommodation should be examined and reported to the Board at its next meeting.

The Chair suggested that the Cabinet Member for Safer Communities and Enforcement should be invited to attend a future meeting to discuss this issue.

RESOLVED:

- i. That the report be noted.
- ii. That the Council Officers responsible for the production of the new Affordable Warmth Strategy should be invited to attend the next meeting.
- iii. That investment in the creation of new homes should be tracked and included within future quarterly performance reports.

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- iv. That the link between repeat instances of domestic violence and the number of people in temporary accommodation be examined and reported on at the Board's next meeting.

LC87. DEVELOPMENT OF RISK REGISTER

The Board received a report presenting a draft Risk Register for adoption.

Each of the HSP Thematic Boards had been required to produce a Risk Register in order to assess the impact and likelihood of inherent and residual risk attached to achieving LAA targets within their responsibility.

The Board was given an overview of how the Risk Register worked and how it would be used in practical terms.

Concern was raised that the model proposed was not refined enough to form an effective measure of risk. It was noted that this was a generic model, which the Thematic Boards had been provided with. There was agreement that the model should be revised to include more detailed information and it was suggested that the Register adopted by the Well-Being Strategic Partnership Board should be used as a basis for this.

It was further suggested that the Board should only receive reports on a limited number of high level risks and that lower level risks should be monitored by officers and only be reported on by exception.

Once amended, the Risk Register would be circulated to the Board for comment.

RESOLVED:

- i. That the Risk Register should be revised to incorporate more detailed information and more refined descriptors.
- ii. That the amended Risk Register should be circulated to Board for comment.

LC88. FEEDBACK FROM THE CONSULTATIVE FORUMS

The Board received a report that provided feedback from the Consultative Forums.

As part of the Consultative Framework adopted by the Board on 15 October 2008 three stakeholders forums had been established:

- Landlords Forum
- RSL/Developers Forum
- Advice Providers Forum

It was noted that the Landlords Forum and the RSL/Developers Forum had now met.

Around one hundred people had attended the Landlords Forum and the main item for discussion had been the new Housing Strategy.

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The views of the landlords and rental agents present had been surveyed using an electronic voting system that provided immediate (and anonymous) feedback on their needs, concerns and aspirations. This feedback would inform the development of the new Housing Strategy.

It was suggested that it would be useful to gauge how many landlords were willing to accept tenants receiving Housing Benefit and their views around this.

The Board was advised that a commitment had been made to Landlords at the meeting that research would be undertaken into rent arrears and the link to tenants receiving Benefits. This would also be reported to the Board.

There was agreement that, prior to the next Landlords Forum, members of the Board would be invited to suggest questions that landlords could be asked.

RESOLVED:

- i. That the updates provided from each of the Forums be noted.
- ii. That the feedback given by each of the Forums be considered as part of discussions in relation to the development of the new Housing Strategy.
- iii. That prior to the next Landlords Forum, members of the Board would be invited to suggest questions that could be asked of landlords.

LC89. HARINGEY'S HOUSING STRATEGY UPDATE

The Board received a report that provided an update on the progress made in relation to the Housing Strategy since its last meeting.

On 4 November 2008, the Council's Chief Executive's Management Board (CEMB) agreed that the HSP should play an active role in the development of the Housing Strategy and that the Strategy should set out how value for money would be achieved.

It was noted that, since the Board's last meeting, the following groups had considered the Housing Strategy:

- Stakeholder Group
- Landlords Forum
- RSL and Developers Forum
- Council's Cabinet

The Board agreed that the Housing Strategy should address the needs of people affected by the economic downturn.

It was noted that since the Board's last meeting, the Strategy had been developed to further address the needs of children and young people, including safeguarding.

The Board discussed the role of Place Shaping and how this should be integrated within the Strategy and it was noted that the Council's Local Development Framework (LDF) formed the key tool in respect of this.

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There was agreement that Place Shaping should form one of the themes for discussion at the Housing Strategy Conference planned for February 2009.

It was requested that updated versions of draft Strategy should be circulated to members of the Board for their information.

RESOLVED:

- i. That progress made in relation to the Strategy be noted.
- ii. That the approach and timetable proposed for the continued development of the Strategy be noted.
- iii. That the content of the working document appended to the report be noted.
- iv. That Place Shaping should form one of the topics for discussion at the Housing Strategy Conference.
- v. That any updates to the Strategy should be highlighted and circulated to the Board for information.

LC90. TACKLING UNDER OCCUPATION

The Board received an overview of the measures being taken to address under occupation and broke into groups to discuss how Partners could contribute to these.

The following feedback was received:

- Although financial incentives were regarded as important, the main reasons for the success or failure of under occupation schemes relate to the level of 'hand holding' and practical help that is offered to service users and, of course, the quality and location of the accommodation they are being offered.
- Publicity and marketing material should encourage occupying tenants to considering the problems they experienced in their existing home and assist them to visualise the benefits of moving to a more suitable property.
- Better use could be made of new affordable being built in areas that under occupiers had expressed an interest in moving to.
- Tenants should be given the opportunity to be involved in the selection of the colour schemes and fixtures and fittings used in their new home.
- More consideration should be given to the role that friends, family, health professionals and advice and support providers can play in reaching under occupiers and encouraging them to move to smaller, more suitable homes.
- Any publicity material provided to Council tenants with the necessary reassurance around their security of tenure and rent payments if they chose to become an assured tenant of an RSL.

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- Family Mosaic Housing Association had been successful in creating a 'chain' of home moves by offering tenants the opportunity to look for properties of their choice within a specified price range and area. This approach had enabled a 'chain' to be created, maximising the number of households that could be moved.
- There was agreement that the Council should work with Family Mosaic to pilot a similar scheme in Haringey.
- Working with RSL's, there may be scope for under occupiers to relocate to other parts of the country where RSLs have stock (Family Mosaic has properties in Essex, for example), releasing family homes in London and enabling tenants to move closer to families or friends for support.

RESOLVED:

- i. That consideration should be given to the points raised above.
- ii. That options for establishing a pilot scheme between the Council and RSLs to tackle under occupation should be considered and reported back to the Board at its next meeting.

LC91. GROWING FOOD ON ESTATES

The Board received a report setting out how projects had been established to encourage and assist people living on estates to grow their own food.

This type of initiative was proving increasingly popular in the current economic climate and consequently the Board had requested that a report be submitted on this. The Board was advised that residents of the Tiverton Estate were looking to create a scheme and that they planned to visit an estate in Brixton where a scheme was already up and running.

It was noted that funding may be available from Homes for Haringey to assist with the purchase of equipment and it was noted that a representative from Homes for Haringey was planning to visit Brixton, with residents, to see how it could provide further support to residents.

RESOLVED:

To note the report.

LC92. TREE PLANTING AND STREET LIGHTING

The Board received a brief presentation from Councillor Brian Haley, Cabinet Member for the Environment, on Tree Planting and Street Lighting programmes in the Borough.

A commitment had been made to 're-light' the Borough by 2010, which meant that all of the lighting that was not up to the standard recommended by the Police, would be replaced. The new lighting was also a lot more energy efficient.

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Councillor Haley explained that additional trees were also being planted in certain areas of the Borough and that this contributed towards the Council's objective of lowering carbon emissions in the Borough.

In response to concerns that leaseholders were expected to contribute towards the cost of new street lighting to replace existing lighting that had been installed in the last ten years, Councillor Haley advised that the Council was contracted by Homes for Haringey to carry out these works. The Council was not responsible for identifying the lighting that needed to be replaced.

Homes for Haringey's representative agreed to look at the concerns raised and to report back via the Chair.

Further concerns were expressed that the lighting recently installed on Lordship Lane was inadequate and it was contended that this was not as effective as the previous lighting had been. Councillor Haley suggested that the Council's Street Lighting Officer should meet with Sue Brown to discuss this issue further.

Concern was raised that a large proportion of the lighting on the Tiverton Estate did not work and there was agreement that Homes for Haringey should look at this issue and report back via the Chair.

In response to concerns that many residents in the Borough experienced difficulties with trees that either overshadowed their properties, or caused cracks in the pavements, the Board was advised that the species of trees now being planted had smaller root systems and, as a result, were unlikely to cause such difficulties.

Councillor Haley reiterated the Council's commitment to improving community safety by ensuring that all of the lighting in the Borough was up to the recommended standard. Although there was a cost attached to this, the Council considered it a priority to ensure that streets in the Borough were as safe and as well lit as possible.

RESOLVED:

That the presentation provided be noted.

LC93. NEW ITEMS OF URGENT BUSINESS

No new items of Urgent Business were raised.

LC94. ANY OTHER BUSINESS

The Board noted that the following items of AOB:

Inspection of Adult Services

The Council's Adult Services were soon to be inspected and officers from the Housing Service and Homes for Haringey would be interviewed to assess how well the Services worked together.

Introductory Tenancies

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Consultation had now begun on the use of Introductory Tenancies and the Council's Cabinet would consider this on 16 December 2008.

On completion of the consultation process, the Board would receive a report prior to Councillor Bevan and Councillor Canver, Cabinet Member for Safer Communities and Enforcement making a decision on whether or not such a scheme should be introduced.

LC95. DATES OF FUTURE MEETINGS

It was noted that the next meeting was due to be held on 23 March 2009.

Cllr John Bevan

Chair