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## INTEGRATED HOUSING BOARD

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MONDAY, 11TH MAY, 2009 at 18:30HRS – CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

**MEMBERS:** Please see membership list set out below.

### AGENDA

**1. APOLOGIES**

To receive any apologies for absence.

**2. URGENT BUSINESS**

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

**3. DECLARATIONS OF INTEREST**

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

**4. MINUTES (PAGES 1 - 8)**

To confirm the minutes of the meeting held on 23 March 2009 as a correct record.

**5. APPOINTMENT OF CHAIR FOR 2009/20**

To appoint a Chair for 2009/10.

**6. APPOINTMENT OF VICE-CHAIR FOR 2009/10**

To appoint a Vice-Chair for 2009/10.

**7. APPOINTMENT OF REPRESENTATIVE TO THE HARINGEY STRATEGIC PARTNERSHIP**

To appoint a representative from the Board to the Haringey Strategic Partnership for 2009/10.

**8. CONFIRMATION OF MEMBERSHIP AND TERMS OF REFERENCE: 2009/10 (PAGES 9 - 14)**

**9. QUARTER FOUR PERFORMANCE MANAGEMENT HIGHLIGHT REPORT (DECEMBER TO MARCH 2008/09) (PAGES 15 - 20)**

**10. AFFORDABLE WARMTH STRATEGY -UPDATE REPORT (PAGES 21 - 26)**

**11. HOMES FOR HARINGEY -RESULTS OF DOOR KNOCKING SURVEY**

A presentation will be provided.

**12. NEW ITEMS OF URGENT BUSINESS**

To consider any new items of Urgent Business admitted under Item 2 above.

**13. ANY OTHER BUSINESS**

To consider any items of AOB.

**14. DATES OF FUTURE MEETINGS**

To note the dates of future meetings set out below:

- 21 September 2009
- 26 November 2009
- 23 February 2010

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30 April 2009

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

\* This is a jointly appointed post between Haringey Council and Haringey PCT

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**MINUTES OF THE INTEGRATED HOUSING BOARD (HSP)  
MONDAY, 23 MARCH 2009**

**Present:** Ibilola Campbell (Chair), Margaret Allen, Councillor John Bevan (present for part of the meeting), Sue Brown, Janice Gunn, Phil Harris, Rowan Limmond, Madeleine Foster, Louis Antil Lewis, Lisa Redfern and Clare Winstanley.

**In Attendance:** Xanthe Barker, Christine Piscina, John Mathers, Steve Russell, Rosie Green, Mirca Morera, Simon Godfrey

**LC96. APOLOGIES**

Apologies for absence were received from the following:

Councillor John Bevan	(Councillor Bevan had to leave the meeting at 7pm)
Niall Bolger	represented by Phil Harris
Paul Bridge	Rowan Limmond substituted
Lee Bojtor	
Eugenia Cronin	
Neil Mawson	
Jo Murphy	
Gloria Saffrey	

**LC97. URGENT ITEMS OF BUSINESS**

No items of Urgent Business were raised.

**LC98. DECLARATIONS OF INTEREST**

No declarations of interest were made.

**LC99. MINUTES**

**RESOLVED:**

That the minutes of the meeting held on 10 December 2008 be confirmed as a correct record.

**LC100. COMPREHENSIVE AREA ASSESSMENT**

The Board received a presentation on the new Comprehensive Area Assessment (CAA).

An overview was given of the scope of the CAA and it was noted that this was comprised of two key strands:

Area Assessment

This strand would consider how effectively local public services delivered local priorities, economic prospects, community safety and potential for future improvement.

Organisational Assessment

**MINUTES OF THE INTEGRATED HOUSING BOARD (HSP)  
MONDAY, 23 MARCH 2009**

The second strand would consider the use of resources and performance management and how the Council delivered value for money through the combined use of resources and performance management.

It was noted that Partners would be subject to their own inspection regimes and that their inspection bodies would liaise with the Audit Commission.

In assessment, four key themes would be considered:

- Management of finances
- Governing business
- Managing resources
- Managing performance

In terms of the Area Assessment, there would be three key areas of focus:

- How well do local priorities express community needs and aspirations?
- How well are the outcomes and improvements needed being delivered?
- What are the prospects for future improvements?

It was noted that the Local Authority would be required to produce and publish an Annual Summary, which would include an overview of key priorities, overall successes, challenges and future prospects. It was envisaged that these would form a tool for members of the public wanting to obtain an overview of the Borough.

In addition to this a system of red and green flags would be used to indicate areas where arrangements were considered inadequate to deliver improvement or where exceptional or innovative practice was demonstrated.

The Board was advised that that the CAA would take a more holistic approach to assessing performance and would gather evidence over the course of a year rather than focussing on a limited period.

With regard to the use of flags the Board was advised that these would only be applied if there was either evidence of innovative practice or where there were concerns over performance or prospects for change.

It was confirmed that, within the Area Assessment, individual organisations would not be awarded flags.

In response to a query, as to what the mechanisms were for gathering information from key housing providers, the Board was advised that a number of groups had already been consulted. Any additional groups that had not fed into the process that had examples of effective partnership working should contact the Council's Corporate Policy Team.

**RESOLVED:**

- i. That the presentation be noted.

**MINUTES OF THE INTEGRATED HOUSING BOARD (HSP)  
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- ii. That members of the Board wishing to provide examples of partnership working, which had not already been contacted, should contact the Council's Corporate Policy Team.

**LC101. HARINGEY'S FIRST COMMUNITY ENGAGEMENT FRAMEWORK**

The Board received a report and presentation setting out the role of the new Community Engagement Framework (CEF) and how it was being developed.

It was noted that there were three key reasons for establishing a CEF:

- To reaffirm the HSPs commitment to community engagement
- To promote and share partnership understanding of principles and community engagement
- To identify and prioritise areas for development

There were several national and local drivers for forming the CEF including the Local Government and Involvement in Public Health Act.

The Board was advised that the HSP Performance Management Group (PMG) had established a multi agency sub group to lead on the delivery of the CEF.

The first phase of the consultation process had now concluded and the second phase was due to commence in March 2009. This would include publishing the consultation document on the Council's website and circulating it to Voluntary Sector groups for feedback. A questionnaire would also be circulated, seeking specific comments in relation to the vision, definition and principles of the CEF.

During the second phase, each of the Thematic Boards would be provided with an opportunity to discuss and comment on the draft CEF. Members of the Board were asked to provide any comments on the draft document to the Council's Corporate Policy team by 21 April 2009.

It was noted that the third phase of the consultation process would take place in the autumn and would focus primarily on the development of the Action Plan.

The Chair noted that the CLF was holding an event on 21 April 2009 where the CEF would form the main item for discussion.

**RESOLVED:**

That the presentation be noted.

**LC102. DEVELOPING AN AFFORDABLE WARMTH STRATEGY**

The Board received a presentation on the Fuel Poverty and the proposed development of an Affordable Warmth Strategy.

An overview was provided of the causes of fuel poverty, how this was classified and the impact it had upon people's health. It was noted that approximately 40,000 excess deaths occurred during the winter in the UK.

**MINUTES OF THE INTEGRATED HOUSING BOARD (HSP)  
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There were two key schemes in place to assist people on low incomes to heat their homes:

Warm Front Grants

This is a Government funded initiative that provides grants of up to £2700 for heating and insulation improvements for people receiving disability or means tested benefits.

Warmth and Comfort Scheme

This replaced the 'Here to HELP' scheme delivered by British Gas and was funded by the North London Sub-Region. The scheme provided heating and insulation improvements to the homes of people in receipt of means tested or disability related benefits.

It was noted that Officers from the Council and Homes for Haringey have been working closely with residents who are eligible for assistance and that, as a result, take-up of scheme has increased, year on year.

Aerial Thermal Strategy Survey

It was noted that, in 2007, Haringey was the first Local Authority in England to undertake an aerial thermal survey of its housing stock. This had enabled the Council to target specific homes and buildings and was publicly available on the Council's website.

Standard Assessment Procedure (SAP)

The Board was advised that the SAP rated properties between one and one-hundred in terms of energy efficiency. The average rating for English homes was forty-nine and Haringey was above average in respect of each tenure; Local Authority and Housing Association homes performed particularly well, with average SAP ratings of fifty-seven and sixty-two being awarded respectively.

Sub-Regional Working

It was noted that a significant level of work was being carried out within the North London sub-region to address Fuel Poverty and that Haringey was at the forefront of this, chairing a Private Sector Group and assisting with the administration of the Warmth and Comfort Scheme and Empty Property Scheme.

Development of the Affordable Warmth Strategy

A key stakeholders group was being established to assist in the development of the Strategy and consultation would be carried out with key partners and residents.

The Board would receive a further report in May updating it on the progress that had been made since the meeting and the final draft would be submitted for approval in September.

The Board discussed the strategy and the issues raised within the presentation.



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In response to a query, relating to the action being taken to raise awareness amongst those eligible to receive assistance with their fuel bills, the Board was advised that information in relation to special tariffs, payment by direct debit and alternative rates for people in receipt of Benefits was supplied to residents who were recognised as being eligible.

It was agreed that it would be useful if officers working on the Affordable Warmth Strategy attended the Older People's Partnership Board and the Haringey Forum for Older People to give an overview of the Strategy and obtain 'buy in' from partner organisations.

The Board was advised that there were measures included within the Strategy to improve energy and fuel efficiency in the private rental sector. A presentation had been made at a recent Private Landlords Forum setting out the benefits of improving properties and links had been drawn to community safety and improving security of homes. It was noted that there was a strong commitment to raising standards within the private sector.

In response to a query, the Board was advised that all of the homes covered within the Decent Homes Programme would receive cavity wall insulation as part of improvement works.

**RESOLVED:**

That the presentation be noted.

**LC103. LOCAL AREA AGREEMENT THIRD QUARTER PERFORMANCE REPORT**

The Board received a report setting out performance against Local Area Agreement (LAA) targets within its responsibility during the Third Quarter of 2008/09.

Prior to consideration of the main report, the Board received an overview of progress made in respect of the Stretch Target relating to repeat instances of domestic violence from Councillor Canver, Cabinet Member for Community Safety.

Councillor Canver advised that the baseline agreed with the Government Office for London (GOL), which the target was measured against, had been based on an incorrect calculation. Negotiations were in progress with GOL and it was hoped that these would result in the calculation being amended.

In terms of the link between repeat instances of domestic violence and the use of Temporary Accommodation the Board was advised that at present there was no mechanism to analyse the link between the two. In order to examine whether there was a link between these issues information contained within individual case files would need to be examined.

In response to a query Councillor Canver confirmed that Housing Benefit could be paid to two addresses for a period of one year where victims of domestic violence were unable to live at their permanent address.

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The Board discussed this issue and there was agreement that information in relation to victims of repeat domestic violence and the tenure of their property should be provided to the Board. Councillor Canver agreed to raise this issue with officers and suggested that an email should be sent to members of the Board setting out how this could be taken forward.

Main Performance Report

At present the LAA Refresh was being carried out and as part of this outstanding annual targets were being agreed. This applied to National Indicator (NI) 154 –Net Additional Homes Provided and NI 155 –Number of Affordable Homes Delivered (gross).

NI 154 –This had originally been intended to seek a reduction in the target for delivery against this indicator. However, this had been one of a number of NIs that the Department of Communities and Local Government (DCLG) had ‘locked down’. Consequently it had been considered more appropriate to remain with the current target and reassess this position in at the two year Refresh stage.

NI 155 –This target had been amended to reflect the Mayor of London’s recent commitment to deliver 50,000 affordable homes over the next three years.

It was noted that performance against NI 156 was showing as Amber at present. A mid year review had been undertaken of progress to date since April 2008 and a new forecast was being produced at present. It was envisaged that there would be a reduction of approximately one thousand households living in Temporary Accommodation by the end of the year.

A document was tabled that provided a breakdown of information in relation to the use of Temporary Accommodation and there was agreement that the Board should receive this information on a regular basis. In the absence of quarterly information this would provide a useful picture of whether the actions being taken to address this issue were having an impact.

It was envisaged the Homes for Haringey’s Decent Homes Programme would provide also accelerate the rate of progress being made in this area.

**RESOLVED:**

- i. That the report be noted.
- ii. That the Board should be supplied with data in relation to the use of Temporary Accommodation on a regular basis.

**LC104. HOUSING STRATEGY 2009/19**

The Board received a report presenting the latest draft of Haringey’s Housing Strategy 2009-19 and the outcome of a consultation exercise that had taken place between January and March 2009.

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In response to concern that the number of responses upon which the consultation exercise was based was insufficient, the Board was advised that it was anticipated that further consultation, focussing on specific elements of the Strategy, would draw more interest than the overarching Strategy document.

**RESOLVED:**

- i. That the outcomes of the consultation exercise and proposed changes resulting from this be noted.
- ii. That latest version of the Strategy be noted.
- iii. That the draft Implementation Plan be noted.

**LC105. HOMELESSNESS STRATEGY -EQUALITIES IMPACT ASSESSMENT**

The Board received a report setting out the findings of the Equalities Impact Assessment (EIA) in respect to the Homelessness Strategy.

The purpose of the EIA was to ensure that Homelessness Strategy complied with the Council's Equalities and Diversity policy. The EIA had recommended that dedicated systems were established to collect data and to ensure that information was used to inform future service provision.

**RESOLVED:**

That the report be noted.

**LC106. REGISTERED PROVIDERS PARTNERSHIP**

The Board received a report setting out proposals for expanding the Registered Providers Partnership (RPP) to include Registered Providers (RPs) in the Borough.

In order to deliver the level of Affordable Housing required in the Borough, particularly in the current economic climate, the existing RPP needed to be expanded. It was envisaged that expansion of the RPP would also result in a greater number of RPs signing up to the Council's nominations agreement.

In response to concerns, the Board was advised that there would be further opportunities for Members of the Board to influence how the partnership arrangements would function in practice.

Members of the Board representing RSLs expressed their support for the proposals.

**RESOLVED:**

- i. That there was agreement, in principal, to the expansion of the Registered Providers Partnership.
- ii. That the partnership agreement/protocol and associated Service Level Agreements covering standards of management, development, maintenance, joint working and nominations and lettings appended to the report should be

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circulated to the relevant staff, Members and stock holding Registered Providers for consultation.

**LC107. NEW ITEMS OF URGENT BUSINESS**

No new items of Urgent Business were raised.

**LC108. ANY OTHER BUSINESS**

It was suggested that the Board should consider how representatives from Tenants and Residents Associations could feed into the Board.

It was noted that the Community Link Forum (CLF) had been established under an agreement between the Council and HAVCO to provide the mechanism for representatives from the Community and Voluntary Sector to be appointed to the Board. The Boards current CLF representatives included individuals that were involved in Tenants and Residents Associations.

The Board placed on record its thanks to Robert Black of Circle Anglia for his enthusiastic input during his time as a member of the Board, and the Chair welcomed Madeleine Foster, Circle Anglia's new representative.

**LC109. DATES OF FUTURE MEETINGS**

To note the tentative dates of future meetings as set out below:

- 11 May 2009, 6.30pm, Civic Centre
- 21 September 2009, 6.30pm, Civic Centre
- 26 November 2009, 6.30pm, Civic Centre
- 23 February 2010, 6.30pm, Civic Centre

**Cllr John Bevan**

**Chair**



**Meeting:** Integrated Housing Board

**Date:** 11 May 2009

**Report Title:** Confirmation of Membership and Terms of Reference: 2009/10

**Report of:** Mary Connolly, HSP Manager, Haringey Council.

### **Summary**

The first meeting of the new year provides a timely opportunity for the Board to confirm its Membership and update its Terms of Reference for the forthcoming year.

The current Terms of Reference are attached at Appendix 1. Details of the Boards Membership are attached at Appendix 2. Each partner organisation should now formally confirm the names of the individuals appointed to the Board.

The Board should also note that Council's Cabinet will appoint Councillors to the HSP and each of the Thematic Boards on 16 June. Therefore, until then, the Councillors appointed to the Board by the Cabinet in 2008/09 remain in place.

### **Recommendations**

- i. That the Board confirm its Membership for 2009/10.
- ii. That the Board confirm its Terms of Reference for 2009/10.

### **For more information contact:**

Name: Xanthe Barker,  
Title: Principal Committee Coordinator.  
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## APPENDIX 1

### Integrated Housing Board

#### Terms of Reference

1. The IHB will ensure that effective partnership working arrangements are put in place
2. That the IHB brings together partners across all housing tenures and meets at least 4 times a year.
3. That the IHB will be chaired by the Executive Committee Member for Housing and will bring together senior managers and representatives who operate at a senior and leadership level in their respective organisation.
4. The IBH will co-ordinate the LSP and Council work on key strategic matters.
5. That the membership will include representatives from each organisation on the Board

#### Key Objectives

The Integrated Housing Board will:

1. Work within the LSP Sustainable Community Strategy vision and aims and within the Local Area Agreement 2007-2010.
2. Value and promote a diverse community and seek to create opportunities for all residents.
3. Help create strong effective partnerships that meet agreed strategic housing objectives.
4. Ensure that housing and planning policies compliment and meet agreed strategic objectives.
5. Ensure that the following multi agency strategies are produced and supported by partners:
  - Housing Strategy
  - Homelessness Strategy
  - Private Sector Strategy
  - TA Reduction strategy
  - Affordable Warmth Strategy
  - Move-On Strategy
  - Housing Diversity and Equality Strategy
  - Sub Regional Housing Strategy
  - Anti-Social Behaviour and Community Safety.
6. To oversee the implementation of strategies and to receive reports on Action Plans and progress against targets.

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## APPENDIX 2

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

\* This is a jointly appointed post between Haringey Council and Haringey PCT

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**Meeting:** Integrated Housing Board

**Date:** 11 May 2009

**Report Title:** Quarter Four Performance Management Highlight Report (December to March 2008/09)

**Report of:** Kate Dalzell, Policy Development Officer, Urban Environment

#### **Summary**

This report highlights performance issues arising from Quarter Four performance reporting, in relation to the programme of projects in receipt of ABG funding managed by the Integrated Housing Board, and the Local Area Agreement targets on which the theme board leads.

#### **Exception commentary**

As shown in the attached Project Report, Appendix A, the Houses of Multiple Occupation project has a traffic light status of green, and has delivered outputs on budget to schedule. An update on the Tackling Fuel Poverty project will be provided verbally at the meeting.

As indicated on the attached Performance Report, Appendix B, data for the majority of the Integrated Housing Board indicators is not currently available. The reasons for this are:

- Percentage of non-decent council homes: data is not yet available from Homes for Haringey, and will be provided verbally at the meeting
- Improved living conditions for vulnerable people (reduced carbon emissions as a result of energy efficiency measures): data is being pursued from the contractor British Gas.
- Net additional homes; data is provided through planning returns, and will not be available until August 2009
- Number of affordable homes delivered: the data for this indicator is also provided through planning returns, however ongoing review of on-site development by the Council's Enabling Team indicates that the service has exceeded the affordable housing target by 29 units at year end.
- CO2 emissions in the LA area: this is measured annually by DEFRA, with figures published with a 2 year time lag. As such, the performance information available in 2008/9 of 4.9% (released by DEFRA in Sept 08) is based on 2006 data
- Tackling fuel poverty: this is a new indicator. A 2008/9 survey has provided baseline figures, and targets will now be set.

The target for the number of households living in Temporary Accommodation has not been met for the year. The 2008/09 target to reduce the number of households to 4000 from 5389 by 31 March 2009 was recognised as challenging in light of the previous performance of the service in reducing the numbers of households in Temporary Accommodation. During the year the number has fallen each month totalling a 841 reduction for the year. Significant areas of improvement have been made in the Council's management of homelessness in the following areas. The number of successful homelessness applications has fallen by 50% compared to previous years, considerable work has been targeted at resolving outstanding queries and a backlog of unassessed cases. A new Private Sector Lettings team has been created to focus upon the sourcing of Assured Shorthold tenancies to provide alternative options to those tenants in Temporary Accommodation. This team has been in place for 8 months and has steadily increased the number of properties being offered to tenants during the year (643 for the year) and these numbers will continue to grow in 2009/10 (800 +). A further additional reduction of 1000 households in Temporary Accommodation is achievable in 2009/10 as a key outcome for improving the delivery of the Strategic and Community Housing Service.

**Recommendations**

To note the current position across the programme of projects funded with ABG, to observe any issues with delivery or performance arising in the exception commentary, and to continue to monitor action being taken to resolve issues.

**For more information contact:**

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Title: Executive Policy Development Officer, Urban Environment  
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# Integrated Housing Board Scorecard

Generated on: 29 April 2009

Sort	Short Name	Q1 2008/09		Q2 2008/09		Q3 2008/09		Q4 2008/09		2008/09		Traffic Light Icon	Long Term Trend Arrow	Latest Note
		Value	Target	Value	Target	Value	Target	Value	Target	Value	Target			
BV184a NI 158	% non-decent council homes	Not measured for Quarters		Not measured for Quarters		Not measured for Quarters		Not measured for Quarters		36%				End of year information is not yet available from HfH, it is envisaged that it will be available by end of April 09. As at end of Q3 performance was at 38.2%.
L0052(LAA Local)	Improved living conditions for vulnerable people (i) tonnage of carbon not emitted into the atmosphere (as a result of energy efficiency measures carried out in the private domestic (2007-2010 stretch target)	Not measured for Quarters		Not measured for Quarters		Not measured for Quarters		Not measured for Quarters		376				This figure is provided annually at the end of the financial year. Contractors British Gas should have completed the exercise in April 2008. The work was completed in September but the results have not been forthcoming. A request has been made to the sub-regional co-ordinator to get the final values for 07-08 and for 08-09 to date.
NI 154	Net additional homes provided	Not measured for Quarters		Not measured for Quarters		Not measured for Quarters		Not measured for Quarters		1657				Target frozen and will be re-assessed at year 2 refresh. Data is reported annually. Provisional estimate that 08/09 data will be available in August 2009.
NI 155	Number of affordable homes delivered (gross)	Not measured for Quarters		Not measured for Quarters		Not measured for Quarters		Not measured for Quarters		340				Target frozen and will be re-assessed at year 2 refresh. Data is reported annually. Provisional estimate that 08/09 data will be available in August 2009.
NI 156	Number of households living in temporary accommodation	5182	5207	4952	4940	4695	4470	4548	4000	4548	4000			The target set for the reduction of households in Temporary Accommodation in 2008/09 to 4000 from 5389 by 31st March 2009 was recognised as challenging in light of the previous performance of the service in reducing the numbers of households in Temporary Accommodation. During the year the number has fallen each month totalling a 841 reduction for the year. Significant areas of improvement have been made in the Council's management of homelessness in the following areas. The number of successful homelessness applications has fallen by 50% compared to previous years, considerable work has been targeted at resolving outstanding queries and a backlog of unassessed cases. A new Private Sector Lettings team has been created to focus upon the sourcing of Assured Shorthold tenancies to provide alternative options to those tenants in Temporary

Sort	Short Name	Q1 2008/09						Q2 2008/09						Q3 2008/09						Q4 2008/09						2008/09		Traffic Light Icon	Long Term Trend Arrow	Latest Note
		Value	Target	Value	Target	Value	Target	Value	Target	Value	Target	Value	Target	Value	Target	Value	Target	Value	Target	Value	Target									
																														Accommodation. This team has been in place for 8 months and has steadily increased the number of properties being offered to tenants during the year (643 for the year) and these numbers will continue to grow in 2009/10 (800 +). A further additional reduction of 1000 households in Temporary Accommodation is achievable in 2009/10 as a key outcome for improving the delivery of the Strategic and Community Housing Service.
NI 186	Per capita reduction in CO2 emissions in the LA area																													
NI 187a	Tackling fuel poverty – % of people receiving income based benefits living in homes with a low energy efficiency rating: (i) Low energy efficiency																													2008/09 survey indicates 13.53%. No target was set for 2008/09, this performance will act as a baseline for future years.
NI 187b	Tackling fuel poverty – % of people receiving income based benefits living in homes with a low energy efficiency rating: (ii) High energy efficiency																													2008/09 survey indicates 13.04%. No target was set for 2008/09, this performance will act as a baseline for future years.
NI 21	Dealing with local concerns about anti-social behaviour and crime issues by the local council and police																													Place Survey provisional result is 27.9% pending on confirmation from the Audit Commission.

# Project Highlight Report

## Period: April - June 2008

QUARTER THREE PROJECT HIGHLIGHT REPORT - HOUSING													Appendix 2 c					
Projects	Project Manager	Board Outcomes				RAG Status				Finances			Project Objectives/Target 08/09	Year to date	Comments			
		Achieve Economic Wb	Be Healthy	Positive Contribution	Be Independent	Stay Safe	Last Quarter	This Quarter	Timescale	Resources	Issues	Risks				Budget	Total Budget 07/08	Spend To Date
IH-02	Steve Russell		✓													<p>Of the 302 applications submitted by Landlords over 2006-2008 (phase 1), all properties have been inspected, and the application process completed for 293. The remaining 9, and 22 applications received over Phase 2, have been allocated for processing. The target for 20% of landlords who are issued licences with conditions to comply with those conditions, has been met. The target to issue Interim Management Orders on 5 properties has not been met due to a change in management of the properties; work on the procedures is still under way however, and will be in place should they be required in future.</p>		<p><b>Project objective:</b> the programme addresses the licensing of HMOs, which results in a data base of all licensed HMO's which are of good quality and provides positive enforcement powers that the council can use to achieve desired outcomes. The licensing means that poor landlords are not allowed to licence and manage properties, improving conditions for vulnerable clients, and additional works in relation to increased security and thermal efficiency can be tackled at the same time.</p>
IH-01	John Mathers	✓														<p>Verbal update to be provided</p>		<p><b>Project objective:</b> to reduce the incidence of fuel poverty in Haringey. A Warmth and Comfort contract has now been signed; Osborne Energy appointed to manage the delivery of the £3 million heating and insulation scheme across the six north London boroughs. The project is expected to deliver £500,000 worth of heating and insulation improvements to Haringey residents, and it is hoped that by leveraging in additional monies this figure will increase.</p>
<p><b>NOTE:</b> Financial information is based on the following:</p> <p><b>Green Status-</b> the project is on schedule to deliver agreed milestones/outcomes in line with the project plan</p> <p><b>Amber Status-</b> the project has encountered some issues which could affect the delivery of outcomes within agreed time, cost and resources. Recovery action is underway, but has either not yet been approved or tested.</p> <p><b>Red Status-</b> Delivery of outcomes within agreed time, cost and resources is not presently possible. The project may have stalled and requires urgent attention.</p>																		

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**Meeting:** Integrated Housing Board

**Date:** 11 May 2009

**Report Title:** Affordable Warmth Strategy – Update Report

**Report of:** Rosie Green – Housing Strategy and Partnerships Manager

### **Purpose**

The purpose of this report is to:

- Inform the Integrated Housing Board of the development of the Affordable Warmth Strategy
- To outline the Project timetable
- To state when the consultation period will commence

### **Summary**

At the last IHB meeting of 23<sup>rd</sup> March 2009 a presentation was given on fuel poverty within the Borough. This gave the background information as to why there is a need to develop an Affordable Warmth Strategy that will deliver a partnership approach to tackling fuel poverty.

### **Legal Implications**

There has been increasing legislation to try to eliminate fuel poverty. The government was given a legal duty under the Warm Homes and Energy Conservation Act 2000 to ensure that as far as possible, people in England do not live in fuel poverty after November 2016. Following the 2000 Act the government published the UK Fuel Poverty Strategy in 2001 which has a primary aim of ensuring that by 2010 no older householder, no family with children and no householder who is disabled or has a long-term illness need risk ill health due to a cold home.

### **Financial Implications**

There are no direct financial implications immediately arising from the development of an Affordable Warmth Strategy in Haringey. The action plan arising from the strategy, when developed, may have resource implications requiring consideration at that stage.

### **Recommendations**

That the IHB considers this update report .

**For more information contact:**

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## **Background**

There is an expectation on each Local Authority to develop an Affordable Warmth Strategy to tackle the problems associated with fuel poverty. Although LBOH has undertaken considerable work in this area there is yet to be a strategic framework which involves a coordinated approach across the Borough.

Many of our partners, such as Age Concern, are keen to engage to ensure that this happens and that they contribute to this. It is also essential that the strategy enables the Council to deliver National Indicator 187 to reduce fuel poverty and meets other Council strategies such as the Greenest Borough.

At the last meeting of the IHB a presentation was given about fuel poverty; what is it, what are the causes and how it impacts on people's health and well-being.

The Board requested an update report on the development of this strategy at their meeting on May 11<sup>th</sup>.

## **Strategy Development**

A draft project plan is attached which shows the timescale for the development and agreement of the strategy. The timescale is short given that we need to consult for 12 weeks and that it is intended to present the strategy to the IHB in September for agreement. This ties in well with the proposed launch in the autumn before the onset of winter.

A project board, made up from member partners, has been established to take forward the development of the strategy and there is an initial meeting on the 15<sup>th</sup> May where there will be an opportunity to discuss the outline framework and decide who will be responsible for each section.

From this it is intended that a small working group will meet at least twice to complete the document.

A consultation plan is currently being developed and it is intended that there will be wide consultation via Haringey's website, attendance at the 'Green Fair', meeting groups likely to be affected such as the Older People's Partnership Board as well as a workshop event.

An Impact Equalities Assessment will also be undertaken.

## **Appendices**

A draft project plan is attached

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