

**MINUTES OF THE INTEGRATED HOUSING BOARD (HSP)  
THURSDAY, 26 NOVEMBER 2009**

**Present:** Councillor John Bevan (Chair), Margaret Allen, Sue Brown, Ibilola Campbell, Jean Croot, Denise Gandy, Phil Harris, Susan Oti, David Sherrington, Lisa Redfern.

**In Attendance:** Xanthe Barker, Paul Dowling, Nick Powell, Craig Sheridan.

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>HSP137.</b>	<p><b>APOLOGIES</b></p> <p>Apologies for absence were received from the following people:</p> <p>Louis Antill Lewis Paul Bridge Carole Carter Jo Murphy Councillor David Winskill</p> <p style="text-align: right;">-David Sherrington substituted</p>	
<b>HSP138.</b>	<p><b>URGENT BUSINESS</b></p> <p>No items of Urgent Business were raised.</p>	
<b>HSP139.</b>	<p><b>DECLARATIONS OF INTEREST</b></p> <p>No declarations of interest were made.</p>	
<b>HSP140.</b>	<p><b>MINUTES</b></p> <p><b>RESLOVED:</b></p> <p>That, subject the inclusion of Jean Croot being added to the list of people present and the reformatting of parts of the document, the minutes of the meeting held on 21 September were confirmed as a correct record.</p>	
<b>HSP141.</b>	<p><b>HARINGEY'S HOMELESSNESS STRATEGY 2008-2011: REVIEW OF FIRST YEAR AND LOOKING FORWARD TO 2010/11</b></p> <p>The Board received a report that set out the full findings of a review of the first year of the Homelessness Strategy. The report also set out how issues identified as part of this would be addressed during the forthcoming year.</p> <p>The Board was reminded that an initial report had been received at the previous meeting and further information with respect to several areas had been requested by the Board. The report now set out the proposed structure for the Delivery Groups and the key points raised at the recent</p>	

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	<p>consultation event on 14 September.</p> <p>In response to a query the Board was advised that funding had now been secured for the Rent Deposit Scheme. Although details of this were still to be finalised it had been agreed that the scheme would be run by a Voluntary Sector group, which would be based at Apex House. This would be up and running by the New Year.</p> <p>The Chair noted that key actions around addressing the needs of children affected by the issues set out below were currently showing as 'not achieved':</p> <ul style="list-style-type: none"> <li>• Special needs</li> <li>• Complex medical conditions</li> <li>• Child Protection Plans</li> <li>• Children who acted as carers</li> <li>• Children in Care placed outside the Borough</li> <li>• Children in a family that Domestic Violence had been suffered</li> <li>• Children from families where parents had been found intentionally homeless</li> </ul> <p>Officers advised that the Children and Young People's Delivery Group, which would lead on these areas, had now been established.</p> <p>The first meeting of the group was scheduled for January and any outstanding actions would be addressed then. There was agreement that officers from the Housing Service should liaise with Children's Services to ensure that these issues were being addressed and to determine whether any additional support was required.</p> <p>In response to a query the Board was advised that information set out in the Action Plan was broken down and analysed in more detail within the individual Delivery Group's Work Plans.</p> <p>The Board discussed the merits of using 'Mystery Shoppers' and there was agreement that Homes for Haringey should liaise with local Housing Associations to see how tenants might be trained to take on this role.</p> <p>The Chair noted that there would be further discussion outside the meeting to resolve issues raised by the Board.</p> <p><b>RESOLVED:</b></p> <p>That the outcome of the review and the proposed structure of the Delivery Groups be noted.</p>	<p>Nick Powell</p> <p>David Sherrington</p> <p>Nick Powell</p>
<p><b>HSP142.</b></p>	<p><b>HOUSING ASSOCIATION PARTNERSHIP AGREEMENT</b></p> <p>The Board considered a report that presented the new Housing Association Partnership Agreement and Protocol for adoption.</p> <p>It was noted that changes to the document, requested by the Board, had</p>	

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	<p>now been made and the second stage of consultation had been undertaken. A further seven Housing Associations had responded during the second round of consultation and the document had also been taken to the RSL/Developers Forum and RSL Lettings Forum for comment.</p> <p><b>RESOLVED:</b></p> <p>That the revised Housing Association Partnership Protocol be approved.</p>	
<p><b>HSP143.</b></p>	<p><b>NATIONAL FRAUD INITIATIVE -TACKLING TENANCY FRAUD</b></p> <p>This item was withdrawn from the agenda.</p>	
<p><b>HSP144.</b></p>	<p><b>COMMON MANAGEMENT STANDARDS UPDATE</b></p> <p>The Board received a report that provided an update on the Common Management Standards (CMS) project.</p> <p>It was noted that the CMS project aimed to bring together social housing landlords in Haringey to identify and develop new ways of working in partnership. An initial series of discussions would be held with a range of Housing Associations to ensure that the project reflected the business priorities of stakeholders.</p> <p>The Board was advised that there were two key drivers behind the project; changes sought by the Tenant Services Authority and the current economic climate, which had brought about an increase in the number of people applying for social housing.</p> <p>It was noted that work was being undertaken, in partnership with the Housing Strategy team, to map the partnership work already being undertaken in the Borough and this would be used to inform the project.</p> <p>The Board discussed the report and Housing Association representatives broadly welcomed the project.</p> <p>It was suggested that anything agreed as part of the project should not be overly complex as the various Housing Associations would have their own operating arrangements and any commonly agreed standards would have to be integrated into these. In addition there were already several rationalisation programmes being undertaken and these would also need to be taken into account.</p> <p>In response to a query the Board was advised that the Graduate employed to work on project had been selected from a scheme funded by central Government. There was no flexibility within this to specify that the person employed should live locally.</p> <p>The Board was advised the Community Safety Team had recently undertaken a Needs Assessment and the information collected as part of this may be useful.</p>	<p>David Sherrington</p>

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	<p>In response to a query the Board was advised that once the mapping exercise had been undertaken a report would be submitted setting out how this would be taken forward.</p> <p><b>RESOLVED:</b></p> <p>That the report be noted.</p>	
<p><b>HSP145.</b></p>	<p><b>QUARTER TWO PERFORMANCE REPORT</b></p> <p>The Board considered a report setting out performance against Local Area Agreement (LAA) targets within its responsibility during Quarter Two. An update with respect to Temporary Accommodation was also tabled.</p> <p>Following discussion at the previous meeting the format of the Quarterly Performance report had now been revised to focus primarily on targets within the Boards sole responsibility. An overview of performance during Quarter Two and the measures being taken to address areas of under performance was given.</p> <p>The Board was advised that there was ongoing discussion with the Government Office for London (GOL) regarding the targets currently attached to NI 154 and NI155. It was contended that these were too high given the current economic climate. Once a response from GOL had been received the Board would be advised.</p> <p><b>RESOLVED:</b></p> <p>That the report be noted.</p>	<p>Nick Powell</p>
<p><b>HSP146.</b></p>	<p><b>SAFER COMMUNITIES EXECUTIVE BOARD</b></p> <p>The Board received a briefing on the role of the Safer Communities Executive Board (SCEB) and its work.</p> <p>It was noted that the SCEB was Chaired by Councillor Nilgun Canver, Cabinet Member for Enforcement and Safer Communities. The SCEB met on a quarterly basis and provided strategic governance in terms of performance against LAA targets and the Safer Communities Strategy. It also monitored projects funded from the Area Based Grant and other funding received for projects aimed at improving community safety.</p> <p>Beneath the SCEB sat six Partnership Boards and a Performance Management Group (PMG). The Partnership Boards were themed under the following headings:</p> <ul style="list-style-type: none"> <li>• Acquisitive Crime</li> <li>• Anti Social Behaviour</li> <li>• Domestic Violence</li> <li>• Drug and Alcohol Action</li> <li>• Other Violent Crimes</li> </ul>	

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	<ul style="list-style-type: none"> <li>• Youth Offending</li> </ul> <p>The Chair thanked Jean Croot, Head of the Safer Communities Unit, for her presentation.</p> <p><b>RESOLVED:</b></p> <p>That the report be noted.</p>	
<p><b>HSP147.</b></p>	<p><b>HOUSING CHALLENGE FUND -EXTRA MONEY FOR FAMILY INTERVENTION PROJECTS</b></p> <p>The Board received a briefing paper on the new Challenge Fund for Social Housing / Family Intervention Projects (FIPs) initiative that had recently been launched by the Government.</p> <p>The Board was advised that the funding was intended to assist tenants in social housing who faced eviction or other enforcement action due to anti social behaviour or other problems.</p> <p>Prior to discussion the Board watched a film on how an existing FIP operated in Bolton.</p> <p>The Board discussed the merits of bidding for funding and there was agreement that rather than creating a new project any bid should be based on enhancing an existing project. This would also be beneficial in terms of the bidding process as it had been indicated that projects demonstrating sustainability would be considered more favourably.</p> <p>It was noted that the Safer Communities Team had recently begun a FIP to tackle gang crime and to take practical measures to prevent young people becoming gang members. There may be an opportunity to expand on this project.</p> <p>The Chair endorsed this approach and officers agreed to work up a bid on this basis.</p> <p><b>RESOLVED:</b></p> <ul style="list-style-type: none"> <li>i. That the briefing be noted.</li> <li>ii. That officers should work up a bid for funding, to extend an existing project in the Borough and report back the Board at its next meeting.</li> </ul>	<p>Phil Harris</p>
<p><b>HSP148.</b></p>	<p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>No new items of Urgent Business were raised.</p>	
<p><b>HSP149.</b></p>	<p><b>ANY OTHER BUSINESS</b></p> <p><u>Management of Social Housing on Mixed Estates</u></p>	

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	<p>The Chair noted that he had received several complaints from residents that social housing on mixed estates was not maintained to the same standard as private housing.</p> <p>Housing Association representatives concurred that this was often an area of concern and there was agreement that officers from Homes for Haringey should meet with the Chair outside the meeting to discuss this issue further.</p> <p><u>Emergency Planning</u></p> <p>There was agreement that in the light of recent Housing related emergencies in South London it would be useful to review how the Partnership would react in an emergency situation and to review the access that Partners had to one another's emergency planning documents.</p> <p>It was agreed that a report looking at this should be scheduled.</p> <p><u>Sub-Letting by Leaseholders</u></p> <p>Officers from Homes for Haringey agreed to look into concerns raised with respect to this. The Chair noted that if members of the Board felt it was necessary, following discussion outside the meeting, a report could be included on the next agenda on this issue.</p>	<p>David Sherrington</p> <p>Nick Powell</p> <p>David Sherrington / Nick Powell</p>
<p><b>HSP150.</b></p>	<p><b>DATES OF FUTURE MEETINGS</b></p> <p>It was noted that the next meeting would be held on 23 February 2010.</p>	<p>All to note</p>

COUNCILLOR JOHN BEVAN

Chair

The meeting closed at 8.40pm.