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## INTEGRATED HOUSING BOARD

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MONDAY , 25 JULY, 2011 at 18.30 HRS – COMMITTEE ROOMS 1 AND 2, CIVIC CENTRE, WOOD GREEN, HIGH ROAD, LONDON, N22 8LE.

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

### AGENDA

**1. APOLOGIES**

To receive any apologies for absence.

**2. URGENT BUSINESS**

The Chair will consider the admission of any late 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 13 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 made with respect to those items.

**4. MINUTES (PAGES 1 - 6)**

To confirm the minutes of the meeting held on 5 April 2011 as a correct record.

**5. APPOINTMENT OF CHAIR FOR 2011/12**

To appoint a Chair for the new Municipal Year.

**6. APPOINTMENT OF VICE-CHAIR**

To appoint a Vice-Chair for 2011/12.

**7. APPOINTMENT OF REPRESENTATIVE TO THE HSP STANDING LEADERSHIP CONFERENCE**

To appoint a representative from the Integrated Housing Board to the HSP Standing Leadership Conference for 2011/12.

**8. HARINGEY LOCAL CARBON FRAMEWORKS PILOT**

A presentation

**9. CREDIT UNION**

A presentation

**10. DRAFT HOMELESSNESS STRATEGY 2011-2014 (PAGES 7 - 16)**

The board to agree the draft for consultation-**Appendix 1 will follow on 19 July 2011**

**11. TACKLING TENANCY FRAUD**

Verbal item

**12. PERFORMANCE - QUARTER 4 2010/11 (PAGES 17 - 20)**

**13. NEW ITEMS OF URGENT BUSINESS**

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

**14. ANY OTHER BUSINESS**

To raise any items of AOB.

**15. DATES OF FUTURE MEETINGS**

To note the provisional dates for future meetings as set out below:

18 October 2011  
19 December 2011  
20 March 2012

David McNulty  
Head of Local Democracy and Member Services  
5<sup>th</sup> Floor  
River Park House  
225 High Road  
Wood Green  
London N22 8HQ

Xanthe Barker  
Principal Committee Coordinator  
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Published: 15 July 2011

## Integrated Housing Board Membership List

SECTOR GROUP	AGENCY	NO. OF REPS	NAME OF REPRESENTATIVE
Local Authority	Haringey Council	7	Councillor John Bevan (Chair) Margaret Allen Jean Croot Phil Harris Jeanelle De Gruchy Lisa Redfern X1 TBC
	Mental Health Trust	1	Lee Bojtor
Voluntary and Community Sector	Community Link Forum	3	Dana Abbas Tim Fallon Gloria Saffrey
	HAVCO	1	Pamela Pemberton
Housing	Family Mosaic	1	Yvonne Arrowsmith
	Metropolitan Housing Trust	1	Neil Mawson
	Circle Anglia	1	Carole Carter
	Innesfree	1	Clare Winstanley
	Sanctuary Housing	1	Stephanie Killer
	Homes for Haringey	1	Paul Bridge
	Newlon Housing Trust	1	Sunita Parbhaker
<b>Total</b>		<b>19</b>	

**MINUTES OF THE INTEGRATED HOUSING BOARD (HSP)  
TUESDAY, 5 APRIL 2011**

**Present:** Councillor John Bevan (Chair), Margaret Allen, Jeff Baker, Jean Croot, Tim Fallon, Phil Harris, Stephanie Killer, Sunita Parbhaker, Gloria Saffrey, David Sherrington, Matthew Wicks.

**In Attendance:** Cleo Andronikou, Michael Bagnall, Xanthe Barker, Rosie Green, Paul Dowling, John Mathers, Rachel Orr, Nick Powell, Jessica Sherlock.

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>HSP207.</b>	<p><b>APOLOGIES</b></p> <p>Apologies for absence were received from the following:</p> <p>Anne Lippitt            Danna Abbas            Paul Bridge - represented by David Sherrington            Neil Mawson            Pamela Pemberton            Clare Winstanley - represented by Matthew Wicks</p>	
<b>HSP208.</b>	<p><b>URGENT BUSINESS</b></p> <p>There were no items of Urgent Business.</p>	
<b>HSP209.</b>	<p><b>DECLARATIONS OF INTEREST</b></p> <p>There were no declarations of interest.</p>	
<b>HSP210.</b>	<p><b>MINUTES</b></p> <p><u>Matters Arising</u></p> <p>Prior to confirmation of the minutes the Board was provided with the following updates:</p> <p>HSP 197 - Officers from across the Council had met, as agreed, to discuss how the Council could work with the Makeda Weaver project. The work arising from this meeting was being taken forward.</p> <p>In addition the Assistant Director Strategic and Community Housing had raised the establishment of a protocol between Housing Associations and Council to enable the prompt exchange of properties to re home ex gang members leaving prison. The Police had also been involved in this discussion and it was hoped that this would be in place in four to five months time.</p> <p>HSP 198 – In terms of the sharing of information with Housing Associations, in order to help identify people that may require assistance</p>	

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	<p>in completing re registration forms, the Board was advised that the logistics of this were still being worked through at present.</p> <p>HSP 199 – The Board was advised that the meeting was not considered the appropriate forum for discussion Protheroe House as an individual case. However, the specification for an extra care scheme was currently being worked up.</p> <p>HSP 200 – It was noted that the Scrutiny Review into Registered Social Housing was now underway. An event was being at 7pm, held on 7 April, at the Civic Centre to obtain the views of Housing Associations.</p> <p>The Chair encouraged members of the Board to attend this event.</p> <p><b>RESOLVED:</b></p> <p>That the minutes of the meeting held on 31 January 2011 be confirmed as a correct record.</p>	<p>Xanthe Barker</p>
<p><b>HSP211.</b></p>	<p><b>DRAFT OVERCROWDING AND UNDER OCCUPATION STRATEGY</b></p> <p>The Board received a report that sought views on the draft Overcrowding and Under Occupation strategy prior to its release for consultation.</p> <p>It was proposed that the consultation period would run from May to July and that this would provide engagement with a wide range of groups including residents and stakeholders. In terms of the timetable following the consultation period it was intended that the strategy would be brought back to the Board for approval at its October meeting and then submitted to Cabinet for final approval</p> <p>The Board discussed the strategy and there was agreement that it was important that it emphasised the need for Housing Associations and the Local Authority to work together to make better use of the housing stock in the Borough. It was noted that actions for partners would be included when the plan was amended to reflect the information gathered as part of the consultation process.</p> <p>It was requested that partners should inform officers of any examples of good practice that could be incorporated.</p> <p>The Board was advised that the Council had received a sum of funding to assist with the detection of tenancy fraud. This had been used to fund a project undertaken by the Council's Corporate Fraud Team and there was agreement that details should be circulated to the Board.</p> <p><b>RESOLVED:</b></p> <ul style="list-style-type: none"> <li>i. That the draft Overcrowding and Under Occupation strategy be released for consultation.</li> <li>ii. That the consultation plan be noted.</li> </ul>	<p>All to noted</p> <p>Phil Harris</p> <p>Phil Harris / Paul Dowling</p>

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<p><b>HSP212.</b></p>	<p><b>CURRENT HOMELESSNESS ISSUES</b></p> <p>The Board received a presentation from Rachel Orr of Shelter on current homelessness issues (attached at Appendix 1).</p> <p>Following the presentation the Board discussed the issues raised and it was recognised that housing was likely to rise up the political agenda as the impact of the cap in housing benefit and other policy changes began to be felt. The cap in housing benefit was likely to impact significantly on Haringey as people displaced from inner London Boroughs sought cheaper accommodation.</p> <p>It was noted that there had been discussion between Haringey, Enfield, Barnet and Camden around the development of a joint approach to agreed standard prices for the use of hostels. The host Borough would retain priority with the right of first refusal.</p> <p>In response to a query as to whether families were already migrating to areas where there were high levels of temporary accommodation the Board was advised until the cap in Housing Benefit was implemented it was likely that many people would be unaware of the change. Many people would be unprepared for the change and a high demand would be placed on public services for support.</p> <p>In order to mitigate the impact of significant migration upon areas like Haringey officers had written to the Housing Minister requesting that provision was built into the Localism Bill to prevent Local Authorities placing vulnerable families in temporary accommodation in other Boroughs.</p> <p>The Board was advised that a policy to deal with the increase in affordable rent was being developed and Housing Association representatives were asked to respond to a questionnaire that had been sent out seeking their views on this.</p> <p><b>RESOLVED:</b></p> <p>That the presentation be noted.</p>	<p>All to note</p>
<p><b>HSP213.</b></p>	<p><b>ADULT SAFEGUARDING</b></p> <p>A presentation was given illustrating the varying levels of need across the Borough and the impact that the withdrawal of services offered as part of the SP programme might have (attached at Appendix 2).</p> <p>The Board discussed the distinction between safety and safeguarding issues and the need to improve understanding amongst professionals around this. It was noted that</p> <p>There was agreement that it would be useful if the data set used within the presentation was provided to partners for information.</p>	<p>Margaret Allen</p>

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	<p><b>RESOLVED:</b></p> <p>That the presentation be noted.</p>	
<p><b>HSP214.</b></p>	<p><b>HARINGEY'S HOMELESSNESS STRATEGY</b></p> <p>The Board considered a report that provided an overview of the progress of the Homelessness Strategy 2008 – 2011 action plan.</p> <p>It was noted that the action plan had been reviewed in 2009 and 2010 and that it was monitored and updated on an ongoing basis to reflect changing local and national priorities.</p> <p>The coalition Government's Comprehensive Spending Review (CSR) had signalled that the resources available to Local Authorities and across the Public Sector would be significantly reduced. In addition reform to the Welfare system would need to be addressed within the Homelessness strategy.</p> <p>In terms of the timescale around the review the Board was advised that the consultation document would be drafted and brought back to the Board for sign off in July. There would be meetings of the Steering Group on a monthly basis and this would feed into the final draft of the strategy, which would be submitted to the Board in October for approval.</p> <p><b>RESOLVED:</b></p> <p>That progress with respect to the Homelessness Strategy 2008-11 Action Plan and the development of the next Homeless Strategy be noted.</p>	
<p><b>HSP215.</b></p>	<p><b>SUPPORTING PEOPLE BUDGET CUTS - IMPLICATIONS FOR SERVICES</b></p> <p>The Board received, for information, a report that had been considered by the Council's Cabinet on 22 March 2011 with respect to the redesign of the Supporting People Programme in order to achieve financial savings.</p> <p>It was noted that the recommendation contained within the report to reduce the budgetary commitment from £5m from April 2011 had been agreed. It had also been agreed that the programme should be redesigned in order to generate further savings.</p> <p>An outline was provided of the consultation process that had been undertaken and it was noted that comprehensive Equality Impact Assessments were also being compiled that would inform the Cabinet's final decision with respect to further reductions to the SP programme.</p> <p>The Board was advised that although the reduction in funding would have a huge impact on people who ceased to receive support, there would still be a sizable level of funding available and thought would need to be given as to how this could be used to assist those in most need.</p>	



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	<p>The redesign of the programme provided an opportunity to consider new ways of working and to respond in an innovative way to the personalisation agenda.</p> <p>It was noted that there was a meeting of the Supporting People Provider Forum on 28 April where the redesign of the programme would be discussed.</p> <p><b>RESOLVED:</b></p> <p>That the presentation be noted.</p>	
<p><b>HSP216.</b></p>	<p><b>RETHINKING HARINGEY - IMPLICATIONS FOR STRATEGIC AND COMMUNITY HOUSING SERVICES</b></p> <p>The Board was given a verbal update on the Council's plans to restructure its services in the light of the significant savings it was required to make over the next three years and how this had affected the Strategic Housing Service.</p> <p>The enormity of the savings that the Council was required to make over the next three year period had necessitated a wholesale review of its structure and the services it offered. Under the new structure the Strategic Housing Service would sit under the Directorate for Adults, Communities and Culture.</p> <p>Officers that had worked on policy had been absorbed within the Council's central Policy, Intelligence and Performance Team and the Housing Enablement Team was now incorporated within the Directorate for Place and Sustainability.</p> <p>There was agreement that details of the new structure should be circulated to the Board for reference.</p> <p><b>RESOLVED:</b></p> <p>That the verbal update be noted.</p>	<p>Phil Harris</p>
<p><b>HSP217.</b></p>	<p><b>HARINGEY LOCAL CARBON FRAMEWORKS PILOT - ENERGY EFFICIENCY OF HOUSING STOCK</b></p> <p>This item was deferred to the next meeting.</p>	<p>Jess Sherlock / Xanthe Barker</p>
<p><b>HSP218.</b></p>	<p><b>PERFORMANCE REPORT: QUARTER THREE 2010/11</b></p> <p>The Board considered a report that provided an overview of performance against Local Area Agreement (LAA) National Performance Indicators relating to the work of the Board during the third quarter of 2010/11.</p> <p><u>NI 154 - net additional homes provided</u> – it was noted that the target with respect to this had been missed; however, with the completion of Hale Village next year this was likely to be exceeded.</p>	

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	<p><u>NI 187 – % of people receiving income based benefits living in homes with low energy efficiency</u> – it was proposed that this target should be dropped as the data collected was not of sufficient accuracy.</p> <p>The Board was advised that following the abolition of the Local Area Agreement (LAA) consideration would need to be given as to whether the targets used to measure performance should be revised. This would need to be balanced against a reduction in the funding available to Housing Services of approximately £30m.</p> <p><b>RESOLVED:</b></p> <p>That the report be noted.</p>	
<b>HSP219.</b>	<b>NEW ITEMS OF URGENT BUSINESS</b>	
	There were no new items of Urgent Business.	
<b>HSP220.</b>	<b>ANY OTHER BUSINESS</b>	
	There were no items of AOB.	
<b>HSP221.</b>	<b>DATES OF FUTURE MEETINGS</b>	
	<p>The draft dates of future meetings, as set out below, were noted:</p> <ul style="list-style-type: none"> <li>➤ 6.30pm, 21 July 2011, Haringey Civic Centre</li> <li>➤ 6.30pm, 24 October 2011, Haringey Civic Centre</li> <li>➤ 6.30pm, 19 December 2011, Haringey Civic Centre</li> <li>➤ 6.30pm, 20 March 2012, Haringey Civic Centre</li> </ul>	All to note

The meeting closed at 8.45pm.

COUNCILLOR JOHN BEVAN

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Chair



**Meeting:** Integrated Housing Board

**Date:** 25<sup>th</sup> July 2011

**Report Title:** Haringey's draft Homelessness Strategy 2011-2014

**Report of:** Community Housing Services

**1. Purpose:**

- 1.1 The purpose of this report is to seek agreement for Haringey's draft Homelessness Strategy 2011-2014 for consultation.
- 1.2 For the IHB to agree the consultation process.

**2. Summary:**

- 2.1 It is a statutory requirement for the Council to have in place a Homelessness strategy. This new strategy follows on from the previous one which ends this year.
- 2.2 The strategy has been developed through a multi-partnership approach involving statutory and third sector organisations.
- 2.3 The strategy builds on the success of the previous one and is timely because of the major changes happening through welfare benefit reforms and changes to social housing sector brought in by the new Government.
- 2.4 The main priorities of the draft strategy are to:
  - 1. Prevention and tenancy sustainment
  - 2. Mitigate the negative impacts of the welfare benefit reforms
  - 3. Partnership working
  - 4. Maximise supply
  - 5. Improve life chances of homelessness people

We have identified the draft key actions to deliver the priorities and we will be consulting on these during the 3 month consultation period.

- 2.5 There will be a wide range of consultation activities to ensure that we capture the views of all interested parties and that the priorities are correct and the key actions to deliver are the right ones. We are seeking our partners assistance in undertaking the consultation and ensure that it

is not just Council led.

- 2.6 Once the consultation closes we will incorporate the findings into the document and develop the delivery plan. A separate consultation report will be published.
- 2.7 An equalities impact assessment is currently being undertaken and the actions from this will be fed into the delivery plan.
- 2.8 The strategy will be presented to the IHB at its next meeting in November for final agreement before being taken to Cabinet for approval.

**3. Legal/Financial Implications:**

Not applicable at this stage of the strategy development

**For more information contact:**

Name: Rosie Green  
Title: Principal Policy Officer  
Tel: 020 8489 4526  
Email address: [rosie.green@haringey.gov.uk](mailto:rosie.green@haringey.gov.uk)

**5. Appendices**

- 5.1 Appendix 1 – Homelessness Strategy 2011- 2014 (to be sent out w/b 18.7.11)
- 5.2 Appendix 2 - Consultation plan

## Consultation Plan (Appendix 2)

<b>Name of consultation</b>	Haringey's Homelessness Strategy 2011-2014
<b>Project Manager</b>	Rosie Green, Principal Policy Officer
<b>Consultation Period</b>	3 months 1 <sup>st</sup> August – 31 <sup>st</sup> October 2011
<b>Business Unit</b>	Policy, Intelligence and Performance
<b>What has triggered this consultation?</b>	<p>It is a statutory requirement for local authorities to have a Homelessness Strategy. The current one ends in 2011 so we are now developing one to replace this.</p> <p>Homelessness is a big issue in the Borough and the Council has as one of its priorities to reduce the level of homelessness</p> <p>The decision to consult has been made by the Deputy Director for Housing Services and the draft strategy for consultation has been agreed by the Integrated Housing Board, a theme board of Haringey's Strategic Partnership</p>
<b>Project Description</b>	<p>This consultation aims to provide wide and varied opportunities for people and organisations who want to be involved in tackling homelessness in Haringey</p> <p>The consultation will help us to agree priorities and identify the key actions to achieve these.</p>
<b>Business Case</b>	<p>The strategy is identified within Community Housing Services Business Plan 2011/2012 as a key area of work.</p> <p>The strategy is required so that we understand the current issues that impact on the levels of homelessness and then plan through a multi-partnership approach how we will manage this.</p> <p>The resultant work will be a key driver in how Community Housing Services and its partners deliver services and work together over the next 3 years. The strategy recognises that the Council alone cannot solve all the issues and that our proven approach delivers the outcomes required.</p>

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<p><b>Objectives/ Purpose</b></p>	<p>The objectives and purpose of the consultation is to ensure that:</p> <ul style="list-style-type: none"> <li>• The needs analysis data is accurate</li> <li>• The draft strategy addresses all the relevant issues nationally, regionally and locally</li> <li>• The resultant actions will address deliver the agreed aims</li> <li>• That all stakeholders, Elected Members, service users and residents of the Borough have the opportunity to contribute to the strategy</li> </ul>
<p><b>Outcomes</b></p>	<p>We expect the following outcomes</p> <ul style="list-style-type: none"> <li>• An agreed approach with partners on how to tackle homelessness</li> <li>• A clear delivery plan that has measurable outcomes</li> <li>• An agreed way to monitor, review, evaluate and report on the delivery plan and whether it has been successful</li> </ul> <p>We will incorporate feedback received through the consultation process into the final strategy and action plan.</p> <p>A consultation report will be written and circulated as well as being posted on the web.</p>

<p><b>Who is to be consulted? (Complete Table A)</b></p> <p><b>(Complete Table B)</b></p>	<p>See Stakeholder map at Table A</p> <p>Consultation will be through:</p> <ul style="list-style-type: none"> <li>• Email strategy to stakeholders to seek their views</li> <li>• Article in Haringey People and press release sent to local papers</li> <li>• Council’s website</li> <li>• Elected Members</li> <li>• Email address for comments to sent to be advertised</li> <li>• Discussion of policy at Cabinet and Integrated Housing Board</li> <li>• Specific consultation event</li> <li>• Partners (Registered Providers and third sector) to hold consultation events with their staff and service users</li> </ul> <p>Feedback from consultation will be detailed in a report produced by end of Nov 2011.</p> <p>Results will be posted on Haringey website by Jan 2011. Individual responses will be provided to enquiries and feedback.</p> <p>Amend and implement strategy which will be published after agreement from Cabinet. Copies will be available through council’s website.</p>
<p><b>Risks (Complete Table C)</b></p>	<p>Table C completed and attached</p>
<p><b>Organisation</b></p>	<p>The organisation of the consultation is lead by Rosie Green, Principal Policy Officer. The Integrated Housing Board will approve the consultation approach.</p> <p>The consultation will be delivered by a project team and we will seek involvement from our partners to assist in undertaking consultation within their respective organisations</p>
<p><b>Detailed Project Plan</b></p>	<p>Draft consultation plan to be agreed by strategy development group <b>12.7.11</b></p> <p>Consultation plan to be agreed by Integrated Housing Board <b>25.7.11</b></p>

	<p>Agree approach with corporate Communications for advertising etc by <b>31.7.11</b></p> <p>Put on web <b>1.8.11</b></p> <p>Map out which meetings/group etc to attend to discuss strategy by <b>8.8.11</b></p> <p>Agree date for ½ day event in Oct by <b>15.8.11</b></p> <p>Attend meetings as planned</p> <p>Plan for ½ day event</p> <p>When consultation finished complete consultation report and publish <b>by Jan 2012</b></p> <p>Incorporate findings from consultation into strategy <b>by end Oct</b></p>
<b>Budget</b>	The consultation will be delivered within existing resources
<b>Control</b>	A Principal Policy Officer will control the consultation process and this will be monitored by the Integrated Housing Board and the Homelessness Strategy Development Group





**Table A: Who to consult**

<b>Who?</b>	<b>About What?</b>	<b>How?</b>	<b>Comments/issues/risks</b>
<p>Stakeholders, partners, service users and residents</p> <p>(Homes for Haringey, Registered Providers, advice organisations, Adults and Children’s services, Elected Members, Community Housing Services, tenants and resident groups)</p>	<ol style="list-style-type: none"> <li>1. Content</li> <li>2. Priorities – are they right?</li> <li>3. What are the key actions to achieve priorities?</li> <li>4. What are the timescales, who is responsible?</li> </ol>	<ol style="list-style-type: none"> <li>1. Publish on web</li> <li>2. Advertise in Haringey People and local press</li> <li>3. Meetings, Discussion groups etc</li> <li>4. ½ day event</li> </ol>	<p>Risks – with limited resources we need to ensure that we are able to reach and include all relevant groups</p>

**Table B: Planning the Feedback and Publication**

<p><b>Opportunities</b></p>	
<p>We will collate all the responses at the end of the consultation and use to complete the strategy and develop the delivery plan.</p> <p>However we will use the feedback received prior to the ½ day consultation event in October when planning the programme as we want to test the responses received to date.</p> <p>We will publish the overall consultation feedback in Jan 2012 on the Council's web pages. We will circulate a summary of the ½ consultation event to all attendees</p>	

**Table C: Risks**

<b>Risk/Issue Identified</b>	<b>Controls</b>	<b>Actions Required</b>	<b>Manager/officer</b>
The project manager leaves/is taken ill	Wider team involved in undertaking consultation can cover	All team involved and have relevant skills and knowledge not just of the strategy but how to undertake consultation	Rosie Green
Low response to the consultation	Good planning to ensure the consultation is wide ranging and inclusive	Planning of meetings etc to discuss and get feedback is robust. Also involve our partners in this	Rosie Green
Consultation responses indicate additional resources are required to	Be clear at outset that resources are limited	If this does emerge then report to SMT for discussion and	Rosie Green

<b>Risk/Issue Identified</b>	<b>Controls</b>	<b>Actions Required</b>	<b>Manager/officer</b>
deliver priorities		consideration	



**Date:** 25 July 2011

**Report Title:** Performance Report Q4 2010/11

**Report of:** Adult & Community Housing Services

## 1. Purpose

1.1 To advise the IHB of 2010/11 quarter 4 performance against indicators

### For more information contact:

Name: Paul Dowling  
 Title: Senior Policy Officer  
 Tel: 020 8489 4301  
 Email address: [paul.dowling@haringey.gov.uk](mailto:paul.dowling@haringey.gov.uk)

## 2. Performance Information

### NI 154 Net additional homes provided

2010/11 target – Revised target of **1,040** agreed as part of the year 2 LAA refresh

Outturn figures for 2010/11 are not due until August 2011

### NI 155 Number of affordable homes delivered (gross)

Q4 performance – **243**  
 Annual target – **340**  
 Indicator Status – **Annual target not met**

Looking forward to 2011/12, the number of affordable homes delivered is likely to exceed 2010/11 figures as units start to come forward at Tottenham Hale. Completions in the region of 480 homes are predicted.

### NI 156 Number of households living in temporary accommodation

2010/11 Q4 – 3294  
 June 2011 – 3192  
 Indicator Status – **Annual target not met**

The Council's use of Temporary Accommodation has remained fairly constant since January 2011. This was due, in the main, to the severe shortage of affordable private rented accommodation in Haringey and neighbouring

boroughs. This has reduced the Council's ability to prevent homelessness and rehouse Temporary Accommodation residents in the private rented sector. Proposed changes to LHA rates have also had an adverse effect on housing supply and landlord confidence.

**NI 158 % non-decent council homes**

Quarter 4 performance –20.64%

Target 2010/11 – **21%**

Indicator Status – **End of year target exceeded**

There is a significant reduction in the money available for decent homes in the next two years. In 2011/12, funding is reduced by 66% and in 2012/13, funding is reduced by 50%. Over the next two years, there is £50m less for decent homes than originally anticipated.

The overall reduction in the government grant means there are significantly fewer resources for decent homes than were originally allocated to in 2008.

**8. Appendices**

**8.1 Homelessness households in temporary accommodation as at the end of March 2011.**

## London Borough of Haringey

### Homeless Households in Temporary Accommodation as at the last day of each month 2010/11

Baseline as at 31.03.10	Q1			Q2			Q3			Q4		
	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar
B&B	15	11	11	15	13	12	12	12	13	13	12	11
Anex	900	842	821	804	789	771	752	761	777	791	794	802
PSL	1570	1614	1612	1619	1610	1601	1600	1584	1576	1571	1560	1544
HALs	802	795	780	769	748	744	739	736	723	717	728	730
Hostel	167	151	150	147	141	145	152	146	143	143	149	151
S193	93	83	80	71	69	68	66	66	64	63	62	56
<b>Total</b>	<b>3547</b>	<b>3496</b>	<b>3454</b>	<b>3425</b>	<b>3370</b>	<b>3341</b>	<b>3321</b>	<b>3305</b>	<b>3296</b>	<b>3298</b>	<b>3305</b>	<b>3294</b>

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