

**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

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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.

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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.

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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**