

Meeting: Integrated Housing Board

Date: 21 September 2009

Report Title: Monitoring Performance of the Housing Strategy 2009-2019 Sub-Strategies

Report of: Rosie Green, Housing Strategy and Partnerships Manager

Purpose

The purpose of this report is to inform the Integrated Housing Board about the Housing Strategy sub-strategies produced from 2008 to 2010/2011.

The IHB need to consider the method by which it monitors the performance and delivery of the action plans to deliver the objectives of each strategy.

Summary

The Homelessness Strategy 2008-2011 and the Housing Strategy 2009-2019 have already been agreed and work is in progress to deliver their action plans. There are another seven more sub-strategies for development within the next 18 months. Appendix 1 shows the structure of these strategies and Appendix 2 gives an overview of the aims and timescales of each.

Legal/Financial Implications

None identified

Recommendations

That the IHB agree the means by which the Board will monitor the implementation of each action plan.

The proposed alternative options are:

- a) that the IHB receive an annual review of each strategy **or**
- b) that the IHB receive an annual report plus a six-monthly performance report

For more information contact:

Name: Rosie Green
Title: Housing Strategy and Partnerships Manager
Tel: 020 8489 4526
Email address: rosie.green@haringey.gov.uk

Background

There are 7 more strategies due to be developed within the next 18 months making a total of 10 that the IHB are responsible for monitoring the performance of.

Given this number the IHB need to establish a method by which to do this and ensure that each is delivering its key priorities within the agreed timescale.

More importantly is that the IHB to know what the outcomes achieved are and for their discussion and decisions to be fed back into the delivery of each action plan.

There is currently no formal monitoring method agreed by the IHB.

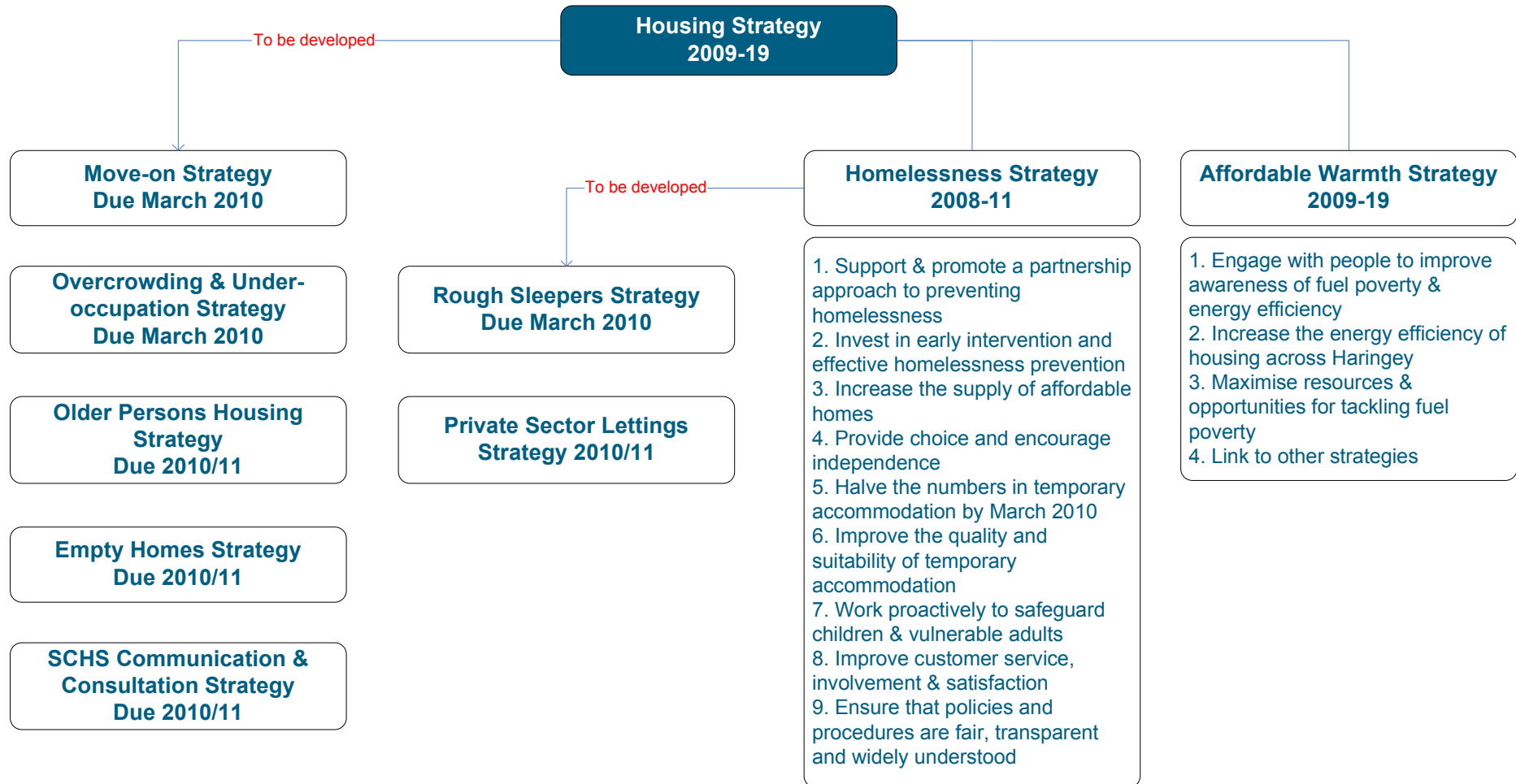
Appendix 1

Structure chart of the Housing Strategy 2009-2019 sub strategies

Appendix 2

Overview of the Housing Strategy 2009-2019 sub strategies

APPENDIX 1



Appendix 2

Overview of the Housing Strategy 2009-2019 sub strategies

Introduction

There are a number of sub strategies that will deliver the vision and aims of Haringey's Housing Strategy 2009-2019. The Homelessness strategy was completed in September 2008 and the others are due to be completed within the next eighteen to 24 months.

Our approach to strategy development is to be inclusive and work in partnership with other organisations and agencies to deliver better effective services to the residents of the Borough.

1. Homelessness Strategy 2008 – 2011

Aim

This strategy, produced in September 2008, aims to reduce homelessness in the Borough through working closely with partners as the Council do not have all the solutions to this complex problem.

Nine partnership delivery sub groups were established to address the many immediate priorities that the strategy identified. One year on, many key actions have been completed.

In September 2009 there will be a review of Year 1 of the implementation plan and to plan for the next year. One of the areas to be looked at will be whether there is a continued need for the nine groups to continue or can this now be reduced.

2. Affordable Warmth Strategy

Aim

The aim is to develop a strategy that brings together work that is being undertaken by many agencies to relieve fuel poverty and ensure people can afford to heat their homes. There are government funded schemes that can help with insulation and reduce the amount of heat lost in a home. The Government through the Decent Homes Programme is also putting considerable sums of money into improving the housing stock of socially rented properties. This does leave other residents who live in private rented or owner occupiers having to address poor heating and lack of insulation through their landlord or by themselves. There is also confusion about issues such as national grant schemes and fuel tariffs.

The plethora of help and advice available can be confusing, so the strategy endeavours to make this clearer as well ensuring we maximise opportunities to access resources.

We are working closely with other Council services such as the Climate Change team as Affordable Warmth is more than just making sure people can afford their heating bills. Climate change and reducing CO2 emissions are crucial to this.

The four main areas the strategy identifies are

1. Information and advice
2. Increase the energy efficiency of Haringey's housing
3. Maximising resources
4. Linking to other strategies

Timescale

This strategy is on target to be completed by the next Integrated Housing Board meeting on 21st September 2009 and to be agreed by Council in October. We intend to have a high profile launch at the end of October in time for the winter.

3 Move-on Strategy

Aim

The aim of this strategy is to free up places in supported accommodation. This is a real issue for many local authorities not just Haringey. If tenants who are now ready to move out of accommodation support services can be assisted to do this, other vulnerable people who need this support can be given it. The short term support services are not being used effectively.

We will be working closely with Supporting People and housing providers in the Borough.

In order to know the size of the problem we will be undertaking a needs analysis using the toolkit produced by Homeless Link. This is recommended by CLG and many other authorities have used this to give a baseline number which can be measured each year to monitor performance and also to identify what housing providers feel the barriers to moving on tenants are.

Timescale

Audit (inc analysis)	August to October 09
Developing draft for consultation:	August to November 09
Consultation:	November 09 –Jan 10
Complete strategy and agreement:	end March 10

4. Overcrowding and Underoccupation Strategy

Aim

In Haringey there are considerable number of households who are overcrowded and likewise some who are under occupied. The intention of this strategy is to try and establish numbers so the scale of the problem is known and to identify how we overcome these two issues and ensure people have the correct size home to live in.

Again this strategy will be done in partnership. Although less developed at the time of writing than the above three strategies the approach will be the same.

Timescale

SCHS business plan states that this strategy will be completed by the end of March 2010. We intend to start scoping this strategy in August 09 and establish a project working group in September.

5. Older People's Housing Strategy

Aim

There is an urgent requirement to look at housing choices for older people in Haringey. Nationally new models are being developed that give greater choice not only in types of support and care but also tenure. With increasing numbers of home owners, we need to address their needs as well as those in privately and socially rented homes.

Many older people do not want to move into residential care and want to stay at home. We need to address this.

There is also anecdotal evidence that traditional sheltered homes are hard to let and unpopular. We need to examine these issues and plan for the next generation of older people.

In 2005 a need analysis was undertaken (Ridgeway report) that gives the figures relating to need and requirements for the future. We need to reprise this data as well as taking into account that Supporting People intend to tender all their support services. This may well change some of the support options older people can have to maintain their independence in their own home.

Timescale

The strategy is not in the SCHS business plan for this year so will be undertaken in 2010-2011. This considerable piece of work is likely to take nine to 12 months to complete. This includes consultation which needs to be wide and thorough.

6. Empty Homes Strategy

Aim

The aim of this strategy is ensure that empty homes in the Borough are identified and that we work with the owners to bring them back into use. There are grants available to help owners if they cannot afford to do this.

If owners do not bring the properties back into use then we are able to use enforcement orders to do so. This is a last resort but we need to fulfil the Government's target on empty homes.

Even though we do not currently have a formally written strategy in place, this work is already well under way in Haringey

Timescale

This strategy will be completed in 2010-2011

7. Rough Sleepers Strategy

Aim

This strategy will address the problem of rough sleeping in the Borough. A strategy project group has been set up and is now developing the strategy.

Funding has been obtained from CLG to set up a outreach service and the strategy will identify exactly what this service needs to deliver.

Timescale

The strategy is on target to meet its deadline of end of March 2010.

8. Private Sector Lettings Strategy

Aim

This aims of this strategy are to ensure that we are managing our private sector lettings in an efficient and effective manner and one that gives value for money. Private sector lettings are integral to our intention of reducing the numbers of people in temporary accommodation and offering a range of suitable housing options

Timescale

This strategy is due to be completed in 2010/2011

9. SCHS Communication and Consultation Strategy

Aim

While the Council has a corporate consultation and community engagement framework, SCHS needs to further develop these to establish how we will undertake consultation work with our customers and partners. This work will firmly put service users (both current and potential) at the heart of our service.

While not yet funded, it has been agreed in the new structure for SCHS that there will be a Consultation Officer and a Service User Involvement Officer. These two staff will implement the work of this strategy.

Timescale

This strategy is due for completion in 2010/2011