

**MINUTES OF THE INTEGRATED HOUSING BOARD (HSP)  
MONDAY, 31 JANUARY 2011**

**Present:** Councillor John Bevan (Chair), Dana Abbas, Margaret Allen, Jeff Baker, Phil Harris, Claire Kowalska, Sunita Parbhaker, Pamela Pemberton, Gloria Saffrey, David Sherrington, Deborah Shynn, Clare Winstanley.

**In Attendance:** Xanthe Barker, Martin Bradford, Rosie Green, Nick Powell.

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>HSP193.</b>	<p><b>APOLOGIES</b></p> <p>Apologies for absence were received from the following:</p> <p>Yvonne Arrowsmith - Steve Thomas substituted            Niall Bolger            Paul Bridge - David Sherrington substituted            Jean Croot - Claire Kowalska substituted            Dr Jeanelle De Gruchy            Stephanie Killer - Deborah Shynn substituted            Louis Lewis            Neil Mawson            Lisa Redfern</p> <p>Councillor Karen Alexander (<i>Overview and Scrutiny observer</i>)</p>	
<b>HSP194.</b>	<p><b>URGENT BUSINESS</b></p> <p>There were no items of Urgent Business raised.</p>	
<b>HSP195.</b>	<p><b>DECLARATIONS OF INTEREST</b></p> <p>No declarations of interest were made.</p>	
<b>HSP196.</b>	<p><b>MINUTES</b></p> <p>Prior to confirmation of the minutes the Board discussed the appointment of a Vice-Chair.</p> <p><u>Election of Vice-Chair</u></p> <p>It was noted that at the previous meeting it had been agreed that this issue should be dealt with at the current meeting.</p> <p>It was agreed that Newlon Housing Trust should be given a place on the Board and that Sunita Parbhaker of Newlon Housing Trust should be appointed as Vice-Chair.</p> <p>It was also noted that Sunita Parbhaker would take up the vacant</p>	<p>Xanthe Barker</p> <p>Xanthe</p>

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	<p>Register Housing Provider place on the HSP Standing Leadership Conference for the remainder of 2010/11.</p> <p><b>RESOLVED:</b></p> <p>That the minutes of the meeting held on 11 October 2010 be confirmed as a correct record.</p>	Barker
HSP197.	<p><b>MAKEDA WEAVER PROJECT</b></p> <p>The Board was given an overview of work undertaken by the Makeda Weaver (MW) project and the support it provided to former gang members leaving prison.</p> <p>Following the presentation the Board put questions to a representative from the MW project and discussed how the Board may be able to work with the project in the future.</p> <p>It was noted that there was a sub group of the Safer Communities Executive Board (SCEB), which focused on addressing gang crime and there was agreement that establishing links between this and the MW project may be useful to both parties. In addition the Council's Community Safety Team had helped form a new charity to reduce re-offending that would also be well placed to work with the project. Similarly it was suggested that there was scope for the Council's Adult Safeguarding team to develop links with the project.</p> <p>There was agreement that officers from the Community Safety, Adult Safeguarding and Housing Support &amp; Options Teams should meet to discuss how the Council could work with the MW project.</p> <p>In response to a query, as to how Housing Associations could assist the project, the Board was advised that establishing a 'floating' supply of housing units across London was one of the projects goals. It was critical to ensure that ex gang members were not tempted back into their former gangs and establishing a robust floating stock of housing would provide the flexibility to place clients in suitable areas quickly.</p> <p>The Board was advised the project provided training for staff from partner organisations such as the Council and Registered Providers and that this may be an area that could be developed in partnership.</p> <p>It was confirmed that MW had worked with the St Giles Trust to re home clients on the Witness Protection Programme. The project also worked with the families of gang members and it was noted that family members were often as at risk from intimidation and reprisals as former gang members themselves.</p> <p>The Board was advised that the North London Housing Forum had discussed the 'Safe and Secure' project and concern had been expressed that Local Authorities had not been consulted with respect to this. There had been a general consensus that there ought to be</p>	<p>Denise Gandy / Margaret Allen / Claire Kowalska</p> <p>All to note</p>

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	<p>provision within this for Council's to exchange properties with ease for this type of purpose.</p> <p>The Board agreed that input from the MW project would also be helpful in shaping the Safe and Secure project and that Assistant Director of Strategic and Community Housing should raise the issue of establishing a protocol between Housing Associations and Councils, around the exchange of properties, at the next meeting of the North London Housing Forum.</p> <p><b>RESOLVED:</b></p> <ul style="list-style-type: none"> <li>i. That officers from the Community Safety, Adult Safeguarding and Housing Support &amp; Options Teams should meet to discuss how the Council could work with the MW project.</li> <li>ii. That the Director of Assistant Director of Strategic and Community Housing should raise the issue of establishing a protocol between Housing Associations and Councils at the next meeting of the North London Housing Forum.</li> </ul>	<p>Phil Harris</p> <p>Denise Gandy / Margaret Allen / Claire Kowalska</p> <p>Phil Harris</p>
<p><b>HSP198.</b></p>	<p><b>IMPLEMENTATION OF THE HOUSING ALLOCATION POLICY: UPDATE</b></p> <p>The Board received a verbal update on the implementation of the new Housing Allocation Policy.</p> <p>It was noted that the consultation period had now ended that and the responses received had reinforced the move to a points based system. The Board was reminded that the system was comprised of five bands ranging from A to E.</p> <p>In terms of re registration those people currently within bands A an B would automatically be re registered. Those in the remaining bands would have to re register and advice would be given to people in these bands that the likelihood of being re homed was poor at the point of re registration.</p> <p>Re registration would commence on 14 February and staff would be available at Apex House to assist anyone that required help with completing the online form. Home visits could be arranged to assist anyone with mobility problems and interpreters could also be arranged where necessary.</p> <p>There was agreement that, subject to any data protection issues being resolved, information should be shared with Housing Associations to assist with the re registration process and to identify clients that may need assistance with completing the form.</p> <p><b>RESOLVED:</b></p> <p>That the verbal update be noted.</p>	<p>Phil Harris</p>

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<p><b>HSP199.</b></p>	<p><b>HARINGEY'S OLDER PEOPLE'S HOUSING STRATEGY 2011-2021</b></p> <p>The Board considered a report that presented the new Haringey Older People's Strategy 2011-2021.</p> <p>It was noted that a three month consultation exercise had been undertaken that had engaged approximately nine hundred people via newspaper articles, the website and consultation events. The key priorities of the strategy were:</p> <ul style="list-style-type: none"> <li>➤ Improving partnership working to provide joined up services</li> <li>➤ Housing options that enable people to live independently for as long as possible</li> <li>➤ Ensuring specialist housing and support was integrated to those most in need</li> <li>➤ Ensuring the strategy supported the wider Council agenda for older people</li> </ul> <p>The Board was advised that due to changes with respect to funding arrangements and resources the strategy would need to be reviewed in a year to eighteen months time. This would also incorporate any policy changes arising from the Supporting Housing Review and Extra Care commissioning project.</p> <p>The strategy was commended as a thorough and well put together piece of work.</p> <p>There was discussion around the Protheroe House sheltered housing scheme and how the transition ahead of its closure was being managed in terms of the impact upon the remaining residents. It was noted that the strategic housing team and officers from adult social services were working with the manager of the scheme to ensure a smooth transition in terms of re housing residents. At present twenty people were still resident; there would be discussion with remaining residents around their move before the number of people reduced to a level that was unviable.</p> <p>It was agreed that the Board should receive an update at the April meeting providing an update with respect this.</p> <p><b>RESOLVED:</b></p> <p>That the Haringey Older People's Strategy 2011-2021 be approved.</p>	<p>Rosie Green</p>
<p><b>HSP200.</b></p>	<p><b>OVERVIEW AND SCRUTINY SCOPING REPORT - REGISTERED SOCIAL HOUSING</b></p> <p>The Board received a presentation on the planned Overview and Scrutiny Review of Registered Housing Providers in Haringey.</p> <p>It was noted that the key objective of the review was to determine how the Council could facilitate more effective and integrated service provision by the formation of agreed common standards.</p>	

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The Board discussed the objectives of the review and whilst there was agreement in principle to these it was noted that in practical terms the work outlined may be overly onerous for Housing Associations at a time when resources were limited.

It was confirmed that as part of the review all of the Housing Associations with stock in the Borough would be contacted. It was envisaged that this would also provide an opportunity for Registered Providers to set out how the Council could improve engagement with them over this and other issues.

Clarity was sought around what the review was intended to achieve and partnership working at the Campsbourne Estate was cited as an example of how improvements for residents could be achieved by improving joint working. Identifying how the Council could facilitate this type of working was the review's main objective.

In terms of the process attached to the review the Board was advised that once the panel had formed its recommendations these would be considered by the Cabinet for adoption. It was clarified that the Overview and Scrutiny process did not have a budget from which it could allocate funding to implement the recommendations it made.

It was suggested that it would be helpful if the review looked at the implications of the new Localism Bill and the role of Councillors in terms of scrutiny and that the review, as currently proposed, may be more useful if it were undertaken once the new Housing Strategy was in place in twelve months time.

Martin  
Bradford

The Board was advised that Boroughs where this approach had worked well had identified specific locations where a more joined up approach would add value.

It was noted that the Council's Anti Social Behaviour Partnership Board had a Register Provider sub group and that there may be potential areas of overlap that officers should review as data collected by the this group may be useful in informing the Overview and Scrutiny review.

Martin  
Bradford /  
Nick  
Powell /  
Claire  
Kowalska

In conclusion Council officers encouraged Register Provider representatives to use the review as an opportunity to engage and influence Councillors.

**RESOLVED:**

- i. That the presentation be noted.
- ii. That officers from the Community Safety Team, Strategic Housing Team and Overview and Scrutiny should liaise to determine whether there was existing data that could be used to inform the review.

Martin  
Bradford /  
Nick  
Powell /  
Claire  
Kowalska

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<b>HSP201.</b>	<b>SOCIAL HOUSING REFORMS: BRIEFING PAPER</b> <p>The Board received a report that set out the Council's response to the Government's recent consultation on social housing reform (Register Providers had been consulted separately).</p> <p>It was noted that there had been discussion with Housing Association partners with respect the new 'Affordable Rent' tenure that would come into place in April 2011. However, arrangements around this were still evolving and the implications for both the Council and Housing Associations required further working thought before a policy was finalised.</p> <p>The Chair noted that the Council's Cabinet had not reached a view on this as yet. Once the budgetary proposals for the next financial year had proceeded through the decision making process this would be considered.</p> <p>The Government had sought responses to a raft a consultation exercises in a very short period of time. This meant that it was difficult to provide responses that were as comprehensive as the Council would like and that there were likely to be unforeseen consequential impacts.</p> <p><b>RESOLVED:</b></p> <p>That the report be noted.</p>	
<b>HSP202.</b>	<b>PERFORMANCE REPORT</b> <p>The Board received a report that provided an overview of performance during the third quarter of 2010/11 against Local Area Agreement (LAA) Performance Indicators (PIs) within the Boards responsibility.</p> <p>It was noted that the rate at which the number of people living in Temporary Accommodation (TA) had reduced had decreased during the last quarter. This was due to a number of reasons including the introduction of a subsidy cap that had reduced the number of homes available and increased the use of TA.</p> <p>The Board was advised that the target with respect to the delivery of new Affordable Homes was unlikely to be met. It was anticipated that the number of Affordable Homes delivered in future years would reduce significantly as sources of funding were withdrawn.</p> <p>In terms of the Decent Homes programme the Board was advised that there would be 75% reduction in the funding available for this in the next financial year. Beyond this the financial picture was unclear at present.</p> <p><b>RESOLVED:</b></p> <p>That the report be noted.</p>	

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<b>HSP203.</b>	<p><b>FEEDBACK FROM MINISTER FOR HOUSING</b></p> <p>The Board received a verbal update with respect to the meeting that had been held on 7 December 2010 with the Housing Minister.</p> <p>Council officers, Councillor Bevan and residents of the Broad Water Farm estate had met with the Minister to raise issues of concern arising from changes in legislation and funding for the Decent Homes programme.</p> <p>The Board was advised that there had been a useful dialogue and concerns raised by residents had been taken on board by the Minister. This approach had personalised the impact that the changes were having upon ordinary people and the Minister had acknowledged that further thought may be required around the implications of the Universal Credit.</p> <p>It was noted that officers from the Strategic Housing team were also meeting with representatives from the Department of Communities and Local Government (DCLG) to discuss the impact on the Borough of the cap on Housing Benefit. The case for putting legislation in place to prevent Local Authorities placing vulnerable families outside their Boroughs in order to ensure that the financial burden meeting their needs did not fall to less affluent Boroughs where housing was cheaper.</p> <p><b>RESOLVED:</b></p> <p>That the verbal update be noted.</p>	
<b>HSP204.</b>	<p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>There were no new items of Urgent Business.</p>	
<b>HSP205.</b>	<p><b>ANY OTHER BUSINESS</b></p> <p>There were no items of AOB.</p>	
<b>HSP206.</b>	<p><b>DATES OF FUTURE MEETINGS</b></p> <p>It was noted that the next meeting would be held on 5 April 2011.</p>	All to note

The meeting closed at 8.45pm.

COUNCILLOR JOHN BEVAN

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Chair