

**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.

MINUTE NO.	SUBJECT/DECISION	ACTION BY
HSP207.	<p>APOLOGIES</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>	
HSP208.	<p>URGENT BUSINESS</p> <p>There were no items of Urgent Business.</p>	
HSP209.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>	
HSP210.	<p>MINUTES</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>RESOLVED:</p> <p>That the minutes of the meeting held on 31 January 2011 be confirmed as a correct record.</p>	Xanthe Barker
HSP211.	<p>DRAFT OVERCROWDING AND UNDER OCCUPATION STRATEGY</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>RESOLVED:</p> <ul style="list-style-type: none">i. That the draft Overcrowding and Under Occupation strategy be released for consultation.ii. That the consultation plan be noted.	All to noted Phil Harris Phil Harris / Paul Dowling

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<p>HSP212.</p>	<p>CURRENT HOMELESSNESS ISSUES</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>RESOLVED:</p> <p>That the presentation be noted.</p>	<p>All to note</p>
<p>HSP213.</p>	<p>ADULT SAFEGUARDING</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>RESOLVED:</p> <p>That the presentation be noted.</p>	
HSP214.	<p>HARINGEY'S HOMELESSNESS STRATEGY</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>RESOLVED:</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>	
HSP215.	<p>SUPPORTING PEOPLE BUDGET CUTS - IMPLICATIONS FOR SERVICES</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>RESOLVED:</p> <p>That the presentation be noted.</p>	
<p>HSP216.</p>	<p>RETHINKING HARINGEY - IMPLICATIONS FOR STRATEGIC AND COMMUNITY HOUSING SERVICES</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>RESOLVED:</p> <p>That the verbal update be noted.</p>	<p>Phil Harris</p>
<p>HSP217.</p>	<p>HARINGEY LOCAL CARBON FRAMEWORKS PILOT - ENERGY EFFICIENCY OF HOUSING STOCK</p> <p>This item was deferred to the next meeting.</p>	<p>Jess Sherlock / Xanthe Barker</p>
<p>HSP218.</p>	<p>PERFORMANCE REPORT: QUARTER THREE 2010/11</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>RESOLVED:</p> <p>That the report be noted.</p>	
HSP219.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of Urgent Business.</p>	
HSP220.	<p>ANY OTHER BUSINESS</p> <p>There were no items of AOB.</p>	
HSP221.	<p>DATES OF FUTURE MEETINGS</p> <p>The draft dates of future meetings, as set out below, were noted:</p> <ul style="list-style-type: none"> ➤ 6.30pm, 21 July 2011, Haringey Civic Centre ➤ 6.30pm, 24 October 2011, Haringey Civic Centre ➤ 6.30pm, 19 December 2011, Haringey Civic Centre ➤ 6.30pm, 20 March 2012, Haringey Civic Centre 	All to note

The meeting closed at 8.45pm.

COUNCILLOR JOHN BEVAN

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Chair