

Report for: Cabinet, 5 December 2023

Title: A new Housing Strategy for Haringey

Report authorised by: Director of Placemaking and Housing

Lead Officer: Assistant Director of Housing

Ward(s) affected: All

**Report for Key/
Non-Key Decision:** Key decision

1. Describe the issue under consideration.

- 1.1. A local Housing Strategy sets out the local housing authority's vision for housing in its area. It sets out objectives and targets and policies on how the authority intends to manage and deliver its strategic housing role and provides an overarching framework against which the authority considers and formulates other policies on more specific housing issues.
- 1.2. Robust strategies are widely recognised as essential to the delivery of local authorities' housing functions. Haringey's current Housing Strategy runs from 2017-2022. A new Housing Strategy is therefore required.
- 1.3. This report recommends that Cabinet proposes that Full Council should adopt a new Housing Strategy to set out the Council's vision and strategic approach to housing in Haringey over the next five years.
- 1.4. This report gives an overview of that proposed new Housing Strategy, its context, and the processes through which it has been developed, focusing on the consultation carried out by the Council between September and December 2022.

2. Cabinet Member Introduction

- 2.1. The right to a home is a fundamental human right. Few things are more important than a home. So the way the Council approaches housing over the next five years is critically important to everyone in Haringey – especially during a nationwide housing crisis, the climate emergency, and as we support each other through the cost-of-living crisis.
- 2.2. We have proposed a housing strategy for the next five years that is transformative, setting out our ambition for everyone in Haringey to have a safe, stable, and genuinely affordable home. It supports that ambition through four strategic objectives: delivering the new homes of all kinds that Haringey needs; improving housing quality and resident services in the social housing sector; improving the quality of the private rented sector; and preventing and

alleviating homelessness. Five fundamental principles run through each of those objectives, underpinning all their commitments: communication and co-production; taking an active approach to the housing crisis; working in partnership externally and across the Council; creating and maintaining sustainable and healthy communities; and responding to the climate emergency.

- 2.3. From commitments to building new homes that the borough needs to ensuring that existing homes are comfortable, safe, and secure, the strategy is built on evidence and extensive consultation.
- 2.4. The people of Haringey are our biggest strength. As a Council, we want to collaborate with residents to build a better place for us all to live - and to ensure that our residents are at the core of everything we do. That ambition is a core principle in this Strategy. And residents overwhelmingly supported the draft Strategy's proposals. 91% agreed with its objectives. Crucially, their detailed feedback helped us to improve the strategy across many areas. Residents refocused the Strategy on improving basic housing services and housing quality for Council tenants and leaseholders; and they added a range of new commitments including to private renters, Supported Living, older people's housing, and biodiversity.
- 2.5. I encourage you to recommend that full Council should adopt this strategy.

3. Recommendations

- 3.1. That Cabinet recommends that Full Council:
 - 3.1.1. Note the outcome of the consultation process summarised at 6.7-6.9 of this report and set out in the Report at Appendix 2
 - 3.1.2. Adopt the new Housing Strategy attached as Appendix 1 and summarised in paragraphs 6.5 to 6.22.
 - 3.1.3. Note that the Housing Planning and Development scrutiny Panel have no changes to the Housing Strategy and recommend Cabinet note their comments set out below at paragraphs 9.1 to 9.8 in accordance with Part four Section E paragraph 2.2 of the Council's Constitution.
 - 3.1.4. Note that the Housing Planning and Development scrutiny Panel have no changes to the Housing Strategy and recommend Cabinet note their comments set out below at paragraphs 9.1 to 9.8 in accordance with Part four Section E paragraph 2.2 of the Council's Constitution.

4. Reasons for decision

- 4.1. A robust strategy is widely recognised as essential to the delivery of local authorities' housing functions. Haringey's current Housing Strategy ran from 2017-2022. A new Housing Strategy is required.

- 4.2. In March 2022, Cabinet agreed a draft Housing Strategy as the basis for a formal consultation on the Council's approach to housing in Haringey over the next five years. Officers duly consulted on that draft Housing Strategy for twelve weeks between September and December 2022. As set out in paras 6.7 to 6.9, and in Appendix 2, the consultation showed strong support for most of the proposals in the draft Strategy. Officers have analysed the comments received during that consultation and as a result have made a number of changes to the draft Strategy, as set out in paras 6.10 to 6.12 and in Appendix 2. Further changes to the draft Strategy result from changes to the legislative, regulatory, and economic context since March 2022 (see 6.13-6.21).

5. Alternative options considered.

- 5.1. The Council could decide not to recommend adopting a Housing Strategy: Local Authorities are not required to adopt one. This option is not recommended for two reasons. Firstly, the Council is committed to adopting a Housing Strategy having agreed a draft Housing Strategy and then carried out formal consultation which showed strong support for its proposals. Secondly, although they are not statutorily required, robust strategies are widely recognised as essential to the delivery of local authorities' housing functions.
- 5.2. Cabinet could amend the Housing Strategy proposed here before recommending it to Full Council. This option is not recommended because formal consultation showed strong support for the draft Strategy; and because comments and feedback received through that consultation have already led to amendments and improvements to the Strategy now being proposed. In addition, amendments to the draft Housing Strategy have been made during a detailed governance process that respond to changes in the legislative, regulatory, and economic context since March 2022.

6. Background information

Developing a new strategic approach to housing in Haringey

- 6.1. Haringey's current Housing Strategy runs from 2017-2022. A new Housing Strategy is therefore required.
- 6.2. A new Strategic Housing Market Assessment was prepared for June 2021 assessing housing needs and in particular unmet need for the period 2022-37.
- 6.3. Between July 2021 and March 2022 following a thorough review of evidence including the Strategic Housing Market Assessment, officers prepared a draft Housing Strategy for formal consultation.
- 6.4. In March 2022 Cabinet approved that draft strategy for consultation. That draft is attached as Appendix 2.
- 6.5. The draft Housing Strategy set out the Council's ambition for everyone in Haringey, whatever their circumstances, to have a safe, stable, and genuinely

affordable home. It set out its aims to achieve that through four strategic objectives, which are each accompanied by their own sub-objectives:

- Strategic objective 1: Delivering the new homes Haringey needs.
 - Supporting the delivery of 1,592 new homes every year in Haringey
 - Ensuring the right mix of homes for our communities
 - Establishing a new era of Council home building

- Strategic objective 2: Improving housing quality and resident services in the social housing sector.
 - Ensuring and improving the quality of our Council housing
 - Improving services to our tenants and leaseholders, and designing these with them
 - Embedding these functions into the Council's core business
 - Collaborating to help drive improved services in the sector across the borough.

- Strategic objective 3: Improving the quality of the private rented sector.
 - Setting clear standards for the private rented sector and supporting landlords to meet those standards.
 - Enforcing those standards and taking decisive action against landlords who will not provide their tenants with a home that is decent, safe, and secure.
 - Empowering and supporting private renters to hold their landlords to these standards.

- Strategic objective 4: Preventing and alleviating homelessness
 - Preventing homelessness whenever possible
 - Ensuring that we have the right accommodation and support for people who are homeless or at risk of homelessness.
 - Supporting people who are, or who are at risk of, rough sleeping.
 - Ensuring that we are making the best and fairest use of our housing stock.

6.6. Five fundamental principles ran through each of those objectives and underpinned all areas of the proposed strategy:

- Communication and co-production - communicating clearly, transparently, and respectfully with residents, and putting residents at the centre of the design of services and of homes.
- An active Council – using all levers and powers at our disposal to tackle the housing crisis.
- Working across the Council and in partnership - putting housing at the heart of what this Council does, and taking a lead in bringing residents, community groups, voluntary and private sector organisations together to tackle the housing crisis.
- Creating and maintaining sustainable and healthy communities - working with residents to deliver new, better, and healthier homes and

neighbourhoods, enhancing the places and sense of community that make them proud to call Haringey home.

- Responding to the climate emergency - delivering homes and neighbourhoods that are healthier and more resilient.

6.7. Between 26 September and 16 December 2022, the Council carried out formal consultation on the draft Housing Strategy approved by Cabinet. That consultation received 706 responses. Responses were broadly representative of the tenure and housing situation of Haringey's residents. A summary of the consultation's findings is attached as Appendix 2.

6.8. The consultation showed overwhelming support for the draft strategy. At a high level, 91% agreed with its objectives. That support was consistent through most areas.

6.9. However, responses also expressed serious concern about the quality of housing and services to the Council's own tenants and leaseholders. This reflects the Council's own findings after bringing services back under direct control in June 2022 as well as concerns raised by residents in other engagement exercises and concerns raised by and to the Ombudsman and the Regulator of Social Housing. Those concerns led in April 2023 to Cabinet approving the adoption of a Housing Improvement Plan backed by additional investment of £4.7 million, responses at the heart of changes set out below to the draft Housing Strategy.

Changes to the draft Housing Strategy as a result of consultation

6.10. In response to that consultation, the proposed Housing Strategy now refocuses on improving basic housing services and housing quality for Council tenants and leaseholders - and reprioritises the objectives sitting in this area:

- Transforming services to our tenants and leaseholders, and designing those services with them
- Ensuring and improving the quality of our Council housing
- Embedding these functions into the Council's core business
- Collaborating to help drive improved services in the sector across the borough.

6.11. In other areas, the responses received during the formal consultation led to improvements across the proposed strategy including by:

- Clarifying our practical commitments to protecting the existing places and communities that make people proud to call Haringey home, to building Council homes across all of Haringey, and to doing everything possible to prevent residents being 'priced out' of a changing borough.
- Strengthening links between the Housing Strategy and the Employment and Skills strategies
- Including a focus on building stronger communities on our estates
- Prioritising a communications campaign to publicise the work that the Council can do to support private renters and address the lack of

confidence and knowledge felt by renters, and to publicise the HMO licensing schemes.

- Introducing more detail about sustainability and environmental commitments
- Including commitments to Supported Living including for young adults with SEND.
- Including a commitment to bring forward an Older People's Housing Strategy

6.12. Many other detailed responses submitted during the consultation will inform the delivery of the strategy across a range of areas, including Neighbourhood Improvement when delivering new Council homes, co-production and consultation, and partnership with Housing Associations.

Changes to the draft Housing Strategy as a result of new financial, regulatory, and legislative contexts

6.13. Fundamentally, the proposed Housing Strategy responds to a housing crisis in London and beyond. It sets out key aspects of the wider context to which it responds. These include the climate emergency, the 'cost of living crisis,' Grenfell and housing safety, Covid-19, and the deep links between housing and systemic inequality.

6.14. The period since the draft Housing Strategy was agreed for consultation has been a period of extraordinary economic challenge: stagnation and the risk of recession, inflation, rising interest rates, and falling real-terms wages have all deepened the longstanding housing crisis. This proposed Housing Strategy responds to those challenges and does everything possible to help residents respond to them – including through a renewed focus on moving homeless households from emergency to more settled accommodation. But the impact of those challenges on the Council's own finances is also profound.

6.15. Inflation and the relentless rise of interest rates puts extraordinary pressure on the delivery of new Council homes. As a result, a number of schemes due to be delivered under the Mayor of London's 2016-2022 grant programme Building Council Homes for Londoners (BCHFL) became financially unviable. In order to ensure that the Council could still build these homes, it took the decision to charge London Affordable Rent rather than formula rent on all homes still to be delivered under that grant programme. The proposed Housing Strategy reflects that decision and commits to let homes funded under the Mayor of London's 2021-2026 grant programme in accordance with the statutory rent formula for Council homes.

6.16. London Affordable Rent (LAR) was developed by the GLA in 2016 to balance genuine affordability for tenants with the financial viability of delivering Council homes in a relatively low-grant environment. LAR is around 8% more than the formula rent cap. It is important to note that BCHFL allocated grant on the basis that council rents for homes funded under the programme would be set at LAR. In spite of that expectation, the first 187 homes Haringey Council completed under BCHFL were let at standard council rent, in accordance with the statutory rent formula.

- 6.17. In June 2022, with overwhelming support from Council tenants, the Council brought its housing management services back under direct control. The Council then actively sought external, independent views on the performance of those housing services. The results of this scrutiny and of subsequent reports by the Social Housing Regulator and the Housing Ombudsman were sobering. It is clear that the Council's tenants and leaseholders have been let down over many years.
- 6.18. The proposed Housing Strategy now commits to transforming the housing services that the Council directly provides to its tenants and leaseholders, and to bringing all their homes up to at least a decent standard.
- 6.19. In April 2023, the Council adopted a comprehensive Housing Improvement Plan as a major step in its journey to transform housing services to its tenants and leaseholders. That Housing Improvement Plan forms the basis of the area of the proposed new Housing Strategy dealing with the Council's own housing stock, and in particular informs a greater emphasis on dealing with damp and mould and ensuring building safety.
- 6.20. The proposed Housing Strategy now gives a strategic focus to achieving the Decent Homes Standard. This replaces the more holistic approach proposed in the consultation. The proposed Housing Strategy now commits to achieving Decent Homes Standard across the Council's stock by 2028.
- 6.21. The collapsing availability and increasing costs of privately rented homes has led to an increased use of Bed and Breakfast accommodation for homeless households since the Council consulted on the draft Housing Strategy. The Council is committed to tackling this urgently and the proposed Housing Strategy reflects that commitment.

7. Contribution to the Corporate Delivery Plan 2022-2024 High level Strategic outcomes

- 7.1. The recommendation to adopt the proposed new Housing Strategy supports the delivery of all aspects of the Corporate Delivery Plan's Homes for the Future Theme.

8. Carbon and Climate Change

- 8.1. The recommendation to adopt the proposed new Housing Strategy supports the Council's commitments in its 2021 Climate Action Plan to the delivery of homes that are healthy, comfortable, and affordable places to heat and power.
- 8.2. The Climate Change Action Plan set out how the borough will become net zero carbon by 2041. The proposed new Housing Strategy supports that objective with commitments such as retrofitting Council homes, improving energy efficiency in private rented homes, supporting owner-occupiers to make their homes more energy efficient, addressing fuel poverty, and ensuring that our own and others' new housing developments meet the highest carbon and environmental standards. Responding to the climate emergency, the new Housing Strategy aims to deliver homes that are healthy, comfortable, and affordable places to live, and neighbourhoods that are resilient, greener, and healthier for everybody.

9. Comments from the Housing, Planning & Development Scrutiny Panel

- 9.1. On 14 November, the Housing, Planning and Development Scrutiny Panel ("the Scrutiny Panel") considered the draft Housing Strategy 2024-2029. The report and its appendices set out the content of the draft Housing Strategy agreed by Cabinet in March 2022, the consultation on that Strategy carried out between September and December 2022, and the changes made to the draft Strategy as a result both of that consultation and of new financial, regulatory, and legislative contexts. The Scrutiny Panel were asked to provide comments on the draft Housing Strategy, in advance of Cabinet considering the strategy at its December meeting. The below paragraphs provide a summary of the key points and the overall lines of questioning that were put forward by the Scrutiny Panel.
- 9.2. Overall, the Scrutiny Panel were in broad agreement with the strategy, its key principles and objectives. The Scrutiny Panel recognise the importance of the Council's house building programme in delivering 3000 new Council homes at social rent and the role this plays in contributing to the overall 15000 new homes needed in the borough. The Scrutiny Panel strongly support the strategic decision that the Council has taken to build its own council homes for the first time in over thirty years and recognise the success the Council has had in starting over 2000 of these homes on site to date.
- 9.3. The Scrutiny Panel note with some concern that economic factors, such as borrowing and mortgage costs will slow down the number of new developments being built. However, the Scrutiny Panel recognise that these factors are largely out of the control of the Council. Scrutiny Panel were pleased to hear that the Council had a record-breaking year, last year, in terms of planning applications approved, including 4000 new homes agreed in a period of five or so months. It is hoped that there will be a pipeline of new developments ready to be built once the economic picture improves.

- 9.4. The Scrutiny Panel commend the Council and officers on the quality of design being achieved in Haringey, both in terms of our own house building programme and external private sector developments, steered by the Council's planning service. Scrutiny Panel believe that Haringey is in a good position to receive formal recognition of the quality of the design of its new homes at future industry awards events. The Panel is broadly supportive of the strategic focus on bringing homes up Decent Homes standard but is concerned that in order to direct resources to this task that other areas of funding will be sidelined. The Panel recommends that Cabinet agree to return to a holistic programme of repairs and maintenance on estates as soon as financial circumstances will allow and once the Council has made the requisite progress in bringing its existing housing stock up to Decent Homes standards.
- 9.5. The Scrutiny Panel noted that there are 3641 tenants living in overcrowded accommodation and 3820 tenants who lived in homes that were too big for them. The Panel highlighted the importance of getting existing tenants who had a larger home to downsize but recognise that this is not easy to do. The development of under-occupation strategy and an older person's housing strategy are seen as very important in this context.
- 9.6. The Scrutiny Panel are concerned about the extent to which new housing will meet the needs of local people, as opposed to meeting the needs of people moving into Haringey/London from outside. But the Scrutiny Panel welcome the assurances given around the strategy clearly setting out the need for housing for low-cost rent, especially in terms of family homes. Scrutiny Panel feel it is important that the Council sets a clear tone about what it expects from developers in the borough in relation the need for low-cost housing and that the Council does what it can to prevent local residents being priced out of the borough.
- 9.7. Scrutiny Panel sought assurances around the fact that the new homes the Council was building would be properly maintained and that the successes the Council has achieved in building new homes would not be undermined by a failure to carry out maintenance and repairs. Scrutiny Panel welcome the assurances Scrutiny Panel received about the fact that the homes were being built to very high standards and that budgets were made available for maintenance as they properties were built. In general, there was a degree of scepticism from panel members about the Council's ability to carry out repairs long-term and the financial resources required to do so. Scrutiny Panel would like to see the Council return to a programme of cyclical maintenance for all of its estates. Scrutiny Panel recommend that Cabinet explore the feasibility of returning to a cyclical maintenance programme for its estates.
- 9.8. In light of the past experiences of leaseholders on the Noel Park Estate, the Panel recommends that Cabinet agree that leaseholders will be given a minimum of six months' notice before any payment is due for major works on their property.

10. Statutory Officers comments

10.1. Finance

- 10.1.1. The draft Housing Strategy for consultation was approved in February 2022. This report is for the new housing strategy updated with feedback from the consultation.
- 10.1.2. This report has also been updated to include changes as a result of new financial, regulatory, and legislative contexts.
- 10.1.3. Most commitments in the strategy document have already been agreed, and in agreement with the commitments in the Council Borough Plan.
- 10.1.4. The key strategic objectives as listed in the report and related action plans does not lead to any budgetary commitments over and above those already planned for through the current HRA Business plan.
- 10.1.5. Any subsequent proposals developed, and requiring additional revenue or capital resources will need to be reviewed and approved via the appropriate approval route prior to implementation.
- 10.1.6. All the associated financial risk will be reviewed and captured as part of the current budget/MTFS setting process if recommendation is adopted.

10.2. Procurement

- 10.2.1. Strategic Procurement (SP) note the recommendations in section 3 of this report. There are no procurement implications or actions at this moment based on the recommendations.

10.3. Head of Legal & Governance

- 10.3.1. The Head of Legal and Governance has been consulted in the preparation of this report.
- 10.3.2. The Council is under no statutory duty to adopt a Housing Strategy and the former statutory provisions giving the Secretary of State power to require a local housing authority to do so have been repealed without replacement. It is however considered best practice to do so and the Council's practice is to do so.
- 10.3.3. Under section 41 of the Greater London Authority Act 1999, as amended, ("GLAA99"), it is a general duty of the Mayor of London to prepare and publish a London housing strategy. Under section 333D of GLAA99, any local housing strategy prepared by a local housing authority in Greater London must be in general conformity with the Mayor of London's London housing strategy.
- 10.3.4. Under section 8 of the Housing Act 1985, local housing authorities (including Haringey Council) shall consider and review on a periodical basis the housing

conditions in their area and the housing needs of the area with respect to the provision of further housing accommodation. Section 3 of the Housing Act 2004 further imposes a duty on local housing authorities to keep housing conditions in their area under review.

10.3.5. The Public Sector Equalities Duty (“PSED”) set out in section 149 of the Equalities Act 2010 obliges the Council in performing its functions “to have due regard to the need to:

a) eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under this Act.

b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.

c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it”

10.3.6. The Housing Strategy document itself is not a formal Planning document and consequently will not form part of the local planning authority’s Development Plan. While it may be a material consideration in the determination of some planning applications, it will be for the local planning authority to determine how much, if any, weight should be attributed to it in the development management process.

10.3.7. The following general principles of consultation apply:

- That consultation must be at a time when proposals are still at a formative stage.
- That the proposer must give sufficient reasons for any proposal to permit intelligent consideration and response.
- That adequate time must be given for consideration and response; and
- That the product of consultation must be conscientiously taken into account in finalising any proposals.

10.3.8. In short, in order to achieve the necessary degree of fairness, the obligation is to let those who have a potential interest in the subject matter know in clear terms what the proposal is and exactly why it is under positive consideration, telling them enough (which may be a good deal) to enable them to make an intelligent response. The obligation, although it may be quite onerous, goes no further than this.

10.3.9. Approval of the Housing Strategy as part of the Council’s Policy Framework is a function reserved to Full Council by Article 4.01(a) of the Councils Constitution.

10.4. Both Cabinet, in considering the recommendations in this report, and Full Council, when considering whether to adopt the Strategy, must conscientiously take into account the outcome of the consultation.

10.4.1. There is no legal reason why Cabinet should not adopt the recommendations in this report.

10.5. Equality

- 10.5.1. The Council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
 - Advance equality of opportunity between people who share protected characteristics and people who do not.
 - Foster good relations between people who share those characteristics and people who do not.
- 10.5.2. The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex, and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 10.5.3. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 10.5.4. The decision is regarding the adoption of a new Housing Strategy to set out the Council's vision and strategic approach to housing in Haringey over the next five years.
- 10.5.5. It should be noted that the draft policy went to cabinet in March 2022 for approval for consultation so many of the comments in the previous cabinet report are still relevant these being:
- 10.5.6. The Housing Strategy is a major strategy which will impact many people in the borough. By seeking to improve conditions in social rented housing, in particular Council housing, the strategy will have a positive impact on BAME residents, older residents, and women. By seeking to provide more social housing and in particular more family sized social housing, the strategy will also support these groups, as well as families with young children.
- 10.5.7. By prioritising the delivery of rented affordable housing, in particular social rented housing, and therefore not prioritising affordable home ownership, the strategy may have a negative impact on those who aspire to homeownership but are unable to access market housing, who are more likely to be younger. Affordable home ownership will however still be delivered in Haringey and a commitment for a 2024 intermediate housing policy for shared ownership that was added after consultation should help mitigate this impact.
- 10.5.8. People in housing need and those living in social housing are disproportionately disadvantaged across multiple areas and have more than one protected characteristic, in particular in terms of race, socio-economic status, sex, and disability. The Housing Strategy prioritises meeting the housing needs of these groups and will these for have a positive impact on those who share these protected characteristics.

- 10.5.9. However, the consultation process that took place September to December 2022 has resulted in changes to the strategy that have further equalities implications. These include:
- 10.5.10. An updated focus on the cost-of-living crisis which is disproportionately affecting people of a low socioeconomic status.
- 10.5.11. Transforming our landlord services for our 20,000 tenants who are more likely to be BAME, Women, Older and of a low socioeconomic status. This will shorten delays on repairs and ensure their complaints are properly responded to. Additionally, this comes with a stronger commitment to improve the quality of Council housing including a separate housing improvement plan and a renewed focus on fire safety and tackling damp and mould.
- 10.5.12. Actions to improve the quality of temporary accommodation including the elimination of B&Bs. BAME people, women, young people, and those from a low socio-economic status are overrepresented in our TA stock.
- 10.5.13. Commitments to supported living for young people with SEND.
- 10.5.14. A commitment to bring forward an Older People's Housing Strategy to meet this cohorts' specific needs.
- 10.5.15. These additional actions and commitments will all support the provision of better-quality accommodation and services to residents who are disproportionately disadvantaged across multiple areas and more likely to share more than one protected characteristic. Therefore, the policy will have a positive impact on those who share protected characteristics and on equalities in general.
- 10.5.16. A full analysis is contained in the Equalities Impact Assessment found in appendix 3.

11. Use of Appendices

Appendix 1 – A new Housing Strategy for Haringey

Appendix 2 – Report on the draft Housing Strategy consultation, September to December 2022

Appendix 3 - EQIA

12. Background papers

[Draft Housing Strategy 2022, PDF 870 KB](#)

[2023-24 Budget and 2023-2028 Medium Term Financial Strategy Report PDF 13 MB](#)

[Housing Services Improvement Plan and Compliance Assurance Statement PDF 531 KB](#)