

	STAKE HOLDE R	ACTION / PROGRESS	TIMELINE	STA TU S
<p>Recommendation 1 That Cabinet work with the private rented sector to encourage landlords to let properties to residents on the Housing Register and in receipt of Housing Benefit. (paragraph 6.16)</p>	Cabinet	<p>Officers continue to work with private landlords to meet housing need and to increase housing supply. During 2016-18 121 homes were procured through private sector Landlords . Additionally officers work closely with Landlords to sustain tenancies and prevent homelessness.</p> <p><i>During 2017/18 465 episodes of homelessness were prevented by officer interventions</i></p>	Recommendation achieved – homeless prevention activities and working with private sector landlords is part of the council’s core business	G
<p>Recommendation 2 That Cabinet explore the opportunity for providing temporary accommodation in house. This should include a review of both housing need and disruption to residents placed out of the borough as well as the potential financial benefits tot the Local Authority. This should also enable the council to meet requirements regarding tenure, in particular for larger units for families. (paragraph 6.28)</p>	Cabinet	<p>Officers continue to explore opportunities for alternative delivery models of temporary accommodation for homeless households. The council continues to maintain its position of having the lowest number of homeless households in temporary accommodation in London. Currently there are 170 households in temporary accommodation, and remains the lowest in London. The majority of these are placed in borough and at the end of February 2019 there was only one household placed outside London</p> <p>Officers are continuing to work with Housing Associations and other providers so as to identify</p>	Recommendation achieved - homeless prevention activities and working with private sector landlords is part of the council’s core business	G

		potential procurement of housing supply for households in acute housing need		
<p>Recommendation 3</p> <p>That a report is presented to the Sustainable Communities Scrutiny Panel in anticipation of the proposed Pay to Stay policy on how residents might be incentivised to move on to alternative forms of affordable housing, freeing up much needed social housing (paragraph 7.12)</p>	Cabinet	<p><i>Government are not proceeding with the “pay to Stay” policy</i></p> <p><i>(Deleted)</i></p>	<i>This recommendation is closed</i>	G
<p>Recommendation 4</p> <p>The Cabinet undertakes a review into the effectiveness of viability assessments and make recommendations on challenging developers to enable the provision of more affordable housing. (paragraph 8.12)</p>	Cabinet	<p>This recommendation is linked to Recommendations 5 and 6 below). On behalf of all London councils, the Mayor of London has undertaken a review, consulted on and published new London-wide planning guidance on affordable housing and viability (August 2017) This aims</p> <ul style="list-style-type: none"> •to increase the amount of affordable housing delivered through the planning system •embed the requirement for affordable housing into land values •make the viability process more consistent and transparent. All London boroughs including Merton will now be able to use this SPG to support provision of more affordable housing. 	Recommendation achieved	G
<p>Recommendation 5</p> <p>That Cabinet agree to consider whether viability assessments can be made available for review to Councillors on the Planning Application Committee. (paragraph 8.12)</p>	Cabinet	<p>Since 2018 all developer viability assessments and the council’s independent reviews have been published online with the planning application information. In addition, the council now requires viability evidence to be submitted before the planning application can be validated</p>	Recommendation achieved	G

<p>Recommendation 6 That the planning department proactively considers using their right to review powers on developments that don't meet the 40% affordable housing target. (paragraph 8.12)</p>	Cabinet	Officers in the Development Control team deliver this approach and will continue to do so	Recommendation achieved	G
<p>Recommendation 7 That the Council encourages developers to engage with Registered Providers, at an earlier stage in the planning process, on the development of affordable housing. (paragraph 8.12)</p>	Cabinet	Officers in the Development Control team actively encourage this at all pre-application meetings with prospective applicants and will continue to do this as part of their everyday engagement with applicants	Recommendation achieved – part of council's core planning business	G
<p>Recommendation 8 The Cabinet consult with councillors and community groups on potential sites and land that present opportunities for the development of affordable housing (paragraph 8.13)</p>	Cabinet	This work will be part of the council's revision of the Local Plan 2017-2020 (programme agreed at September 2016 full council).	Merton's Local Plan is scheduled for adoption in late 2020	G
<p>Recommendation 9 That the Cabinet consider opportunities for gifting small to medium pockets of land in council ownership to Housing Associations in order to stimulate the creation of more affordable housing to meet demand. In doing so, Cabinet should submit a report to the Sustainable Communities Scrutiny Panel for review on the business case and council's ability to gift land and on what might be proposed to housing associations with this. As part of any agreement with Housing Associations on the use of council land/sites, the Council should receive</p>	Cabinet	The council is able to sell land suitable for housing to Registered Providers for best consideration and will continue to do so when the council is selling land suitable for housing. However the council is not in a position to gift land suitable for housing in return for 100% nomination rights when Registered Providers are required under the terms of their government grant funding to allocate a proportion of their homes to be accessed across London.	Recommendation achieved.	G

full nomination rights to all properties developed. (paragraph 8.19)				
Recommendation 10 That Cabinet agree to consult with Registered Providers in revising the terms of reference of the MerHAG Group, to enable a more regular forum for proactive engagement with Housing Associations and Registered Providers on the opportunities for, and barriers to, the development of affordable housing in Merton. (paragraph 10.7)	Cabinet	Officers across the council meet Registered Providers on a regular basis on affordable housing matters, including grant funding, availability of sites and developments being carried out by or in association with the Registered Providers in Merton.	Recommendation achieved.	G
Recommendation 11 That the Council effectively communicates its sites and policies plan to Registered Providers. (paragraph 10.7)	Cabinet	Officers in Sustainable Communities meet Registered Providers on a regular basis and communicate this to them.	Recommendation achieved	G
Recommendation 12 That the Sustainable Communities Scrutiny Panel invites all Registered Providers in operation in the borough to a future meeting to gather information on their overcrowding strategies and to make any recommendations, as appropriate. The Panel should also engage other Local Authorities to look at good practice, including Richmond Council who the task group met with as part of this review. (paragraph 12.20)	Cabinet	<i>It was agreed that this action be removed</i> <i>(Deleted)</i>		
Recommendation 13	Cabinet	Following Cabinet and Council resolution in April 2017, the council has established an arms length	Recommendation achieved	G

<p>That the Council consider the proposal for a Housing Development Company in Merton and ensure that it meets Council policy on affordable housing, encouraging where possible, given that it is a Council owned vehicle that it provides above and beyond the baseline of 40% affordable housing. (paragraph 13.16)</p>		<p>property development company, Merantun Development Limited, and the initial four sites are in the design and planning phase; planning applications are scheduled to be submitted later in 2019.</p>		
<p>Recommendation 14 That Cabinet explore effective policy enacted by other London Councils to unlock land banking and stalled development sites to ensure that affordable housing can be developed sooner. (paragraph 13.16)</p>	Cabinet	<p>This would be addressed through recommendation 8 above</p>	See Rec 8 above	G
<p>Recommendation 15 That Cabinet identify sites to commission the development of intermediate products, such as Pocket homes, in order to meet the needs of those trying to secure ownership of a property but unable to afford full market values. (paragraph 14.6)</p>	Cabinet	<p>This would be addressed through recommendation 8 above</p>	See Rec 8 above	G
<p>Recommendation 16 That Cabinet identify sites to commission the development of homes, such as those offered by YCube, in order to support residents to move out of temporary accommodation or social housing (paragraph 14.10)</p>	Cabinet	<p>This would be addressed through recommendation 8 above</p>	See Rec 8 above	G

<p>Recommendation 17 That the Council lobby the Sec. of State for Health to simplify structures regarding land ownership and responsibilities for selling off NHS land. (paragraph 14.20)</p>	<p>Cabinet</p>	<p>The council continues to work with the NHS Clinical Commissioning Group, NHS Property Services and other parts of the NHS on the redevelopment of Birches Close, Wilson Hospital and other NHS owned sites as part of the Local Plan 2020 (as per Recommendation 8 above) to provide healthcare and housing. The council continues to support the retention of any receipts from NHS land to be used for NHS services within Merton.</p>	<p>Recommendation achieved.</p>	<p>G</p>
--	----------------	---	---------------------------------	----------