

Merton Council Council

21 September 2022

Supplementary Agenda 2

7a	Strategic theme: Main report	1 - 2
23	Amendments to the Strategic Theme Report	3 – 6

NB: There have been no Strategic Theme motions submitted to this meeting.

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Appendix A to agenda item 7a – Strategic Theme Report: Work to make Merton a fairer, more equal borough and support those on lower incomes by tackling poverty and fighting for quality affordable housing

full council September 2022

[Link to committee report](#)

Paragraph 3.1 of the committee report states

“New affordable homes are mainly provided via two routes:

- The planning system, where developments of large sites (11 homes or more) must provide a proportion of affordable housing, according to Merton’s planning policies
- Social housing providers building developments themselves.”

The table below sets out the completed developments between 2018 and 2022 (estimate) where affordable homes have been built and how these affordable homes have been secured.

Application No	Street Name	Completion calendar year	Total number of homes in the development	Number of affordable homes	%Affordable	Affordable homes secured through planning permission or afterwards?
14/P1241	191-193 Western Road, Colliers Wood SW19 2QD	2018	48	48	100%	Social housing provider L&Q delivered 100% affordable on site after planning permission granted
13/P1038	7-9 Darlaston Road, West Wimbledon SW19 4LF	2018	20	5	25%	Secured through planning permission
14/P2917	Former Crystal Autocare London Road, Morden, SM4 5AN	2019	11	5	45%	Secured through planning permission
16/P1696	Haig Housing Estate, Green Lane, Morden SM 5NS	2019	68	27	40%	Haig Housing Trust (charitable housing provider for armed forces veterans) delivered the whole scheme

Application No	Street Name	Completion calendar year	Total number of homes in the development	Number of affordable homes	%Affordable	Affordable homes secured through planning permission or afterwards?
15/P0211	2-6 High Street, Colliers Wood	2019	34	22	100%	Housing association (now Optivo) delivered 100% affordable on site after planning permission granted
16/P2439	Land adjacent 25-30 Rock Close, Mitcham CR4 3PU	2019	8	8	100%	Delivered via social housing provider Wandle Housing
17/P1601	Garages rear of Inglemere Road and Grenfell Road, Mitcham CR4 2BT	2019	14	4	29%	Secured through planning permission
16/P3551	12a Ravensbury Terrace, Wimbledon Park SW18 4RL	2020	21	2	10%	Secured through planning permission
16/P3430	Former Thames Water site, Fortescue Road, Colliers Wood, SW19 2EB	2020	74	16	22%	Secured through planning permission
16/P1968	Phase 1 Ravensbury Estate Mitcham CR4 4DL	2020	21	17	81%	Delivered via Clarion Estate Regeneration (Ravensbury Phase 1)
15/P4633	Albany House Burlington Road, New Malden KT3 4NH	2020	41	41	100%	Wandle Housing delivered affordable on site after planning permission granted
14/P4361	Wimbledon Stadium Plough Lane, SW17 0BL	2020	632	181	29%	Secured through planning permission
16/P4853	Atkinson Morley Copse Hill, West Wimbledon SW20 0FA	2021	75	18	24%	Secured through planning permission
18/P3780	52-54 Wandle Bank, Colliers Wood SW19 1DW	2021	11	4	36%	Secured through planning permission
16/P2672	Haslemere Estate Ravensbury Terrace, Wimbledon Park SW18 4SB	2021	141	28	20%	Secured through planning permission
19/P3178	96 Church Road, Mitcham CR4 3BW	2022	20	4	100%	Planning permission granted for 50% affordable; Wandle Housing then bought and delivered site for 100% affordable
16/P3738	High Path Phase 1	2022	136	80	60%	Delivered via Clarion Estate Regeneration (High Path phase 1)

14th September Council

Conservative amendment to the Strategic theme report:

To add the following Recommendations B and C:

“B. Council notes that the homes at the Eastfields Estate are still not being maintained to the Decent Homes Standard. Council calls upon the administration to ensure Clarion deliver Decent Homes Standard accommodation for all their residents in Merton.

C. Council notes that some recent planning applications have been promoted with below 50% affordable housing, below the Mayor of London's targets. Council calls upon the Planning Applications Committee to ensure that planning applications adhere to local and regional planning rules and provide sufficient affordable homes to meet the needs of residents across Merton.”

Report now to read:

Recommendations:

A. That the Council consider the content of this report

B. Council notes that the homes at the Eastfields Estate are still not being maintained to the Decent Homes Standard. Council calls upon the administration to ensure Clarion deliver Decent Homes Standard accommodation for all their residents in Merton.

C. Council notes that some recent planning applications have been promoted with below 50% affordable housing, below the Mayor of London's targets. Council calls upon the Planning Applications Committee to ensure that planning applications adhere to local and regional planning rules and provide sufficient affordable homes to meet the needs of residents across Merton.

Cllr Nick McLean

Cllr Max Austin

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COUNCIL MEETING – 21 September 2022

Proposed Amendment to the Recommendation in Agenda item 7a. Strategic theme Main report

Proposed by Cllr Susie Hicks

Seconded by Cllr Robert Page

To add the following recommendation:

" B) Council also requests Cabinet to:

- discuss with Lambeth Council at an appropriate level the lessons from the *Kerslake Review of strategic delivery of new affordable homes in Lambeth*;
- within 12 months produce a Cabinet paper on the lessons learned from the Kerslake Review, their applicability to Merton, and discussing whether to establish an equivalent review in Merton.

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