

# Merton Council

## Cabinet Agenda

### Membership

#### Councillors:

Stephen Alambritis (Chair)  
Mark Allison  
Tobin Byers  
Caroline Cooper-Marbiah  
Nick Draper  
Ross Garrod  
Edith Macauley MBE  
Katy Neep  
Martin Whelton

**Date: Monday 15 January 2018**

**Time: 7.15 pm**

**Venue: Committee rooms C, D & E - Merton Civic Centre, London Road,  
Morden SM4 5DX**

This is a public meeting and attendance by the public is encouraged and welcomed.  
For more information about the agenda please contact  
[democratic.services@merton.gov.uk](mailto:democratic.services@merton.gov.uk) or telephone [020 8545 3616](tel:02085453616).

All Press contacts: [press@merton.gov.uk](mailto:press@merton.gov.uk), 020 8545 3181

# Cabinet Agenda

## 15 January 2018

- |    |  |           |
|----|--|-----------|
| 1  | Apologies for absence  |           |
| 2  | Declarations of pecuniary interest   |           |
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| 4  | Reference from the Sustainable Communities Overview and Scrutiny Panel - Call-in of Merton Hall Construction Contract decision   | To Follow |
| 5  | Reference from the Sustainable Communities Overview and Scrutiny Panel – Morden regeneration   | 9 - 10    |
| 6  | Adoption of Merton's Estates Local Plan  | 11 - 122  |
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| 9  | Merton's Neighbourhood Fund  | 169 - 178 |
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| 11 | Air Quality Action Plan 2017-2022  | To Follow |
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| 14 | Business Plan 2018-22  | To Follow |
| 15 | Financial Monitoring Report 2017-18 - November 2017  | 195 - 250 |
| 16 | Exclusion of the public<br>To RESOLVE that the public are excluded from the meeting during consideration of the following report(s) on the grounds that it is (they are) exempt from disclosure for the reasons stated in the report(s). |           |

17 Delivery of the Regeneration of Morden Town Centre -  
Exempt Appendix

To  
Follow

**Note on declarations of interest**

Members are advised to declare any Disclosable Pecuniary Interest in any matter to be considered at the meeting. If a pecuniary interest is declared they should withdraw from the meeting room during the whole of the consideration of that matter and must not participate in any vote on that matter. If members consider they should not participate because of a non-pecuniary interest which may give rise to a perception of bias, they should declare this, withdraw and not participate in consideration of the item. For further advice please speak with the Assistant Director of Corporate Governance.

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# Agenda Item 3

All minutes are draft until agreed at the next meeting of the committee/panel. To find out the date of the next meeting please check the calendar of events at your local library or online at [www.merton.gov.uk/committee](http://www.merton.gov.uk/committee).

## CABINET

11 DECEMBER 2017

(7.15 pm - 8.00 pm)

PRESENT: Councillors Stephen Alambritis (in the Chair), Mark Allison, Tobin Byers, Caroline Cooper-Marbiah, Nick Draper, Ross Garrod, Edith Macauley MBE and Martin Whelton

ALSO PRESENT: Councillor David Williams

Ged Curran (Chief Executive), Hannah Doody (Director of Community and Housing), Caroline Holland (Director of Corporate Services), Chris Lee (Director of Environment and Regeneration), Yvette Stanley (Director, Children, Schools & Families Department), Richard Ellis (Head of Adult Commissioning), Paul Evans (Assistant Director of Corporate Governance) and Tom Procter (Head of Contracts & School Organisation)

Louise Fleming (Senior Democratic Services Officer)

### 1 APOLOGIES FOR ABSENCE (Agenda Item 1)

Apologies were received from Councillor Katy Neep. Apologies for lateness were received from Councillor Ross Garrod.

### 2 DECLARATIONS OF PECUNIARY INTEREST (Agenda Item 2)

There were no declarations of interest.

Cabinet noted that the contents of the exempt items would not be discussed, and therefore the Cabinet could remain in public session. The items were considered in the following order, however are listed as they appeared in the agenda for ease of reference:

Items 3 and 13; Items 6 and 14; Items 7 and 15; Items 8 and 16; and Items 5 and 10.

### 3 MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

RESOLVED: That the minutes of the meeting held on 13 November 2017 are agreed as an accurate record.

### 4 REFERENCE FROM THE CHILDREN AND YOUNG PEOPLE OVERVIEW AND SCRUTINY PANEL – ELIM CHURCH AND MERTON HALL (Agenda Item 4)

The Cabinet Member for Finance introduced the report, thanking all those involved in the Scrutiny Panel discussion. The Cabinet Member for Education also spoke on the item.

The Director of Environment and Regeneration advised that discussions had taken place with Elim Church and officers were confident that equalities legislation would be complied with; and officers would continue to work with the Church to enable the facility to be used by the whole community.

RESOLVED that the recommendation made by the Children and Young People's Overview and Scrutiny Panel as set out in paragraph 2.2 of the Cabinet report be agreed.

#### 5 REFERENCE FROM THE OVERVIEW AND SCRUTINY COMMISSION - FIRST ROUND OF BUDGET SCRUTINY (Agenda Item 5)

The Cabinet Member for Finance introduced the report, thanking all those involved in the first round of budget scrutiny and outlined the recommendations of the Commission.

The Leader also thanked those involved, and gave apologies from Councillor Peter Southgate, Chair of the Overview and Scrutiny Commission, who had not been able to attend to present the report.

RESOLVED that, in taking decisions relating to the Business Plan, the reference made by the Overview and Scrutiny Commission, set out in paragraph 2.3 of the Cabinet report, be taken into account.

#### 6 HOME CARE - AWARD OF CONTRACTS FOR THE PROVISION OF HOME CARE SERVICES (Agenda Item 6)

The Cabinet Member for Adult Social Care and Health presented the report which set out recommendations for the award of contracts for the provision of Home Care Services (also known as Domiciliary Care Services). He highlighted the changes proposed, particularly the division of the Borough into zones, incentives for providers to work across the Borough and improved use of technology. He outlined how the standard of care would be reviewed and maintained through performance monitoring and working in partnership with the CQC.

RESOLVED:

1. That the award of contracts for the provision of Home Care Services (also known as 'Domiciliary Care Services) for Lots 1, 2 & 3 in respect of the single highest ranked, evaluated bid for each Lot shown in Appendix 1a be approved.

Annual contract values by zone

West Zone (Lot 1)	@	£3.64 million
Central Zone (Lot 2)	@	£2.83 million
East Zone (Lot 3)	@	£2.83 million

**Total** **£9.30 million**

2. That the award of contracts for the provision of Home Care Services for Lots 4 & 5 in respect of those highest ranked, evaluated bids listed in Appendix 1b be approved. The annual cost of Home Care Services for Lots 4 & 5 are contained within the contract values shown under Recommendation 1. above.
3. That contracts will commence on 01 February 2018 and be for a period of five years with the option to extend (exercisable at the Council's sole discretion) by two further increments of 12 months each. The maximum possible contract period will be no more than seven years.
4. That for Lots 1, 2 & 3, the use of existing providers be approved for such a period of time as may be required to allow for the continued provision of Home Care Services ensuring:
  - a) a smooth transition from existing providers to new providers and
  - b) customer choice.

**7 HARRIS ACADEMY WIMBLEDON - CONTRACT AWARD DECISION FOR MERTON HALL CONSTRUCTION WORKS (Agenda Item 7)**

The Cabinet Member for Finance introduced the report, emphasising the growing need for a new secondary school in the Borough to expand the current provision which had recently been rated some of the best in the Country. The Cabinet Member for Education also spoke on the report, outlining the risks for Cabinet's consideration, which included the application for statutory listing, the nomination received to list Merton Hall as an Asset of Community Value and the application to the Planning Court for a judicial review of the decision to grant planning permission. A decision on the application for listing was expected by the Secretary of State by mid-January, and therefore the recommendation was to await that decision before proceeding. Cabinet noted the increased number of applications for schools in the current academic year and the need to expand provision; and noted the risks and alternative options as set out in the report.

**RESOLVED:**

1. That the benefits and risks identified in the Cabinet report with regard to implementing the construction contract to enable the works to Merton Hall and therefore the delivery of a permanent site for the new Harris Academy Wimbledon school be noted. This includes the application for the statutory listing of Merton Hall by the Secretary of State for Digital, Culture, Media and Sport, following an assessment by Historic England, the nomination to list Merton Hall as an Asset of Community Value (ACV), and an application to the Planning Court for a judicial review of the decision to grant planning permission.
2. That the Council enter into a construction contract with the organisation set out in the exempt appendix to the Cabinet report for works to Merton Hall agreed

in the draft contract with the Elim Church, to a contract value as set out in the exempt appendix to the Cabinet report, but only subject to the following conditions:

- (i) That the Council has entered into a conditional contract with the Elim Trust Corporation as trustee for Elim FourSquare Gospel Alliance (Elim Church) that will bind Elim Church to transfer the freehold of their land at High Path to the Council upon completion of the specified construction works and for the Council to transfer the freehold of Merton Hall to Elim Church.
- (ii) The Secretary of State for Digital, Culture, Media and Sport (DCMS) determines to decline the application made to add Merton Hall to the list of buildings of special architectural or historic interest maintained by the DCMS (The National Heritage List for England), whether or not any subsequent request is made for the DCMS to review that decision.

## 8 RECOMMENDATION TO AWARD A CONTRACT FOR A REPLACEMENT PABX AND ASSOCIATED TELEPHONY SERVICES FOR THE COUNCIL (Agenda Item 8)

The Cabinet Member for Finance presented the report, which set out a recommendation to award a contract for replacement telephony services for the Council.

The Director of Corporate Services advised that the new contract would result in improvements to telephony services offered in the Council with improved efficiency in part due to moving to cloud based storage.

RESOLVED that the award of a contract to Company D for the provision of a replacement PABX and associated telephony services for a period of 5 years, with an option to extend for a further 2 years, thus giving an overall contract value of £2,077,456, be approved.

## 9 CONSULTATION ON PLANNING GUIDANCE FOR A TRANSPARENT APPROACH TO DEVELOPMENT VIABILITY (Agenda Item 9)

The Cabinet Member for Environment, Regeneration and Housing presented the report, which set out proposals for a consultation on a draft Supplementary Planning Document on Development Viability, which would be important for greater transparency in the planning application process.

RESOLVED:

1. That greater transparency in assessing planning applications in Merton be supported and a 6 week consultation on a draft *Development Viability* supplementary planning document on and the planning application validation checklist be approved; and

2. That delegated authority be granted to the Director of Environment and Regeneration to approve these documents in consultation with the Cabinet Member for Environment, Housing and Regeneration and in consideration of the Borough Plan Advisory Committee's recommendations at their meeting in early January 2018.

#### 10 BUSINESS PLAN 2018-22 (Agenda Item 10)

The Cabinet Member for Finance presented the report, setting out the process which had been undertaken, examining those savings not yet delivered and identifying new savings, whilst being mindful of over and underspends and the importance of balancing the budget and being conscious of the low levels of reserves.

The Director of Corporate Services highlighted key points in the report for Cabinet's consideration, and advised that the recent announcement of the National Employers regarding the pay award offer of a 2.7% rise in 2018/19 and 2.8% rise in 2019/20 had added significantly to the Council's gap. In addition, there had been no additional funding for local authorities identified in the Government's recent budget to cover the increase in public sector pay. However, the council tax base had grown and officers were predicting an increase in collection rates, as out on page 25 of the Cabinet report. The savings proposals were set out on page 16 of the Cabinet report and would be referred to the Overview and Scrutiny Commission for consideration in January 2018. The Memorandum of Understanding for the Business Rates retention pool was set out in Appendix 9 of the Cabinet report. The amount of additional income from the pilot would not be known until the closing of accounts in 2018. The new gap projection was set out in page 18 of the Cabinet report. It was noted that the Office of Budget Responsibility was predicting that the Government's austerity agenda was likely to continue to at least 2025.

The Leader invited Lyla Adwan-Kamara, CEO of the Merton Centre for Independent Living to address the meeting. Cabinet noted her comments on the Business Plan, and her concerns that there was no new grant provision proposed for social care and over some of the savings proposed. She highlighted the need for a meaningful debate and looked forward to working with the Council to support local disabled and vulnerable people.

The Leader thanked all those involved in drafting the Business Plan, highlighting the challenging times ahead and stressing the need to continue to work together to map a way forward for local residents.

#### RESOLVED:

1. That the draft savings/income proposals (Appendix 3) and associated draft equalities analyses (Appendix 7) put forward by officers be agreed and referred to the Overview and Scrutiny panels and Commission in January 2018 for consideration and comment.

2. That the latest amendments to the draft Capital Programme 2018-2022 which was considered by Cabinet on 16 October 2017 and by scrutiny in November 2017.(Appendix 5) be agreed.
3. That the proposed amendments to savings previously agreed. (Appendix 2) be agreed.
4. That the Council Tax Base for 2018/19 set out in paragraph 2.6 and Appendix 1 be agreed.
5. That the draft service plans (Appendix 6) be agreed.
6. That the Council participates in the London Business Rates Pilot Pool and signs up to the Memorandum of Understanding and the draft resolutions set out in Appendix 9g be agreed.

11 FINANCIAL MONITORING REPORT 2017-18 - OCTOBER 2017 (Agenda Item 11)

The Cabinet Member for Finance presented the report, thanking all those involved in collating the monitoring information which was important in effective financial and service planning.

RESOLVED

1. That the financial reporting data relating to revenue budgetary control, showing a forecast net overspend at year end of £1.4million, 0.3% of the gross budget be noted.
2. That the adjustments to the Capital Programme contained in Appendix 5b be noted.
3. That Cabinet approve the following adjustments to the Capital Programme

Scheme	2017/18 Budget	2018/19 Budget	Funding/re-profiling
Community & Housing	£	£	
Libraries IT	(100,000)	100,000	Re-profiled in accordance with tender process
Environment & Regeneration			
Morden TFL	(200,000)	0	It is envisaged that this allocation will form part of later years funding still to be approved by TfL
<b>Total</b>	<b>(300,000)</b>	<b>100,000</b>	

Please note: Colliers Wood Financial Lease was presented to Council for approval on 22/11/17 so will only require to be noted by Cabinet.

12 EXCLUSION OF THE PUBLIC (Agenda Item 12)

Cabinet noted that the contents of the exempt appendices would not be discussed and therefore the meeting remained in public session.

13 EXEMPT MINUTES OF THE PREVIOUS MEETING (Agenda Item 13)

RESOLVED: That the exempt minutes of the meeting held on 13 November 2017 are agreed as an accurate record.

14 HOME CARE - AWARD OF CONTRACTS FOR THE PROVISION OF HOME CARE SERVICES - EXEMPT APPENDIX (Agenda Item 14)

Cabinet noted that the content of the exempt appendix would not be discussed and therefore the meeting could remain in public session. The decision is set out under item 6.

15 HARRIS ACADEMY WIMBLEDON - CONTRACT AWARD DECISION FOR MERTON HALL CONSTRUCTION WORKS - EXEMPT APPENDIX (Agenda Item 15)

Cabinet noted that the content of the exempt appendix would not be discussed and therefore the meeting could remain in public session. The decision is set out under item 7.

16 RECOMMENDATION TO AWARD A CONTRACT FOR A REPLACEMENT PABX AND ASSOCIATED TELEPHONY SERVICES FOR THE COUNCIL - EXEMPT APPENDIX (Agenda Item 16)

Cabinet noted that the content of the exempt appendix would not be discussed and therefore the meeting could remain in public session. The decision is set out under item 8.

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## Committee: Cabinet

Date: 15 January 2018

Wards: Merton Park

**Subject:** Reference from the Sustainable Communities Overview and Scrutiny Panel – Morden regeneration

Lead officer: Annette Wiles, Scrutiny Officer, 0208 545 4035

Lead member: Councillor Abigail Jones, Chair of the Sustainable Communities Overview and Scrutiny Panel

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### Recommendation:

That Cabinet takes account of comments made by the Sustainable Communities Overview and Scrutiny Panel (set out in paragraphs 2.2 below).

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## 1 PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1. To inform Cabinet of the recommendation resulting from its pre-decision scrutiny of the approach and plans for the redevelopment of Morden Town Centre to be delivered in partnership with Transport for London (TfL). This took place at the Panel meeting held on 2 November 2017.

## 2 DETAILS

- 2.1. Members received a presentation provided jointly by *futureMerton* and TfL detailing the need for the regeneration, key intended outputs, how the priorities of both organisations are aligned, how the organisations will work under core principles of co-operation, the elements needed for successful delivery and work already underway to put these elements in place.
- 2.2. As a result of their discussions, members made the following recommendation:
  - 2.2.1 The Panel notes the scale, impact and opportunities of the planned Modern Regeneration Project. It recommends to Cabinet that Merton Council should maintain sufficient control of the project. Panel members believe that merely retaining planning authority status, without an active share in the Joint Venture itself, would be unlikely to provide sufficient effective control.

## 3 ALTERNATIVE OPTIONS

- 3.1. Cabinet is required under the terms of the constitution to receive, consider and respond to recommendations from Overview and Scrutiny.

## 4 CONSULTATION UNDERTAKEN OR PROPOSED.

- 4.1. None for the purposes of this report.

## 5 TIMETABLE

- 5.1. None for the purposes of this report.

## 6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

6.1. None for the purposes of this report.

**7 LEGAL AND STATUTORY IMPLICATIONS**

7.1. None for the purposes of this report.

**8 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS**

8.1. None for the purposes of this report.

**9 CRIME AND DISORDER IMPLICATIONS**

9.1. None for the purposes of this report.

**10 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS**

10.1. None for the purposes of this report.

**11 APPENDICES**

11.1. None

**12 BACKGROUND PAPERS**

12.1. None

## **Committee: Cabinet**

**Date: 15 January 2018**

Wards: Abbey, Figges Marsh & Ravensbury

## **Subject: Adoption of Merton's Estates Local Plan as part of Merton's Local Plan**

Lead officer: Director for Environment and Regeneration, Chris Lee

Lead member: Cabinet Member for Regeneration, Environment & Housing, Councillor Martin Whelton,

Contact officers: Future Merton strategic policy manager, Tara Butler

Principal Spatial Planner, Valerie Mowah

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### **Recommendations:**

- A. That Cabinet resolves to recommend adoption of Merton's Estates Local Plan to council (07 February 2018) and associated Sustainability Appraisal, as part of Merton's statutory Local Plan and subsequent updating of Merton's statutory Policies Map to include the Estates Local Plan area, to which Estates Local Plan policies apply.
  - B. That authority be delegated to the the Director of Environment and Regeneration to deal with all the necessary adoption documents and other consequential matters in accordance with the appropriate Regulations.
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## **1 PURPOSE OF REPORT AND EXECUTIVE SUMMARY**

- 1.1. This report recommends the adoption of Merton's Estates Local Plan as part of Merton's statutory Local Plan. This follows the Plan's successful examination by an independent planning inspector and the publication of the Inspector's final report.
- 1.2. If adopted, the Estates Local Plan will be one of the key documents guiding planning decisions in the borough, alongside Merton's adopted Core Planning Strategy 2011 and the South London Waste Plan 2012, and Sites and Policies Plan and Policies Map 2014 concerning the regeneration of Eastfields (Mitcham), High Path (South Wimbledon) and Ravensbury (Mitcham/ Morden) estates.
- 1.3. The Plan, associated sustainability appraisal and Inspector's report are published on the council's website and as appendices to this report.
- 1.4. A separate report to this meeting makes recommendations to councillors on delivering regeneration across the three estates. The adoption of the estates local plan can be considered independently of this.

## **2 DETAILS**

- 2.1. The core role of the Estates Local Plan is to guide development in the relevant areas, both for applicants bringing forward proposals and for

members sitting on the Planning Applications Committee (PAC) when they consider those proposals. Without adopting such a document, it will be harder for developers (in this case Clarion) to have confidence that the Committee will support their proposals and they may therefore be less willing to commit to the investment needed. The Local Plan also helps the PAC to ensure that proposals meet the Council's broader regeneration and community objectives.

### **Plan preparation and inspector's report.**

- 2.2. In July 2014 Council resolved to start an Estates Local Plan and the first council consultation was started in November 2014. The plan has been informed by feedback from more than nine months of public consultation, local and national research and the latest data from the Census 2011 and prepared in line with statutory regulations.
- 2.3. In November 2016 Cabinet and Council approved the Plan for submission to the Secretary of State.
- 2.4. In March 2017, the Plan was submitted to the Secretary of State, who appointed an independent inspector to examine the plans. The inspector held a three day public hearing across two weeks in July 2017 where residents, landowners, and others who participated in making the plan participated in the public hearings
- 2.5. During the public hearings, the inspector recommended 30 modifications to the Plan. These changes were either recommended to the inspector by the council or helped to make the council's original policy position clearer.
- 2.6. The inspector asked the council to consult on these modifications for six weeks so that anyone who did not attend the public hearings would be aware of the changes he was recommending and would have the opportunity to write to him and tell him what they thought. The council published the 30 changes on Merton's website and consulted on these between 26<sup>th</sup> September and 07 November 2017, writing to everyone who had participated during the 3 years of plan preparation to let them know.
- 2.7. Having considered the 9 consultation responses received, in **December 2017**, the inspector issued his report, which states that the Plan is sound and can be adopted, subject to incorporating the modifications that were included for public consultation. The Inspector's report made further amendments to a few of these modifications that were consulted on; these are clearly identified in the Inspector's report.

### **Contents of the Plan**

- 2.8. Part 1 outlines the background to the Plan. It sets out its relationship to other plans and policies, the key drivers for the Plan, the case for regeneration, the overall design principles and the council's vision for each of these new

neighbourhoods. It also defines the geographic area where the Plan applies, known as the Policies Map

- 2.9. Part 2 sets out the overarching policies for the Plan. The council's Vision for the three estates (OEP1), the Strategy through which the vision will be achieved (OEP2) and the Urban Design Principles which will be used in the process (OEP3). They will be used both as a guide to the high level aspirations of the Council and, along with the more detailed policies in part 3, used to assess planning applications.
- 2.10. Part 3, the main part of the Plan, looks at each of the three estate neighbourhood in turn. It proposes a set of detailed policies to guide development. This is based on a detailed site analysis of the current neighbourhoods and a study of the historical context (Appendix 3 of the Plan) of the three estates.
- 2.11. Part 4 sets out detailed design requirements for planning applications to enable the delivery of site specific policies and ensure design consistency across each estate. The Plan ends by outlining how it will be delivered and implemented.
- 2.12. The Sustainability Appraisal / Strategic Environmental Assessment published alongside the Estates Local Plan demonstrates how the Plan has been informed by social, environmental and economic criteria as it has been created. This ensures that the final plan will facilitate sustainable development. Health impacts and equalities impacts have also been considered in the creation of the plan; the Health Impact Assessment and the Equalities Impact Assessment are available on Merton Council's website via [www.merton.gov.uk/estatesplan](http://www.merton.gov.uk/estatesplan) and available on request to [future.merton@merton.gov.uk](mailto:future.merton@merton.gov.uk) or 020 8545 3837

### **Delegated authority**

- 2.13. If the council resolves to adopt Merton's Estates Local Plan, it will be redesigned and printed to ensure that it is clear and easy to read and navigate. There are also a number of statutory adoption documents and other procedures that the council will need to undertake, such as notifying the people who participated in making the Plan of its adoption.
- 2.14. It is recommended that these statutory matters be delegated to the Director of Environment and Regeneration.

## **3 ALTERNATIVE OPTIONS**

- 3.1. The main alternative option is not to adopt Merton's *Estates Local Plan* as part of Merton's Local Plan. This is not recommended for the following reasons:
- 3.2. The Government has made proactive support for development that creates new homes a priority, and has substantially restructured the planning system to do so. Merton's Estates Local Plan has been found sound by an independent inspector and prepared using recent consultation feedback, up-to-date evidence and is in conformity with the London Plan and national

policy. In accordance with the National Planning Policy Framework 2012, the draft document can still be used to influence planning applications

- 3.3. LBM officers have sought legal advice from counsel on the most robust and efficient strategic planning framework process to guide the estates regeneration process. LBM Officers have been advised by counsel that preparation and adoption of a statutory Local Plan will provide the most appropriate planning process to ensure robust consultation with residents, adjoining landowners and anyone else who might be affected. To not adopt Merton's Estates Local Plan would result in the absence of an essential planning policy element to guide the regeneration of the three estates and assist in land assembly to facilitate regeneration delivery.

#### **4 CONSULTATION UNDERTAKEN OR PROPOSED**

- 4.1. Merton's Sites and Policies Plan was started in November 2014 and since then has been through five stages of public consultation (six weeks each):
- 4.2. September - November 2014 - **Stage 1 Issues and Options** Merton Council asked residents, businesses and anyone else who was interested to have their say on proposals for Ravensbury (Morden), High Path (South Wimbledon) and Eastfields (Mitcham) estates
- 4.3. February-March 2016 - **Stage 2 Draft Estates Local Plan** The consultation on the council's draft plan for the estates of Eastfields, High Path and Ravensbury took place.
- 4.4. December 2016 - February 2017 – **Stage 3 Pre- Submission publication** to give those who still wish to change the Plan the opportunity to send their comments to the independent Planning Inspector for him to consider.
- 4.5. March 2017 - **Estates Local Plan Submission** - to give those who still wish to change the Plan the opportunity to send their comments to the independent Planning Inspector for him to consider.
- 4.6. September - November 2017 - **Public consultation after the Hearings** to give those who did not attend the public hearings in July 2017 an opportunity to tell the inspector what they think of the 30 Main Modifications to the Plan that he recommended at the hearings.
- 4.7. All of the consultation responses have been considered and the plan has been amended accordingly at each stage. The plan is accompanied by a Statement of Consultation, setting out what people and organisations told us about the plans, and what actions have taken place as a result of their comments. All of the responses received are available to view on Merton's website via:  
<http://www2.merton.gov.uk/environment/planning/planningpolicy/localplan/estatesplan.htm>
- 4.8. During the course of the plan's preparation, officers have proactively engaged with community groups, , residents, other interested parties, and councillors representing Figges Marsh, Abbey and Ravensbury wards where the three estates are situated.

## **5 TIMETABLE**

- 5.1. Merton's Estates Local Plan will be considered and recommended for adoption at the following meetings: Borough Plan Advisory Committee (11<sup>th</sup> January 2018); Cabinet (15<sup>th</sup> January 2018); Council (7<sup>th</sup> February 2018). If council resolve to adopt the Estates Local Plan and Map on 7<sup>th</sup> February 2018, it will then be used to determine planning applications for the regeneration of the three estates.

## **6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS**

- 6.1. To minimise the impact of this regeneration programme on council taxpayers across Merton, the council have negotiated with Clarion Housing Group to indemnify the Council for costs associated with delivering the regeneration programme and related matters including the costs of the Inquiry for the Estates Local Plan.

## **7 LEGAL AND STATUTORY IMPLICATIONS**

- 7.1. Merton's Estates Local Plan has been prepared in accordance with the Town and Country Planning Act 1990 (as amended), the Town and Country Planning (Local Development)(England) Regulations 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012. The Estates Local Plan is also in conformity with the National Planning Policy Framework 2012, the London Plan 2016 and other associated guidance.
- 7.2. If the council were to resolve to adopt the Plan and Map on 7<sup>th</sup> February 2018, it would become part of Merton's Local Plan, together with Merton's Core Planning Strategy 2011, Sites and Policies Plan and Policies Map 2014, and the South London Waste Plan 2012. Following adoption, there would be a six week period for people to challenge the Plan through judicial review.

## **8 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS**

- 8.1. An Equalities Impact Assessment has been prepared in conjunction with Merton's *Estates Local Plan*.
- 8.2. The Plan has also been informed by a ongoing Strategic Environmental Assessment and Sustainability Appraisal, prepared in parallel with each stage of the plan and used to ensure that the Plan delivers social, economic and environmental benefits equally. Some of the objectives that the Plan has been appraised against relate to improving community cohesion.

## **9 CRIME AND DISORDER IMPLICATIONS**

- 9.1. The Metropolitan Police have been engaged in all stages of the preparation of Merton's *Estates Local Plan*, and have made representations on several issues.

- 9.2. The Sustainability Appraisal, prepared in parallel with each stage of the plan to ensure that the plan delivers social, economic and environmental benefits assesses the plan against objectives to reduce crime and the fear of crime.

## **10 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS**

- 10.1. Unlike some authorities embarking on comprehensive estate regeneration, Merton Council does not own the housing stock, and little of the land surrounding the estates. The Estates Local Plan is therefore its key lever in steering and controlling the regeneration, supported by legal responsibilities placed on Clarion through its agreements with the Council.
- 10.2. There is a risk that should the Estates Local Plan not be adopted, planning decisions concerning regeneration of the three estates will be challenged where decision-makers are using a development plan that does not set out the council's growth expectations, rooted in policies regarding site layout and access, open space, connectivity and services.
- 10.3. Additionally, the council's ability to successfully bid for funding associated with the regeneration of the three estates, for new local infrastructure to be delivered through the planning system, may be called into question if its local development plan used to determine planning applications does not include specific policies and a strategy setting out and guiding regeneration of the three estates

## **11 APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT**

- Appendix A: Inspector's final report (December 2017) – Merton's Estates Local Plan
- Appendix B: Merton's Estates Local Plan – adoption version (available at the meeting\* and on Merton Council's website via <https://www2.merton.gov.uk/planningpolicy/localplan/estatesplan> and on request by contacting 020 8545 3837)  
*\*Due to the size of the document, this has been produced in a separate supplement.*
- Appendix C - The sustainability appraisal of Merton's Estates Local Plan (available on Merton Council's website via <https://www2.merton.gov.uk/planningpolicy/localplan/estatesplan> and on request by contacting 020 8545 3837



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# **Report to the Council of the London Borough of Merton**

**by Nicholas Taylor**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Date 18 December 2018**

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Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

## **Report on the Examination of the Merton Estates Local Plan**

The Plan was submitted for examination on 30th March 2017

The examination hearings were held between 4th and 6th July 2017

File Ref: PINS/T5720/429/7

## Abbreviations used in this report

CHG	Clarion Housing Group
HRA	Habitats Regulations Assessment
LDS	Local Development Scheme
MM	Main Modification
ELP	Merton Estates Local Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SE	Sport England
SPG	Supplementary Planning Guidance
SPP	Merton Sites and Policies Plan

## Non-Technical Summary

This report concludes that the London Borough of Merton Estates Local Plan (ELP) provides an appropriate basis for the planning of the specific area covered by the plan, provided that a number of main modifications (MMs) are made to it. Merton Council has specifically requested me to recommend any MMs necessary to enable the Plan to be adopted.

All the MMs were proposed by the Council, amended in some cases by me, and were subject to public consultation over a six-week period. I have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- Introduction of three new over-arching policies, setting out the vision, strategy and urban design principles for the plan;
- Inclusion within the relevant policies for each estate for re-provision of affordable housing;
- Amendments to various policies, and introduction of a new appendix, to ensure clear consistency with and cross-referencing to other parts of the development plan, including the London Plan, and with national planning policy and guidance;
- Amendments to various policies to ensure internal consistency within the plan, whilst recognising the distinctiveness of the three estates and providing the appropriate balance between certainty and flexibility;
- Deletion of 'Further guidance' and incorporation of its content where appropriate within each policy or its Justification;
- Deletion, or inclusion in a more appropriate way, of references to locations and issues outside the plan boundary; and
- Clarification that part 4 of the plan sets out information to support submission of applications for planning permission.

## Introduction

1. This report contains my assessment of the ELP in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (NPPF) (paragraph 182) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound plan. The London Borough of Merton Pre-Submission Estates Local Plan, submitted in March 2017, is the basis for my examination. It is the same document as was published for consultation between December 2016 and February 2017. It should be noted that, since then, the Council has published several "rolling" versions of the plan, incorporating its own proposed, successive additional modifications. Where these are not incorporated within, or superseded by, MMs, I consider that they do not affect the soundness of the plan and I have

not commented upon them in this report. Any such additional modifications are a matter for the Council on adoption of the ELP.

### **Main Modifications**

3. In accordance with section 20(7C) of the 2004 Act, the Council requested that I should recommend any MMs necessary to rectify matters that make the plan unsound and thus incapable of being adopted. My report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearings, are necessary. The MMs are referenced in bold in the report in the form **MM1, MM2, MM3** etc, and are set out in full in the Appendix.
4. Following the examination hearings, the Council prepared a schedule of proposed MMs and carried out sustainability appraisal of them. The MM schedule was subject to public consultation for six weeks. I have taken account of the consultation responses in coming to my conclusions in this report and in the light of those I have made limited amendments to the detailed wording of some of the main modifications. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that has been undertaken. Where necessary I have referred to these amendments in the report.

### **Policies Map**

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, although the plan itself contains numerous maps and diagrams, the only proposed change to the formal policies map is the definition of the boundaries of the three separate and distinct areas covered by the plan within the Borough. Consequently, the MMs do not have any direct implications for this change to the policies map.

### **Assessment of Duty to Co-operate**

6. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation. The boundaries of the three areas covered by the ELP are drawn tightly round three separate and distinctive housing estates in different parts of the Borough: Eastfields, High Path and Ravensbury.
7. Each estate predominantly comprises former local authority housing which has been transferred to the Clarion Housing Group (CHG), a registered housing provider, through a Stock Transfer Agreement which carried with it certain obligations. The Council has collaborated with and consulted residents, CHG, statutory consultees and other stakeholders on strategic and other matters concerning the future of the estates and on the preparation of the ELP.
8. Overall, taking account of the type and content of the plan and its limited geographical coverage, I am satisfied that where necessary the Council has

engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met.

## Assessment of Soundness

### Main Issues

9. The ELP is intended to guide the regeneration, in whole or in part, of the three estates, with the aim of creating well designed, high quality neighbourhoods. As submitted, it is structured around sets of policies for each estate, covering similar topics and following a common format. Additional sections of the plan cover common themes, such as key drivers, vision, design requirements and delivery, implementation and monitoring, together with supporting material in three appendices.
10. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings I have identified two main, cross-cutting issues upon which the soundness of the Plan depends. Broadly, these relate to issues concerning the overall plan and those concerning the policies specifically relating to each of the three estates. Under these headings my report deals with the main matters of soundness rather than responding to every point raised by representors.

**Issue 1 – Whether the plan, in respect of its vision, strategy, urban design focus and certain matters common to all three estates, has been positively prepared, is justified, effective and consistent with national and local policy and guidance?**

#### *Relationship with the wider development plan*

11. Regulations 8 (4) and (5) require that the plan should be consistent with other parts of the development plan. The ELP's subject matter – three geographically separate estates, islands, as it were, within the borough, but inextricably linked in terms of their regeneration – poses challenges with regard to the purpose, structure and clarity of the plan. The Council sees it as largely a design-led document, intended to set out a distinctive vision to guide place-making in each estate, whilst providing an appropriate degree of flexibility to developers. However, as a statutory local plan, it is more than a series of masterplans or design briefs and seeks to provide clear policies governing the regeneration process.
12. As submitted, the ELP is unsound in that it fails to clearly articulate its relationship with the wider development plan in all respects, including where reliance is to remain with policies in other plans. This is more complex here because not only the Mayor's London Plan but also the Council's borough-wide Core Planning Strategy and its Sites and Policies Plan (SPP) will also continue, until replaced, to wash over the ELP plan area. Whilst it would be unrealistic to expect full cross-referencing in every ELP policy, a number of changes throughout the plan are necessary to address this issue where clarity of interpretation is particularly important. Specifically, the problem is addressed by **MM1**, which expands the contextual information in the Key Drivers section, and by **MM30**, which introduces a new Appendix 4, containing a table of cross-references between each ELP policy and the other significant parts of the development plan.

## *Vision*

13. The ELP aims to set out a holistic vision of the creation of new, sustainable, liveable neighbourhoods, with a high standard of housing and design. This is translated into more distinctive visions for each of the estates. However, there is a disconnect between the visions and the suites of policies for each estate, which deal separately with discreet and relatively detailed matters such as townscape, movement and access, land use and environment. The inclusion of numerous maps, diagrams and visualisations of examples of potential future forms of development dilutes the clarity of the visions and complicates the status of various elements of the plan, to the extent that the effectiveness, and therefore soundness, of the ELP is undermined. This is remedied by **MM2**, which brings together the material expressing the visions, clarifies its status and ensures internal consistency within the plan, in a new over-arching Policy OEP1 Vision. I have made a minor change to the wording of the MM as published for consultation, by adding clearer reference to protection and enhancement of heritage in the vision for Ravensbury.

## *Strategy*

14. There are references in various parts of the document to the policy, economic, social and practical rationale behind the regeneration of the three estates. The context is that, although each estate is physically very different, CHG is the predominant landowner and, to date, developer, driving regeneration in partnership with the council, local communities and others. Although the economic basis for regeneration of the three estates is closely integrated, it is expected that development will proceed in phases and that there will be a need to keep this under review and provide for flexibility during the 10 – 15 year life of the overall programme and the plan. This fundamental underlying rationale and approach is not sufficiently clearly reflected in policy. **MM3** addresses this shortcoming by introducing a new Policy OEP 2 Strategy.
15. I have considered whether the quantum, density and mix of housing are sufficiently clear, whilst providing for appropriate flexibility and remaining consistent with the remainder of the development plan. The areas covered by the ELP are small in relation to the Borough but can be considered large sites, presenting opportunities to address regeneration in a variety of ways. The basic aim of the plan is to create high quality neighbourhoods, avoiding, in the council's words, the mistakes of the past. New Policy OEP 2 makes clear that complete regeneration (which in this context means substantial demolition and redevelopment) of Eastfields and High Path estates and partial regeneration of Ravensbury estate is proposed. The overall number of dwellings required to be provided in each estate can and should be determined in accordance with the development plan as a whole, without the need for specific targets, ranges or minima/maxima in the ELP. Policies<sup>1</sup> for each estate, as amended, confirm that the London Plan density framework is to be applied flexibly.
16. Policy OEP 2 explicitly states that affordable housing will be provided on a phase by phase basis, having regard to prevailing need, viability and policy. However, **MM8**, **MM16** and **MM24** amend Policies EP E4, EP H4 and EP R4

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<sup>1</sup> EP E4, EP H4 and EP R4

respectively, to, among other things, qualify this to make clear that existing numbers of affordable homes will be re-provided. These changes are necessary to provide an appropriate degree of certainty regarding minimum levels of affordable housing and, to the local communities in particular, reassurance on this important matter, whilst continuing to ensure that a review mechanism will address changes in need and viability over time. I have slightly changed the wording of **MM16** from the consultation version in order to achieve consistency between the three policies but, in so doing, I have retained the term "affordable homes" as it is more straightforward and consistent with London-wide and national policy and guidance than "habitable rooms or floorspace". For the same reasons, I have also changed **MM3** from the consultation version to clarify the wording regarding phasing and review of affordable housing provision.

### *Urban design*

17. Much of the thrust of the ELP, spread among numerous policies for each estate, is concerned with securing good urban design. The submitted plan brings together a number of important urban design principles in the introductory section and a further section, Part 04, towards the back of the document sets out Design Requirements for Planning Applications. This fragmented and overlapping coverage gives rise to potential for contradiction and uncertainty as to what constitutes policy and its relationship with the remainder of the development plan. The effectiveness of the plan is undermined as a result. Together, two MMs are necessary to rectify these shortcomings. **MM4** inserts a new over-arching Policy OEP 3 Urban Design. Amongst other things, the policy more clearly ensures that a comprehensive approach to equalities, disability, inclusive design and accessible environments, in accordance with paragraphs 57, 58, 61 and 69 of the NPPF, together with the need to design against crime and for community safety, is given due emphasis. I have added brief references, to better reflect the importance of heritage, to the consultation version of the MM.
18. Furthermore, **MM29** clarifies that Part 04 is essentially setting out information required to support planning application submissions, complementing the council's validation checklist and addressing inconsistencies with ELP and other development plan policies. Important clarification is also added regarding the potential impact of development on the Wimbledon Common and Richmond Park Special Areas of Conservation.

### *Further guidance*

19. Throughout the submission ELP, almost all policies are followed by "Further guidance". As written, the effectiveness of the policies is undermined by uncertainty as to whether this further guidance constitutes policy or is part of the Justification of the policies. This problem is addressed within **numerous MMs**, described under Issue 2 (below), by in most cases recasting the content of the further guidance as part of the policies' Justification.

*Plan boundaries*

20. The plan boundaries are very tightly drawn around the three estates. However, there are numerous instances throughout the plan where policies seek to require action or compliance concerning locations or issues outwith the plan areas. Such an approach causes uncertainty, not least for applicants and communities, as to which policies apply and creates or risks conflict between the ELP and the remainder of the development plan. Moreover, those with an interest in land or development outside the plan areas may not be fully aware of the ELP's implications. **A number of MMs** address the problem by deleting the relevant reference or amending it to make clear that it is providing contextual information which may have implications for development within the plan areas.

*Overall*

21. To conclude, with the relevant MMs as set out above, the plan is sound with respect to its vision, strategy, urban design focus and certain other cross-cutting matters.

**Issue 2 – Whether the policies for the three individual estates have been positively prepared, are justified, effective and consistent with national and local policy and guidance?**

*Townscape - Policies EP E1, EP H1 and EP R1*

22. These policies refer to Eastfields, High Path and Ravensbury respectively. In the first and last cases, the policies' effectiveness and consistency is undermined by confusing duplication and lack of clarity within the policy, particularly in the light of the introduction of new Policy OEP 1 Vision. **MM5** and **MM21** address this shortcoming, together with the further guidance and plan boundary issues referred to in paragraphs 19 and 20 above, which are also addressed by **MM13** in the case of policy EP H1. MM21 differs slightly from the consultation version in order to better reflect the importance of Ravensbury's heritage setting.

*Street network and Movement and access – Policies EP E2, EP E3, EP H2, EP H3, EP R2 and EP R3*

23. Although the subject matter of these policies is closely related, it is not sufficiently clear that the street network policies are concerned essentially with urban form but not vehicular movement and access. Moreover, further issues of clarity and consistency, whilst providing appropriate flexibility, undermine the policies' effectiveness to varying degrees. In the case of EP R2 and EP R3 in particular, concerning the Ravensbury estate, there is insufficient emphasis on the need to deter crime and promote community safety, having regard to Planning Practice Guidance (PPG). There are a number of instances across all six policies where requirements are placed on developers with regard to locations and issues outside the plan boundaries. These problems and the further guidance issue, referred to previously, are remedied by **MM6, MM7, MM14, MM15, MM22** and **MM23**.

*Open Space and Landscape – Policies EP E5, EP E7, EP H5, EP H7, EP R5 and EP R7*

24. The subject matter of these two sets of policies is also related but, as submitted, their content does not sufficiently clearly distinguish between open space and landscape matters, or provide appropriate degrees of flexibility in all aspects, consistent with the NPPF, PPG and other parts of the development plan. This results in overlap and lack of clarity, particularly with regard to trees and domestic gardens. The three open space policies are not fully consistent with the London Plan and the Mayor's Supplementary Planning Guidance (SPG) for Play and Informal Recreation. Nor do they fully address the implications of development for the provision of indoor and outdoor sports facilities, having regard to Sport England's (SE) Planning for Sport Aims and Objectives. **MM9, MM17** and **MM25** address these shortcomings by deleting content related to trees and gardens, whilst inserting appropriate references to the London Plan, Mayor's SPG and SE guidance.
25. **MM11, MM19** and **MM27** amend policies EP E7, EP H7 and EP R7 respectively, to insert content related to trees and gardens, deleted from the policies referred to above. In doing so, with a small change to MM19 from the consultation version, the wording regarding trees is made more concise, so as not to be overly detailed and prescriptive and to be internally consistent and consistent with Policy DM 02 of the SPP. The requirement for appropriate provision of private garden and/or amenity space to all new dwellings (houses and flats), with regard to relevant standards and the character of the development, is consistent with Policy DM D2 of the SPP.

*Environmental Protection – Policies EP E6, EP H6 and EP R6*

26. These policies cover a variety of matters and suffer from a number of shortcomings. The treatment of flood risk is inconsistent with the evidence base for each estate, the London Plan and national policy and guidance, particularly in the application of sequential and exception tests to development proposals.
27. Furthermore, across the three policies, the coverage of sustainable energy requirements is neither effective nor consistent with the remainder of the development plan or national policy and guidance.
28. Amendment of the policies is also necessary to ensure that the approach to development construction working method statements and construction logistics plans, together with site waste management plans, is appropriate and proportionate to the scale and nature of proposals and anticipated impacts, whilst being consistent with the London Plan and SPP Policy DM D2.
29. In the case of Policy EP H6, amendment is also required to remove references to policy concerning trees which overlap and conflict with other ELP policies to which I have previously referred. All of the above shortcomings are addressed by **MM10, MM18** and **MM26**.

*Building heights – Policies EP E8, EP H8 and EP R8*

30. Amendment of Policies EP H8 and EP R8 is necessary in order to ensure clarity and remove internal inconsistencies, whilst allowing appropriate flexibility. These shortcomings, together with further guidance and plan boundary issues

across all three policies, are remedied by **MM12**, **MM20** and **MM28**. I have changed the wording of MM20 from the consultation version in order to better express the general approach to building heights in more sensitive parts of High Path.

### *Overall*

31. In conclusion, with the relevant MMs as set out above, the policies for the three individual estates are sound.

## **Public Sector Equality Duty**

32. In examining the ELP, I have had regard to equality principles in compliance with s.149 of the Equality Act 2010. One tangible outcome of this is **MM4**, which concerns the new over-arching Policy OEP 3 Urban Design and which is described in more detail in paragraph 17, above.

## **Assessment of Legal Compliance**

33. My examination of the legal compliance of the Plan is summarised below.
34. The ELP has been prepared in accordance with the Council's Local Development Scheme. Consultation on the ELP and the MMs was carried out in compliance with the Council's Statement of Community Involvement. Sustainability Appraisal has been carried out and is adequate.
35. The Habitats Regulations Assessment, December – February 2016 identifies European Sites at Wimbledon Common and Richmond Park as having the potential (due to proximity) to be affected by development within the plan areas. It concludes that the ELP's policies, both in themselves and in combination with other plans, strategies and programmes, will not have an adverse effect on either of these sites, provided that any individual proposals which are likely to have a significant effect are subject to appropriate assessment. This requirement, which is consistent with other parts of the development plan, is specifically addressed by **MM29**.
36. The ELP, taken as a whole, includes policies designed to secure that the development and use of land in the plan areas contribute to the mitigation of, and adaptation to, climate change. This is particularly evident in Policies EP E6, EP H6 and EP R6, which concern environmental protection, including, among other matters, flood risk, sustainable drainage and sustainable energy. Accordingly, the ELP satisfies this statutory objective.
37. Subject to the recommended MMs, the ELP is in general conformity with the spatial development strategy (The London Plan). Since the close of consultation on the MMs, the Mayor of London has published a draft new London Plan for consultation. As this consultation has only recently begun, this emerging plan has not had a significant bearing on my report.
38. Overall, therefore, subject to the recommended MMs, the ELP complies with all relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

## **Overall Conclusion and Recommendation**

39. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.
40. The Council has requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that, with the recommended main modifications set out in the Appendix, the Merton Estates Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

*Nicholas Taylor*

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

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## APPENDIX - MAIN MODIFICATIONS TO MERTON'S ESTATES LOCAL PLAN

The modifications below are expressed in the conventional form of underlining indicating text which will be added or moved within the final version of the document and ~~striketrough~~ to indicate where original text will be deleted. The page and paragraph numbers relate to the 'submission' version of the plan (document SD.1), including where text is relocated or new paragraphs inserted. Re-numbering of paragraphs has not been undertaken in this version.

Mod ref July 2017	Policy / Paragrap h (SD.1)	Page	Amendment proposed by the council
MM1  Page 29		Page 20	<p><b>New paragraph to insert after 2.26]</b></p> <p><u>[New paragraph] In the wider planning context there are a number of documents that make up the statutory Development Plan for the borough. These are as follows:</u></p> <ul style="list-style-type: none"> <li>• <u>The Mayor's London Plan 2016</u></li> <li>• <u>Merton's Core Planning Strategy 2011</u></li> <li>• <u>The South London Waste Plan 2012</u></li> <li>• <u>Sites and Policies Plan 2014</u></li> <li>• <u>Policies map 2014</u></li> </ul> <p><u>The above five documents make up the Statutory Development Plan for the borough. These contain the planning policies that guide development in Merton. Merton's Estates Local Plan, once adopted, will sit alongside these documents and form part of Merton's Local Plan. Development proposals must meet the requirements of the whole statutory development plan. Please also refer to Appendix 4 for further details.</u></p>

Mod ref July 2017	Policy / Paragrap h (SD.1)	Page	Amendment proposed by the council
MM2	Part 02: Background (renamed) and new policy added	28 - 38	<p><b><u>Part 02: Overarching Policies</u></b></p> <p><b><u>Policy</u></b></p> <p><b><u>OEP 1 Vision</u></b></p> <p><b><u>Overarching Plan Vision</u></b></p> <p><u>Development proposals for Eastfields (Mitcham), High Path (South Wimbledon) and Ravensbury (Mitcham / Morden) must create sustainable, well designed, safe neighbourhoods with good quality new homes that maintain and enhance a healthy local community, improve living standards and create safe environments.</u></p> <p><b><u>Estates Vision</u></b></p> <p><u>Having regard to the overarching vision and also the particular characteristics of each estate the vision for each estate is as follows:</u></p> <p><b><u>A Eastfields – Contemporary Compact Neighbourhood</u></b></p> <p><u>A new neighbourhood which demonstrates innovative design, reimagining suburban development by maintaining a distinctive character through the creation of a contemporary architectural style encompassing a variety of types, sizes and heights for new homes overlooking traditional streets and the improvement of links to the surrounding area.</u></p> <p><b><u>B. High Path – New London Vernacular</u></b></p> <p><u>The creation of a new neighbourhood with traditional streets and improved links to its surroundings, that supports the existing local economy while drawing on the surrounding area’s diverse heritage and strong sense of community. Buildings will be of a high quality internally and externally, have a consistency in design with a strongly urban-form and character, optimising the most efficient use of land that makes the most of the excellent public transport services, and has access to quality amenity space.</u></p>

Mod ref July 2017	Policy / Paragrap h (SD.1)	Page	Amendment proposed by the council
Page 31			<p><b><u>C. Ravensbury – Suburban Parkland Setting</u></b></p> <p><u>The creation of a new neighbourhood that relates well to the wider parkland and which protects and enhances local heritage, landscape quality and biodiversity. Characterised by buildings arranged as traditional streets and spaces that improve links to the surrounding area, allow for the landscape to penetrate the site whilst simultaneously improving flood mitigation and increasing the number of homes whilst retaining the character of its suburban parkland setting.</u></p> <p><b><u>Justification</u></b></p> <p><u>Visions have been produced for the Plan and individual estates. Their aim is to provide a high level guide to the general way in which the council expects to see the estates developed. This is based on the prevailing local context of each estate, the historical analysis and site analysis contained in the appendices as well as an analysis of good practice in urban design, architecture and regeneration.</u></p> <p><u>It is considered important that there is a strong guiding theme for the regeneration of each estate given the long period of regeneration. The long period of building the original High Path estate shows what can happen when there is no high level design guidance and strategy. This has led to completely different styles of planning, design and architecture that have created a fragmented and incoherent environment. It is also important that the visions allow for flexibility of architectural expression and it is expected that differing architectural styles can and should be employed within each estate over the period of regeneration.</u></p> <p><u>Proposals for the estates will be expected to show how they have had regard to the visions and what their interpretation of this means in terms of their proposals. This is most appropriate to show in outline applications for the whole estate. However, this will still need to be shown in the detailed applications that follow.</u></p> <p><u>The diagram on page 29 shows how the visions relate to the planning and wider policy context. The images on pages 32, 34 and 36 show good examples for each estate of recent and planned contemporary development that is considered of high quality and appropriate in form, style and scale for the estates. This is not exhaustive, but should serve as a good guide for applicants and architects. These images demonstrate the scope for variety within each Vision.</u></p>

Mod ref July 2017	Policy / Paragrap h (SD.1)	Page	Amendment proposed by the council
Page 32			<p><u>The diagrams on pages 33, 35 and 37 that follow are composites of the individual diagrams accompanying the site specific policies found in Part 03. These constitute the ‘Vision Diagram’ for each estate. Keys to the content of the diagrams accompany the individual policy diagrams in Part 03.</u></p> <p><u>The images and diagrams referred to above constitute part of the justification for policy OEP 1.</u></p> <p><b>Page 30,</b></p> <p>Eastfields: Contemporary Compact Neighbourhood –Inspiration</p> <p>*The above images are exemplar examples of existing and proposed residential developments in the UK which have informed the Council’s design aspirations for each estate. <u>These should be used as a guide and inspiration for what the Council expects to see built, in terms of quality, form, style appearance and scale but are not intended to be a definitive template to be slavishly copied.</u></p> <p><b>Page 32</b></p> <p><b>High Path:</b> New London Vernacular – Inspiration</p> <p>*The above images are exemplar examples of existing and proposed residential developments in the UK which have informed the Council’s design aspirations for each estate. <u>These should be used as a guide and inspiration for what the Council expects to see built, in terms of quality, form, style appearance and scale but are not intended to be a definitive template to be slavishly copied.</u></p> <p><b>Page 34</b></p> <p><b>Ravensbury:</b> Suburban Parkland Setting – Inspiration</p> <p>*The above images are exemplar examples of existing and proposed residential developments in the UK which have informed the Council’s design aspirations for each estate. <u>These should be used as a guide and inspiration for what the Council expects to see built, in terms of quality, form, style appearance and scale but are not intended to be a definitive template to be slavishly copied.</u></p>



Mod ref July 2017	Policy / Paragrap h (SD.1)	Page	Amendment proposed by the council
Page 34			<p><u>change, reducing pollution, developing a low carbon economy, consuming fewer resources and using them more effectively.</u></p> <ul style="list-style-type: none"> <li>• <u>To promote social cohesion and tackle deprivation by reducing inequalities.</u></li> <li>• <u>To provide new homes and infrastructure within Merton’s town centres and residential areas through physical regeneration and the effective use of space.</u></li> <li>• <u>To make Merton more prosperous with strong and diverse long-term economic growth.</u></li> <li>• <u>To make Merton a healthier and better place for people to live, work in or visit.</u></li> <li>• <u>To make Merton an exemplary borough in mitigating and adapting to climate change and to make it a more attractive and green space.</u></li> <li>• <u>To make Merton a well connected place where walking cycling and public transport are the modes of choice when planning all journeys.</u></li> <li>• <u>To promote a high quality urban and suburban environment in Merton where development is well designed and contributes to the function and character of the borough.</u></li> </ul> <p>[Paragraph <b>2.21</b> relocated]</p> <p><b>2.21</b> <u>The Estates Local Plan primarily guides how new homes will be delivered via a coordinated strategy considering the social economic and environmental opportunities an impact of growth and provides the framework for sustainable development of these areas. The regeneration of all three estates as part of a single comprehensive programme has been presented to the council as the basis of being able to viably deliver regeneration and it is on this basis that the council is considering the deliverability of the Estates Local Plan.</u></p> <p><u>The proposed regeneration of the whole of High Path and Eastfields estate and the partial regeneration of Ravensbury Estate is based on a suite of evidence provided by Clarion Housing group which included:</u></p>

Mod ref July 2017	Policy / Paragrap h (SD.1)	Page	Amendment proposed by the council
Page 35			<ul style="list-style-type: none"> <li>• <u>The Case for Regeneration</u></li> <li>• <u>Housing Needs Study</u></li> <li>• <u>Socio-economic analysis</u></li> <li>• <u>Stock Condition Analysis</u></li> <li>• <u>Urban Design studies</u></li> <li>• <u>Visual Impact studies</u></li> </ul> <p><u>A key expectation of any regeneration proposal that comes forward will be a commitment to keeping the existing community together in each neighbourhood and for existing residents to have a guaranteed right to return to a new home in their regeneration neighbourhood.</u></p> <p><u>The Estates Local Plan is a 10-15 year plan and the priority is to keep communities together and rehouse existing residents. The quantum and mix of affordable housing to be provided within each phase of development, together with a mechanism, such as a Section 106 agreement, to ensure that viability is kept under review, will be determined in the light of the development plan and any other national, London-wide and local policy and guidance.</u></p> <p><u>The SA/SEA has identified phasing and implementation as critical elements in minimising the disruption to existing residents as far as possible.</u></p>
MM4	Part 02: Background (renamed) and new policy added	28 - 38	<p><b><u>Policy</u></b></p> <p><b><u>OEP3 - Urban Design</u></b></p> <p><b><u>a) Development proposals will be expected to adhere to all of the principles listed below to ensure that they achieve the highest standards of urban design, accessibility and inclusive design:</u></b></p>

Mod ref July 2017	Policy / Paragrap h (SD.1)	Page	Amendment proposed by the council
Page 36			<p><b><u>(i) Perimeter blocks:</u></b> Buildings should be arranged so that the fronts face outwards, towards the street;</p> <p><b><u>(ii) Active frontages:</u></b> Building entrances and windows onto the street should be maximised;</p> <p><b><u>(iii) Building lines:</u></b> Boundaries should clearly define the fronts of buildings, create spaces and define routes</p> <p><b><u>(iv) Landscaping:</u></b> High quality usable public and communal space and landscaping should be provided and opportunities taken to provide effective management of flood risk from all sources whilst ensuring no increase in flood risk elsewhere;</p> <p><b><u>(v) Defensible space:</u></b> The transition from public to private space should be understandable and clearly defined;</p> <p><b><u>(vi) Community safety</u></b> Provide well-defined routes, spaces and entrances that promote convenient and safe movement in accordance with the principles of good urban design and Secured by Design;</p> <p><b><u>(vii) Promoting biodiversity:</u></b> Promoting the variety of plants, animals and other living things found in an area;</p> <p><b><u>(viii) Inclusive and active design:</u></b> Development proposals should encompass the needs of everyone and provide opportunities for healthy and active lifestyle choices and facilitate access by people with a range of disabilities</p> <p><b><u>(ix) Promoting sustainable development:</u></b> Promoting sustainable development: that maximises its environmental performance across a range of sustainability criteria to adapt to the effects of climate change over the lifetime of development;</p> <p><b><u>(x) Density:</u></b> Using high quality design to determine an appropriate density for an area;</p> <p><b><u>(xi) Permeable, legible and accessible layouts:</u></b> Arrangement of streets and buildings that offer a convenient choice of routes that are easy to understand.</p> <p><b><u>(xii) Parking provision:</u></b> Vehicular parking that is provided on-street as a first choice, well managed and</p>

Mod ref July 2017	Policy / Paragrap h (SD.1)	Page	Amendment proposed by the council
Page 37			<p><u>integrated into the rest of the street;</u></p> <p><b><u>(xiii) Local context (heritage, buildings, materials, interpretation, art):</u></b> Using the local context, including heritage and good quality design, to inform the design and appearance of new development.</p> <p><b><u>b) Design Review must be embedded into the development process for the regeneration of the estates. Masterplans and proposals for all phases of development on each estate must be reviewed at least once by the Council’s Design Review Panel.</u></b></p> <p><b><u>Justification</u></b></p> <p><u>This policy outlines a set of broad design principles. Applications must demonstrate adherence to these principles in order to be in accordance with, in particular, paras. 57, 58, 61 and 69 of the NPPF, Policy 7.2 of the London Plan and Policy DM D1 of the Merton Sites and Policies Plan. As such, all development proposals will be expected to adhere to these principles in order to achieve the highest standards of urban design, accessibility and inclusive design.</u></p> <p><u>The Equality Act 2010 describes a disability as a physical or mental impairment which has a substantial and long-term adverse effect on one’s ability to carry out normal day-to-day activities. All development proposals will be expected to have consideration for people with disabilities as defined by the Equality Act. This includes physical and mental conditions – for example, dementia. Full definitions of the terms used for the principles can be found in the Glossary.</u></p> <p><b><u>Perimeter blocks</u></b></p> <p><u>New development will be expected to be built using the principle of perimeter blocks. This is where the public entrances to buildings face the streets and the more private elements are less visible and accessible to the rear. Perimeter blocks are a flexible approach to development and need not create a uniform layout. This approach creates a strong and easy to understand layout. Importantly, it also creates a clear arrangement of public and private space that builds in natural surveillance and security.</u></p> <p><b><u>Active frontages</u></b></p>

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Page 38			<p><u>New development must be designed to have buildings with entrances and windows facing the street (active frontages) and should avoid blank walls or gable ends. This provides long term flexibility of buildings, creating activity and vibrancy in commercial areas and supporting a level of activity on quieter streets to create a good level of natural surveillance to deter criminal activity. This is particularly relevant to ground floor frontages, where maximising windows and doors is particularly important. In commercial frontages, views into shops and businesses, whether open or closed is also important.</u></p> <p><b><u>Building lines</u></b></p> <p><u>New development must connect easily with the surrounding area and be easy to get around, not present barriers. Traditional streets with buildings lining each side of the street, will contribute to defining spaces and the creation of clearly defined routes. Irregular building lines undermine this and should therefore be avoided.</u></p> <p><b><u>Landscaping</u></b></p> <p><u>All private, communal and public amenity space must be of a high quality of design, attractive, usable, fit for purpose and meet all policy requirements, including addressing issues of appropriate facilities, replacement space or identified shortfall. High quality designed amenity space will have good levels of privacy or public surveillance depending on their purpose and generally have an open aspect, good sun/ daylighting, be of a single regular shape and have easy and convenient access for all potential users. Landscaping also provides opportunities for sustainable urban drainage and other initiatives to address flood risk from all sources (fluvial, surface water and groundwater) and opportunities should be taken to provide effective management of flood risk from all sources whilst ensuring no increase in flood risk elsewhere;</u></p> <p><b><u>Defensible space</u></b></p> <p><u>Defensible space is the area or feature that separates the street and the buildings accessed from it. This space functions as a clearly understandable transition, or buffer zone, from public street to the private building, ensuring a good level of natural surveillance between street and building, as well as a degree of privacy. It is important in creating successful perimeter blocks and buildings with entrances and windows facing the street (active frontages) and no blank walls or gable ends. New development will be required to ensure all buildings fronting onto streets have successfully designed defensible space that is appropriate to</u></p>

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Page 39			<p><u>the uses in the buildings.</u></p> <p><b><u>Promoting biodiversity</u></b></p> <p><u>Development proposals should incorporate and promote biodiversity, through open space, street trees, green chains, SuDs and a variety of other means, including those more directly related to mitigating the effects of climate change. Biodiversity also adds visual attractiveness and local distinctiveness, and can also provide recreational facilities.</u></p> <p><b><u>Community safety</u></b></p> <p><u>Community safety considerations are an integral part of good urban design. The way buildings and spaces are designed and arranged affects how residents and the wider community perceive and navigate the urban environment. Secured by Design principles should be used to enhance community safety and help design out crime. Clear and well-defined routes, spaces and entrances should be provided; poorly defined space, poor sight lines and a lack of natural surveillance should be avoided. This allows for convenient movement without compromising security. Community safety considerations must be included at the earliest design stages to help prevent the need for costly, unsightly and less effective retrofitting of the development post construction. Design and Access Statements will be required at both outline and detailed planning stages which show how crime prevention measures have been considered as an integral part of the design of the proposal.</u></p> <p><b><u>Promoting inclusive and active design</u></b></p> <p><u>The design of new development and streets must promote Inclusive and Active Design. This approach will ensure that the development includes local facilities that are easily accessible and create good quality, well maintained and safe places with convenient and direct routes throughout the development. Development proposals should demonstrate how the principles in the GLA's Accessible London: Achieving an Inclusive Environment SPG has been incorporated into the development proposals. The public realm should be designed to facilitate low vehicle speeds and reduced vehicle dominance. Active Design provides opportunities for everyone to be naturally active as part of their daily life, and so improves health and wellbeing.</u></p>

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Page 40			<p><b><u>Promoting sustainable development</u></b></p> <p><u>New development should be designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy. Such principles can include use of energy efficient building materials, appropriate design and construction methods and use of low-carbon technologies and renewable energy generation. New development should be sustainable in terms of supporting local social and economic development to support community development, for example by making use of sustainable travel modes the first choice, encouraging community based car sharing schemes and facilitating improved health and wellbeing, such as enabling local food growing in accordance with the Merton Food Charter.</u></p> <p><b><u>Permeable, legible and accessible layouts</u></b></p> <p><u>New development should connect easily with surrounding neighbourhoods and not be seen as a separate place or result in restricted access. New neighbourhoods must be easy and convenient to get around, and be accessible for all users. Streets must be safe and look like they lead somewhere, be clearly and visibly connected to other streets. Well connected street layouts should encourage walking and cycling as well as allowing for convenient and clear vehicular access.</u></p> <p><b><u>Density</u></b></p> <p><u>The London Plan Density Matrix should be used flexibly with other relevant criteria to determine an appropriate density for each estate that ensures high quality design. Development that is too dense or poorly designed may result in cramped internal layouts, overlooking or daylight issues, or a high number of single (or nearly single) aspect dwellings. Development that is not dense enough will not use land efficiently and effectively or provide sufficient good quality homes.</u></p> <p><b><u>Parking provision</u></b></p> <p><u>On street provision is the preferred option for vehicle parking. It is essential that on-street vehicle and cycle parking is well-designed, well managed and integrated into the rest of the street. On-street parking creates activity, vitality and ensures a good level of natural surveillance. Only when on-street provision cannot accommodate all parking needs should other methods of parking be used. All methods of parking provision should be of a high quality design that is attractive, convenient and safe for people, bikes and vehicles. The</u></p>

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Page 41			<p><u>council applies the parking standards set out in the Mayor’s London Plan and reference should also be made to the London Housing SPG and subsequent updates.</u></p> <p><b><u>Local context (heritage, buildings, materials, interpretation, art)</u></b></p> <p><u>The design, layout and appearance of new development should take inspiration and ideas from the positive elements of the local built, natural and historic context. Development proposals should include an analysis of what local characteristics are relevant and why, and which are less so. Opportunity must be taken to strengthen local character by drawing on its positive characteristics.</u></p> <p><b><u>Design Review</u></b></p> <p><u>Design Review is a well-established method of improving the quality of design in the built environment. It is recognised in the National Planning Policy Framework (NPPF) (para.62, page 15). Design Review is an independent and impartial evaluation process in which a panel of experts on the built environment assess the design of a proposal. Proposals relating to the whole or phases of the three estates must be reviewed at least once, ideally at pre-application stage, by Merton Council’s Design Review Panel <a href="http://www.merton.gov.uk/designreviewpanel">www.merton.gov.uk/designreviewpanel</a> Depending on the significance of the proposal, applicants may want to consider other design reviews such as Urban Design London or the Mayor of London to help guide and improve their schemes.</u></p>
MM5	EP E1 Townscap e and associated diagrams	Page 62	<p><b>a)</b> <u>Proposals should demonstrate a well-defined building line fronting the combined East-West street. Buildings should address the street, providing continuity and enclosure along the route, but broken at intervals by streets into the estate, so as not to appear as a fortress-like wall between the street and the estate beyond.</u></p> <p><b>b)</b> <u>This frontage should not present a fortress-like wall between the street and the estate beyond. Therefore this frontage should be broken at intervals by streets into the estate.</u></p> <p><b>c) b)</b> <u>Proposals should create a <u>principal</u> focal point in the estate. The most suitable location for this is at the intersection of the north-south and east-west streets.</u></p> <p><b>d) c)</b> <u>The massing and layout of proposals should enable visual connectivity from within the estate to the</u></p>

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Page 42			<p>attractive surroundings of the playground and cemetery.</p> <p><b>Further guidance <u>Justification</u></b></p> <p>[Paragraphs 3.37 and 3.38 relocated]</p> <p><b>3.39</b> Townscape features should be used as a design framework in which to deliver the vision for Eastfields, of a Contemporary Compact Neighbourhood. Within this framework proposals should demonstrate innovative design and architecture to re-imagine suburban development close to both green spaces and with good access to public transport. Proposals will be expected to respond well to, and integrate well with, green and open spaces and a suburban setting. How to increase the number and quality of new homes whilst responding positively to this overall character will be a key requirement against which design quality is assessed.</p> <p><b>3.40</b> The existing estate is very uniform and fortress-like in its appearance. It is visually distinct from the surrounding housing but other than this, the uniformity of the buildings makes it difficult to understand and navigate around the estate. The internal open space is completely hidden from the outside. The continuous frontage of the estate and the prominent garage doors present a forbidding and unwelcoming visual prospect. This and the recessed front doors present a visually hostile frontage to the streets. Combined with the large areas of parking these elements break down any sense of there being streets at all, merely spaces that are used to access houses and park cars in.</p> <p><b>3.41</b> Redevelopment should enable the creation of a neighbourhood that is easier to get around and understand; is open, inviting and visually attractive, without necessarily encouraging large numbers of people simply to wander around. A strong active frontage will help the neighbourhood to become more outward looking and better integrated into the wider area. Streets which intersect with the frontage will enable the creation of a well-connected neighbourhood.</p> <p><b>3.42</b> A suitably located <u>principal</u> focal point will aid the integration of the neighbourhood in its location reducing the insularity of the estate whilst proving a key orientation focus which will help people in getting around the neighbourhood. A <u>principal</u> focal point at the intersection enables future development potential to the north of the estate to be brought forward in an integrated manner. Landmarks are useful in providing reference points for orientation and emphasize the street hierarchy. <u>Other focal points may be provided where</u></p>

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			<p><u>they achieve the aims set out in this policy.</u></p> <p><b>3.37</b> <u>Landmark buildings should be located around the focal point at the intersection of the north-south and east-west streets.</u></p> <p><b>3.38</b> <u>Landmark buildings could be differentiated by appearance and to a degree by height; however they should be designed to ensure that they are sensitive to the general character of the rest of the development.</u></p> <p><b>3.43</b> Views through to open areas, such as the playground and cemetery, will better integrate the estate into the wider context.</p>
MM Page 43	EP E2 Street network	Page 64	<p><b>Further guidance <u>Justification</u></b></p> <p>[Paragraphs 3.44 and 3.45 relocated]</p> <p><b>3.46</b> This policy section is about the creation of clearly defined and understood streets. It does not define vehicular movement. This is addressed by policy EP E3.</p> <p><b>3.47</b> The new street network should make the estate feel more open and connected to the surroundings. It will also improve integration of the new street network with the surrounding streets. However, it is acknowledged that the surrounding road network and location of open space limits the degree to which this can be done.</p> <p><b>3.48</b> The existing street network is a fragmented mix of streets created at different times. This is a major factor in making the estate feel fortress-like and impenetrable as well as difficult to navigate around the network of streets.</p> <p><b>3.44</b> <u>Within the estate, there should be a clear, and easy to navigate network of streets, to enable free movement around, into and out of the estate. These should be a mix of traditional streets and mews type</u></p>

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Page 44			<p><u>streets.</u></p> <p><b>3.45</b> <u>The new east-west street should have the character of a traditional street, with carriageway flanked by footways either side. As it passes to the north of the estate, it should not be designed to feel as part of the estate, rather just as another local street.</u></p> <p><b>3.49</b> Combining the three streets of Acacia Road, Mulholland Close and Clay Avenue to form a new street will aid navigation and ensure visibility of the route between the residential areas either side of the estate.</p> <p><b>3.50</b> Converting the existing footpath running south from Grove Road to Acacia Road to a new street will create improved links to the existing street network in this area. It will improve pedestrian and cycle links between the estate and across the existing railway footbridge to the north and provide clear visual links to the surrounding greenspace.</p>
MM 44	<p>EP E3 Movement and Access</p> <p>Page 66</p>	Page 66	<p><b>a)</b> <u>Vehicular access arrangements should not divide the estate into two, as is the current arrangement.</u> Proposals for the estate must investigate the feasibility of Acacia Road, Mulholland Avenue and Clay Avenue being combined into a single street with full vehicular access at both ends.</p> <p><b>b)</b> <del>Pedestrian and cycle access from the north should be improved by</del> <u>Proposals should make provision for upgrading the existing footway / access running south from Grove Road towards Mulholland Close so as to improve pedestrian and cycle access from the north.</u> <del>Proposals should explore the potential to widen this link into a proper street with carriageway and footways either side should also be explored.</del></p> <p><b>c)</b> Internal north-south streets should penetrate to the site boundary with the cemetery in a number of places on the southern boundary.</p> <p><b><u>Further guidance Justification</u></b></p> <p>[Paragraphs 3.51 amended and relocated. Paragraphs 3.53 and 3.56 amended]</p> <p><b>3.52</b> This policy section is about establishing the main vehicular movement strategy. This is different from the creation of streets, which may or may not support through vehicular movement. Proposals for vehicular</p>

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Page 45			<p>movement must be supported by appropriate traffic modelling and be in general compliance with relevant transport policies, whilst also aiming to achieve good vehicular permeability and convenience for residents.</p> <p><b>3.53</b> Vehicular and cycle parking on the estate will be provided in accordance with the London Plan (2016) parking standards taking into account specific local conditions and requirements. This should be supported by a Parking Management Strategy.</p> <p><b>3.54</b> The Eastfields estate sits on the outskirts of Mitcham and is considered to be relatively isolated from the surrounding neighbourhood. Situated away from the main road network the most important traffic routes are Grove Road and Tamworth Lane, which are designated local distributor roads</p> <p><b>3.55</b> Mitcham Eastfields Railway Station is located about 5 to 10 minutes' walk away and provides links to Central London and Sutton. Access by bus is provided by the route 152 and 463 services. The nearest sizable retail and service offer is at Mitcham town centre, which is located about 1km to the west. The Laburnum Road Home Zone and St Marks Road provides a convenient walking and cycling route to the centre.</p> <p><b>3.56</b> <u>For vehicular movement, the estate essentially operates as two large cul-de sacs, accessed from either the east or west due to Mulholland Close and Clay Avenue both being blocked as through roads. Vehicles on one side of the estate are required to travel via Grove Road in order to get from one side of the estate to the other and the residential area beyond. In order for vehicles to get from a property on one side of the estate to the other, they are required to make a long and inconvenient journey via Tamworth Lane, Grove Road and Woodstock Way, joining the queuing traffic at the level crossing. Proposals must investigate the feasibility of opening up Clay Avenue, Mulholland Avenue and Acacia Road to full vehicular access, using urban design and traffic calming measures to deter speeding or rat running. This is inconvenient, inefficient and adds to congestion on this already busy road and the level crossing.</u></p> <p><b>3.57</b> Pedestrian/cycle access exists east-west across the north side of the estate, but the route is far from obvious, being made from three different roads all on slightly different positions and with a visual 'block' of tree planting and scrub vegetation in the middle. Pedestrian/cycle access also exists from the north via a footpath from Grove Road. However, this is narrow and poorly overlooked and curves away from the estate at its south end. The estate layout prevents any access across it, or views to the cemetery to the south, where</p>

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Page 46			<p>there are also no links into it.</p> <p><b>3.58</b> Despite the naturally isolated location, there are possibilities for improving movement and access, better linking the area to the surroundings. In particular, combining Acacia Road, Mulholland Avenue and Clay Avenue into a single street with full vehicular access at both ends should help to address the localised congestion at the level crossing, aid navigation and ease of movement around the area and estate generally. It is not intended to propose any through routes through the estate itself.</p> <p><b>3.51</b> <del>Consideration should be given to allowing through traffic on the east-west combined Acacia Road, Mulholland Avenue and Clay Avenue street</del> <u>In order to improve bus reliability and accessibility for the estate, proposals should investigate the potential implications of routing one or more bus services away from the level crossing and along this street, based on appropriate impact assessment and consultation.</u></p> <p><b>3.59</b> Improvements to pedestrian and cycle access from the north could create a clear, open and well surveyed street to link up with the railway footbridge to the north and into the estate and cemetery to the south.</p>
MM8	EP E4 Land use	68	<p><b>a)</b> The land use for the estate will remain predominantly residential with <del>open space</del> <u>associated landscaping</u> provision and <u>with provision of no fewer than the existing number of affordable homes</u>, non-residential uses and designated open space to meet relevant planning policies.</p> <p><b>b)</b> Densities should not be solely focused around figures, but must be assessed as a product of a range of relevant design, planning, social, environmental and management factors. Exceeding the current indicated <u>London Plan</u> density ranges may be considered appropriate where proposals will create developments of exceptional urban design quality.</p> <p><b>Further guidance <u>Justification</u></b></p> <p>[Paragraph 3.60 relocated and paragraph 3.62 amended]</p> <p><b>3.61</b> Eastfields is located in an area with a low Public Transport Accessibility Level and a suburban character.</p>

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Page 47			<p><b>3.62</b> Development proposals should accord with the London Plan density matrix and any other emerging or updated relevant policy requirements. <u>Eastfields estate has a ‘Suburban’ setting according to the London Plan density matrix criteria. The key characteristics of a Suburban setting as set out in the London Plan are areas with predominantly lower density development such as detached and semi-detached housing, predominantly residential, small building footprints and typically buildings of 2-3 storeys. The centre of the estate is 1,200m walking distance from Mitcham Clock Tower, therefore being more than 800m from the nearest District Centre.</u> As outlined in the London Plan, the density matrix should be used flexibly and in conjunction with other development plan policy requirements.</p> <p><b>3.63</b> Proposals should also consider transport capacity, employment connectivity, the location and characteristics of the site and social infrastructure when determining an appropriate density. Development proposals should contribute to the delivery of a sustainable neighbourhood by building more and better quality homes and demonstrate how the density responds to the local context particularly in terms of design. Proposals should demonstrate graphically how density is sympathetic to the surrounding townscape and distributed in appropriate locations in a mix of buildings to deliver a variety of well-designed new homes and public spaces.</p> <p><b>3.64</b> Development proposals will be expected to contribute to optimising the latest borough and London housing supply requirements in order to meet local and strategic need. Development proposals should contribute to the provision of a greater choice and mix of housing types sizes and tenures, including affordable housing provision to meet the needs of all sectors of the community, in accordance with relevant National, local and London Plan policies. Development proposals will be expected to provide replacement homes and should include a mix of 1, 2, 3 and 3+ bed units, in a variety of house types to meet residents’ individual needs.</p> <p><b>3.65</b> In accordance with Sites and Policies Local Plan Policy DM E4 (Local Employment Opportunities) major development proposals will be expected to provide opportunities for local residents and businesses to apply for employment and other opportunities during the construction of developments and in the resultant end-use. Merton’s Local Plan identifies a local deficiency in convenience retail provision to the east side of the estate. Any proposals for retail provision will need to accord with Merton’s Local Plan policies including CS7 (Centres) and DM R2 (Development of town centre type uses outside town centres).</p> <p><b>3.60</b> Where there is considered to be demand for, or the desire to, locate non-residential uses on the estate</p>



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Page 49			<p><u>E5 (Open Space) (a) is anticipated to be re-provided as one large open space. It could also be provided as a series of connected, smaller open spaces.</u></p> <p><b>3.67</b> The open space reconfiguration and landscape connectivity opportunities should be tied in with the requirements for Sustainable Drainage Systems (SuDS) and a reduced rate of surface run-off and storage, and the conveyance of surface water run-off.</p> <p><b>3.68</b> The streets meeting the southern boundary with the cemetery could be in the form of pocket parks that can be utilised for a range of uses including allotments and food growing.</p> <p><b>3.69</b> The estate is within easy access to a variety of parks and play facilities including Long Bolstead Recreation Ground, a BMX track and the Acacia Centre with its adventure play area. <del>It is not in an area deficient in access to public open space. However</del> Following a review in 2015 of the public open spaces surrounding the Eastfield's Local Plan sites, updated Greenspace Information for Greater London (GiGL) calculations show that a relatively small area (0.2 hectares) at the south western corner of the site is deficient in access to Local Open Spaces (see map in appendix 2 of this document). <del>The Street Network (EP.E2) and Movement and Access (EP. E3) policies will however ensure that the site will be more permeable and will create shorter routes for residents to nearby parks and open spaces and will therefore address this matter.</del> <u>Any proposed development of the site should consider addressing this deficiency through the design of street and routes through the site in accordance with Policies EP E2 (The Street Network) and EP E3 (Movement and Access). There is potential to alleviate this deficiency by creating shorter routes to nearby parks and open spaces with the use of these policies.</u></p> <p><del><b>3.70</b> Subject to meeting appropriate minimum standards concerning the provision of outdoor amenity space and play space, there is not requirement to provide additional public open space within the development.</del></p> <p><b>3.74</b> The relatively narrow strip of designated open space adjacent to the cemetery is of poor quality. The regeneration of this site provides an opportunity for the on-site re-provision of this open space to a better quality and in a more suitable location.</p> <p><b>3.72</b> Where the provision of a large public open space is justified, the design of the space should be flexible enough in terms of scale, layout and design so that it can play host to a variety of activities such as food growing, playgrounds, sports courts, informal and flexible space which can support occasional use for a broad</p>

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Page 50			<p>range of community events. Development proposals must <del>be in accordance with</del> <u>have regard to</u> para.74 of the NPPF and Sport England’s Land Use Policy Statement ‘Planning for Sport Aims and Objectives’.</p> <p><b>[New paragraph]</b> <u>Development proposals should demonstrate the impact that they will have on the use of existing indoor and outdoor local sports facilities. The scope and methodology of the research will be prescribed by Sport England and the local planning authority, during pre-application discussions. Any identified shortfall should be mitigated where appropriate through either a condition attached to a planning decision, a section 106 agreement or the Community Infrastructure Levy (CIL) as identified at the planning decision making stage. In accordance with the NPPF and the London Plan, Merton Council is committed to delivering a new playing pitch study in support of the planned borough-wide Local Plan.</u></p> <p><b>3.73</b> There are potential opportunities for off-site play space enhancements that might address the need for certain age groups while there will also be a need for some on-site play space. Any proposal should clearly demonstrate how the play space needs of all age groups will be provided for with reference to the guidance in the Mayor of London’s ‘Play and Informal Recreation’ supplementary planning guidance document (2012).</p> <p><b>3.74</b> <del>The provision of gardens that meet space standards increases their functionality, potential for tree planting and the promotion of biodiversity. Front gardens or defensible space that allows for some planting, is also encouraged.</del></p>
MM10	EP E6  Environmental Protection	72	<p><b>a)</b> <u>In accordance with the London Plan policies 5.12 Flood Risk Management and 5.13 Sustainable Drainage and the supporting Design and Construction Supplementary Planning Guidance (SPG April 2014), the proposed development must aim to reduce post-development runoff rates as close to greenfield rates as reasonably possible practicable.</u></p> <p><b>b)</b> Development proposals must demonstrate how surface water runoff is being managed as high up the London Plan Policy <u>5.13 Sustainable Drainage</u> hierarchy as possible.</p> <p><b>c)</b> Sustainable Drainage Systems (SuDS) must be part of any major development proposals. Drainage and SuDS should be designed and implemented in ways that deliver other policy objectives for each of the following <u>multi-functional</u> benefits:</p>

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Page 51			<ul style="list-style-type: none"> <li>• Blends in and enhances amenity, recreation and the public realm</li> <li>• Enhances biodiversity</li> <li>• Improves water quality and efficiency</li> <li>• Manages flood risk</li> </ul> <p><b>d)</b> The development must be made safe from flooding, without increasing flood risk elsewhere for the lifetime of the development <u>taking the latest climate change allowances into account</u>. Potential <del>overland</del> <u>surface water</u> flow paths should be determined and appropriate solutions proposed to minimise the impact of the development, for example by configuring road and building layouts to preserve existing <u>surface water</u> flow paths and improve flood routing, whilst ensuring that flows are not diverted towards other properties elsewhere.</p> <p><del><b>e)</b> Proposals should seek to link existing and proposed open space in a unified landscape layout; this should include minor green corridors that will encourage species to move from the cemetery into or through the development</del></p> <p><del><b>f)</b> Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayors Energy Hierarchy when compared to the existing buildings on the estate. Outlining how improvements have been achieved according to the hierarchy of; improved building fabric, increasing the efficiency of supply and renewable energy generation, and how this compares to existing development on the sites.</del></p> <p><del><b>g)</b></del> <b>e)</b> When preparing development proposals in accordance with Policy 5.3: <u>Sustainable design and construction</u> of the London Plan, proposals should include suitable comparisons between existing and proposed developments <u>at each stage of the energy hierarchy</u> in order to fully demonstrate the expected improvements. All new developments proposals should consider the following sustainable design and construction principles: avoidance of internal overheating; efficient use of natural resources (including water); minimising pollution; minimising waste; protection of biodiversity and green infrastructure and sustainable procurement of materials.</p>

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Page 52			<p><del>h)</del> Technological improvements in battery storage have started to provide a potential energy storage solution suitable for use in connection to domestic solar PV systems. The use of on-site storage offers a potential technological solution that would increase on-site renewable energy consumption, reduce utility costs and provide in-situ demand-side management. Battery storage can therefore be considered to sit within the 'be lean' or middle level of the energy hierarchy. Domestic PV installations should therefore not be considered without exploring the potential for on-site energy storage. Carbon savings from the incorporation of appropriately sized battery storage can be calculated by assuming that distribution losses from battery connected solar PV systems are zero.</p> <p><del>f)</del> <u>All domestic solar PV installations should be considered in conjunction with on-site battery storage.</u></p> <p><del>i) g)</del> Applicants must demonstrate how their plans contribute to improving air quality and provide evidence to demonstrate that passive ventilation strategies employed to prevent overheating will not inadvertently expose residents to poor air quality or unacceptable levels of external noise.</p> <p><del>j) h)</del> New development must ensure the preservation, protection and enhancement of protected species and habitats within the site and on adjacent land such as Streatham Park Cemetery, and should demonstrate that the proposals would result in net biodiversity gains</p> <p><del>k) i)</del> <u>Development proposals must be accompanied by a working method statement and construction logistics plan framework that are appropriate and proportionate to the scale and nature of the proposal, whether outline or detailed, the sensitivity of the context and the types and severity of the anticipated impacts.</u></p> <p><del>l) j)</del> <u>Development proposals should demonstrate, by means of the submission of a site waste management plan, how they will apply the waste hierarchy where waste is minimised, re-used and recycled, and residual waste is disposed of sustainably in the right location using the most appropriate means.</u></p> <p><b><u>Further guidance-Justification</u></b></p> <p>[Paragraphs 3.77, 3.84, 3.86, 3.87 and 3.88 amended]</p> <p><b>3.75</b> As set out in earlier policies on townscape, movement and access, the creation and layout of a more traditional street network for Eastfields will allow links through and views to the spaces within and beyond the</p>

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Page 53			<p>estate, such as between the school playing fields and the cemetery. Regeneration should take the opportunity to retain the existing mature trees where possible and use landscaping and vegetation along the new streets and paths to better link the surrounding green spaces, create an attractive environment and aid biodiversity.</p> <p><b>3.76</b> The land is relatively flat, however a culverted ditch (adopted by Thames Water as a surface water sewer) passes between the estate and Long Bolstead Recreation Ground. Deculverting could provide opportunities to create distinctive landscaping and improved biodiversity, as well as managing surface water flooding that occurs here – a legacy from a long silted up pond. Any deculverting of this asset will require Thames Water approval. A linear SuDS feature may also provide significant benefits, i.e. if it is not possible to deculvert the sewer.</p> <p><b>3.77</b> <del>Eastfields is not modelled as at risk of fluvial flooding but is at risk of surface water flooding. As already set out in national policy, the London Plan and Merton’s adopted development plan, development proposals will need to include appropriate flood mitigation measures to ensure the development is safe and does not increase the risk of flooding both from the development to the surrounding area and vice versa. Any development coming forward will be subject to a Sequential Test, Exception Test and</del> must provide a site specific Flood Risk Assessment to deal with all sources of flooding, which must have regard to Merton’s Strategic Flood Risk Assessment and Local Flood Risk Management Strategy. <del>Eastfields is not shown to be subject to river flooding, but is shown to be at risk of surface water flooding. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk and following the sequential approach. This includes careful consideration of where buildings should be located within the site.</del></p> <p><b>3.78</b> As surface water flood risk and drainage have been identified as a key issue for Eastfields, development proposals must demonstrate they have achieved greenfield run-off rates as reasonably possible, using Sustainable Drainage Systems (SuDS) and considering surface water management as high up the London Plan (policy 5.13) drainage hierarchy as reasonably possible.</p> <p><b>3.79</b> SuDS can include a wide range of measures such as rain gardens, green roofs, balancing ponds, filter strips, green verges and swales. It is important that development proposals demonstrate how SuDS measures are not only considered as drainage solutions but as features to improve the townscape, amenity and public realm of the new Eastfields estate, to enhance biodiversity, to provide recreation and to improve</p>

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Page 54			<p>water quality and efficiency.</p> <p><b>3.80</b> Developers are advised that guidance tools, such as the SuDS management train approach will assist with this process and with demonstrating that all of these positive attributes have been considered together. This approach will help create an attractive estate with the overall benefit of cost efficiencies.</p> <p><b>3.84</b> The Mayor of London’s Sustainable Drainage Action Plan (draft) and Sustainable Design and Construction supplementary planning guidance and the government’s National Standards for Sustainable Drainage set out the requirements for the design, construction operation and maintenance of SuDS.</p> <p><b>3.82</b> Central to the case for regeneration is the need to improve the environmental performance of the new dwellings on the estate compared with the existing homes. However, the measurement of local sustainability policies (CS15) and regional policy targets (London Plan Chapter 5) for new build developments are based on improvement that are also measured through Part L of the Building Regulations. While this information is useful to help measure performance, it does not make it easy to compare the energy performance of existing buildings with new buildings.</p> <p><b>3.83</b> Energy performance data on existing buildings will be held for many sites in the form of Energy Performance Certificates which measures the predicted energy consumption per m2 in a development. By providing the energy performance data from Energy Performance Certificates, building energy performance can be compared between existing and future development using a metric that is suitable and easily comparable, thus helping to clearly demonstrate the potential for environmental improvements</p> <p><b>3.84</b> The <del>principals</del> <u>principles</u> of sustainable design and construction are designed to be holistic and are more wide ranging than energy performance alone. Development proposals should demonstrate <del>wherever possible</del> <u>environmental improvements</u> using the comparison of quantifiable measures, where possible, and qualitative appraisals, where appropriate. In this way the environmental improvements <del>that will be delivered through regeneration should</del> <u>can be easily</u> compared with the performance of existing buildings <del>in an easily compared manner</del>.</p> <p><b>3.85</b> Passive ventilation strategies cannot be considered in isolation of potentially negative external environmental factors such as air quality or noise. Energy strategies that rely on passive ventilation should clearly demonstrate that occupants will not be adversely affected by air and noise pollution during periods of</p>

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Page 55			<p>warmer weather.</p> <p>[Paragraph split to improve ease of reading]</p> <p><b>3.86</b> Technological improvements in the field of energy storage have resulted in the improved feasibility of deploying battery storage in connection with domestic solar PV systems. <del>and the</del> <u>The need to develop polices to support Innovative Energy Technologies innovative approaches</u> is outlined in London Plan Policy 5.8: <u>Innovative energy technologies</u>. Battery storage can be utilised as a method of increasing on-site renewable energy consumption, <u>providing and provide</u> in-situ energy demand management to reduce pressure on the national grid during peak time, and increasing the efficiency of energy supply. In this way battery storage can be considered to be a 'be clean' measure within the <del>Mayors</del> <u>energy hierarchy</u>; <u>outlined in London Plan policy 5.2: Minimising carbon dioxide emissions</u>. <u>The Standard Assessment Procedure (SAP) standard approach from for calculating the energy output from solar PV assumes a 20% reduction in PV output from distribution losses that 20% of the energy produced is lost through transmission across the national electricity grid. Therefore, at present, there is no method of capturing these benefits of on-site energy storage within the Standard Assessment Procedure (SAP) or recognising the benefits of energy storage through the planning process. In order to recognise the benefits of on-site energy storage to residents and the grid operator the incorporation of appropriately sized solar PV systems should calculate solar output using the following equation, assuming the distribution losses are zero. Energy strategies that utilise appropriately sized solar photovoltaics in tandem with on-site battery storage may account for the associated carbon benefits by recouping the 20% of solar photovoltaic output traditionally discounted under SAP as 'distribution loss'. This additional carbon saving may be calculated using the below equation and then discounted from any carbon emissions shortfall for the wider development as a whole.</u></p> $\text{(kWh/year)} = \text{kWp} \times S \times ZPV \times 0.2$ <p><u>(Carbon savings from battery storage)</u></p> <p>Output of System (kWh/year) = kWp x S x ZPV</p> <p>kWp – Kilowatt Peak (Size of PV System)</p>

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Page 56			<p>S – Annual Solar Radiation kWh/m2 (See SAP)</p> <p>ZPV – Overshading Factor (See SAP)</p> <p><b>3.87</b> Consultation responses have raised concerns about the potential for disruption and disturbance caused by building works taking place in phases over a long period of time. <u>Proposals must comply with Policy DM.D2 (xiii) ensuring that traffic and construction activity do not adversely impact or cause inconvenience in the day to day lives of those living and working nearby and do not harm road safety or significantly increase traffic congestion .</u></p> <p><b>3.88</b> As with other planning applications, the council will require the submission of a working method statement and a construction logistics plan framework and a site waste management plan prior to development proposal commencement. <u>These must be appropriate and proportionate to the scale and nature of the development proposal, whether outline or detailed, the sensitivity of the context and the types and severity of the anticipated impacts. Working method statements must ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and comply with London Plan (2016) policies 6.3 and 6.14, Merton’s Core Strategy Policy CS20 and policy DM T2 of Merton’s Sites and Policies Plan (2014). Construction logistics plans frameworks must demonstrate how environmental impacts of the development on the local environment, including the surrounding highway network and the amenities of the surrounding occupiers will be minimised. These must also accord with guidance published by the Mayor of London / TfL and London Plan (2016) policies including 7.14 and 7.15. These are particularly important over such a long-term programme to ensure that each new phase of development minimises the impact on residents living within and beside the estates. In accordance with policy DM.D2(xii), construction waste must be minimised on site by managing each type of construction waste as high up the waste hierarchy as practically possible.</u></p>
MM11	EP E7  Landscap e	Page 78	<p><b>a)</b> Street tree planting must be a key feature of a landscape strategy which links into proposed open space with significant trees, the recreation ground and the adjacent cemetery.</p> <p><b>b)</b> Landscaping layouts must, where practicable, form green links between open spaces and the public realm, whilst framing visual links from the estate to the adjacent cemetery and recreation ground,.</p> <p><b>g) c)</b> The estate currently has a group of established mature trees in the central green space. These trees</p>

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Page 57			<p><u>must be retained and be used to inform the design of landscaping, for example to provide cues for the locations of focal points</u></p> <p><del>e) d)</del> There must be street tree planting on the combined east-west street of Acacia Road, Mulholland Close and Clay Avenue, including the retention of established trees as well as the planting of new trees. <u>Tree planting should create a landscape buffer between new development and any traffic flow on this route.</u> [SENTENCE MOVED FROM E7 d)]</p> <p><del>d)</del> Additions to existing tree planning must reinforce the linear nature of the east-west street. In addition, tree planting should create a landscape buffer between new development and any traffic flow on the route.</p> <p>e) Tree species must be specified to mitigate against pollution and noise. Planting layout and species need to be considered to ensure an attractive street scene whilst taking care not to restrict light or cause overshadowing to adjacent buildings.</p> <p><u>f) Proposals must ensure appropriate provision of private gardens or amenity space to all new dwellings (houses and flats), having regard to relevant standards and the character of the development</u></p> <p><del>f)</del> Landscaping proposals must address the perimeter of the estate in a unified manner. Unattractive scrub particularly on Mulholland Close should be removed to improve the setting of established trees and visual links to the surrounding area. Mature trees around the estate should be retained and the boundary treatment enhanced.</p> <p><del>g)</del> The estate currently has a group of established mature trees in the central green space. These trees must be retained and be used to inform the design of landscaping, for example to provide cues for the locations of focal points</p> <p><b>Further guidance <u>Justification</u></b></p> <p>[Paragraph 3.89 relocated. Paragraph 3.93 amended]</p> <p><b>3.90</b> The estate is a highly urban form in a low density suburban landscape setting. This setting is defined largely by the surrounding large open spaces of Streatham Park Cemetery, Long Bolstead Recreation Ground</p>

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Page 58			<p>and the playing fields and open space associated with St. Marks Academy and Lonesome Primary School to the north. This setting is also responsible for the site's isolation relative to surrounding residential development.</p> <p><b>3.94</b> At the estate level the urban form isolates the inner landscape, open space and trees from the surroundings, as does scrub vegetation around the site boundaries.</p> <p><b>3.92</b> There is much scope to improve views of, and the physical link between the surrounding landscape and the estate, without undermining the calm character it gains from its relative isolation. Linking the landscape to the surrounding area should enable the development to better integrate into the wider suburban area.</p> <p><b>3.89</b> <u>There is scope to strengthen green links to the cemetery by terminating north-south streets adjacent to the cemetery with pocket parks. Pocket parks will strengthen green corridors and enhance views of the adjacent landscape</u></p> <p><b>3.93</b> Planting arrangements help strengthen the navigation of routes and enhance views between the residential areas either side of the estate. A balance needs to be made between tree planting defining the space whilst not undermining views of the route past the estate. <u>Merton's Sites and Policies Plan Policy DM.O2 (b) to (f) sets out the council's policy on the retention, replacement and potential removal of trees and landscape features. The relevant standards for gardens and private amenity space are set out in Merton's Sites and Policies Plan DM.D2 and the Mayor of London's housing supplementary planning guidance. Gardens should be provided as a single, usable, regular shaped space.</u></p>
MM12	EP E8 Building heights	Page 80	<p><b><u>Further guidance Justification</u></b></p> <p>[Paragraphs 3.94, and 3.95 relocated]</p> <p><b>3.96</b> The existing estate has a consistently uniform height of three storey buildings with flat roofs, that gives the estate its distinctive character. This presents something of a fortress feel from the outside, but a strong sense of calm enclosure from the inside. This height and isolated location mean the estate is not a dominant form in the wider townscape</p>

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MM08 Page 59			<p><b>3.97</b> Development proposals will need to demonstrate careful consideration of proposed building heights in relation to internal open space and views into the estate from the wider area, across the cemetery and any other longer vantage points. A clear strategy on building heights will be needed to ensure the suburban character of the area is not unduly compromised.</p> <p><b>3.94</b> <u>Taller buildings may be appropriate in certain places and careful consideration should be given to ensure they are located so as to appear in harmony and complement the mature vegetation and physically define open spaces. Buildings should not have a negative impact on the surroundings on account of their height and should relate well to the surrounding context and public realm particularly at street level.</u></p> <p><b>3.95</b> <u>Taller buildings must be carefully placed so as not to create poor microclimates or large areas of shaded streets or spaces. Where taller buildings are proposed, they should also be used to reinforce the sense of space or the character of a street, rather than fragment it with excessively varied building heights.</u></p>
	EP H1 Townscap e	Page 104	<p><b>Further guidance <u>Justification</u></b></p> <p>[Paragraphs 3.130, 3.131 and 3.132 relocated]</p> <p><b>3.133</b> Orientation and getting around (legibility) within the estate is difficult mainly because of the siting of the current buildings. There is poor definition of streets and spaces and a lack of built or landscape enclosure to aid this, making it unclear where the private or public spaces are.</p> <p><b>3.134</b> The creation of clear and unobstructed views through the design of streets is important for people to find their way around (legibility) the estate and to physically and visually link the estate to the wider area.</p> <p><b>3.130</b> <u>Townscape features should be used as a design framework in which to deliver the vision for High Path of an interpretation of the New London Vernacular. Within this framework proposals should create a strongly urban re-imagining of this style with excellent access to public transport. Proposals will be expected to integrate well with the surrounding urban form in terms of layout, scale and massing, whilst making the best possible use of land. How successfully this is done will be a key requirement against which design quality is assessed.</u></p>

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			<p><del>3.131</del> <u>The new estate should ensure its built form has a clear definition of private and public space and a range of appropriate landmarks, views (vistas) and focal points to aid orientation around and within the estate.</u></p> <p><del>3.132</del> <u>The quality of Morden Road should be improved by enabling the creation of a consistent street width with parallel building lines, tree planting and appropriate building heights either side of the street.</u></p> <p><del>3.135</del> The Tramlink extension proposals are still at a feasibility stage. This engagement may also open up opportunities to improve the quality of Morden Road Therefore early engagement with TfL will be required to inform development proposals for this site</p>
MM Page 60	EP H2 Street network	Page 106	<p><b>a)</b> Nelson Grove Road and Pincott Road provide an appropriate basis for the design of the new street network and <del>must</del> <u>should</u> form the basis of the main pedestrian and cycle routes into and out of <u>and through</u> the estate. <u>The extension of Nelson Grove Road from Abbey Road in the east to Morden Road in the west will help provide an east to west link, and should aim to have with clear views along substantial sections and, ideally, its whole length.</u></p> <p><b>b)</b> The position of the historic street of High Path should be retained and the road should allow for improved accessibility from High Path to Nelson Gardens. The street should also respect the setting of St John's the Divine Church.</p> <p><b>c)</b> Hayward Close, which complements the historic street pattern with its attractive tree-lined character must be retained.</p> <p><b>d)</b> Increased accessibility for pedestrians and cyclists must be designed into the street network.</p> <p><b>e)</b> <del>The existing level of vehicular links along Merton High Street must be retained.</del></p> <p><b>f) e)</b> <u>Provisions for future extensions of the north-south streets ending at High Path southwards towards to Merantun Way must be a possibility should be explored,</u> subject to TfL's support.</p>

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Page 61			<p><b>Further guidance <u>Justification</u></b></p> <p>[Paragraphs 3.137, 3.138, 3.139, 3.140 and 3.141 relocated]</p> <p><b>3.142</b> This policy section is about the creation of clearly defined and understood streets. It does not define vehicular movement. This is addressed by policy EP H3.</p> <p><b>3.143</b> Development of a new network of streets should ensure that the neighbourhood is easy to get around and understand, and be accessible for all users. This includes ensuring clear and seamless links between the estate and the surrounding neighbourhoods (which do not currently exist), and extends the grid-iron network of streets from the north, into the estate. The new street network supports the ‘New London Vernacular’ guiding characteristic for High Path Estate which is explained in more detail in Section 2 of the Plan.</p> <p><b>3.144</b> The creation of traditional streets north to south will help integrate and re-connect the estate to its surroundings. The creation of clear east to west link will help bring together all the different new character areas and offer a safe cycle and pedestrian priority link across the estate.</p> <p><b>3.137</b> <u>A new north-south street between Hayward Close and Pincott Road should be provided, linking Merton High Street and High Path to help link the estate with the surrounding road network.</u></p> <p><b>3.138</b> <u>A new north-south street between Pincott Road and Abbey Road, linking Merton High Street and Nelson Grove Road should be provided. These new streets will help connect the new neighbourhood effectively and efficiently with the existing grid pattern layout.</u></p> <p><b>3.139</b> <u>Layouts should be designed to future-proof pedestrian access from South Wimbledon tube station directly into the estate should TFL support a second entrance to the tube station in the future. This would be located to the rear of the station building to link Morden Road and Hayward Close. This would increase public transport accessibility and provide additional pedestrian routes into and out of the new neighbourhood.</u></p> <p><b>3.140</b> <u>Mews Street style development should be reserved for shorter streets – the existing Rodney Place is a good example.</u></p> <p><b>3.141</b> <u>Whilst Rodney Place is outside the estate boundary, linking it improving the link into the new street</u></p>

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			<p><del>pattern of the estate should be explored as this could help improve links within the area and make it easier to get around</del> <u>considered in order to both protect its character and improve access from it to the surrounding streets.</u></p>
<p>MM15</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 62</p>	<p>EP H3 Movement and access</p>	<p>Page 108</p>	<p><b>a)</b> The main vehicle routes within the estate are currently Pincott Road and Nelson Grove Road, which are located centrally within the estate. Their character and layout must resemble a traditional street and serve the needs of all users, without the need to provide separate or segregated facilities for cyclists.</p> <p><b>b)</b> Streets in the estate must connect in an open and easy to understand way that encourages movement by pedestrians and cycles. All streets must be safe, attractive and sociable places designed so as to manage vehicle speeds. Where streets are closed to vehicles at one end they must not restrict the possibility of vehicular movement in the future. <u>The existing number of vehicular links into the estate along Merton High Street must be retained.</u></p> <p><b>c)</b> Proposals must <del>include</del> <u>make provision for</u> measures to reduce the physical barrier (severance) caused by Morden Road to east-west pedestrian and cycle movement to better link The Path and Milner Road with the estate.</p> <p><b>d)</b> The pedestrian and cycle access from the south-east corner of the estate towards Abbey Mills and Merantun Way must be improved in quality. <u>The council's ambition is for better pedestrian facilities on the roundabout serving Abbey Mills, and reassessment of the siting of the existing pedestrian crossing by the River Wandle Bridge and its approach from Abbey Road.</u></p> <p><b>e)</b> <u>Vehicular parking must, in the first instance, be provided on-street and well integrated into the street design. Any additional parking required can be provided in parking courts or under landscaped podiums. Proposals must be accompanied by a comprehensive parking management strategy.</u></p> <p><b>f)</b> <del>Discussions will be required with TfL to demonstrate how any proposals for a Tramlink extension can be incorporated as part of any development proposals. Proposals should demonstrate how any implications of a potential Tramlink extension to South Wimbledon could be accommodated.</del></p>

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Page 63			<p><b>Further guidance <u>Justification</u></b></p> <p>[Paragraphs 3.145, 3.146, 3.147, 3.148, 3.149, 3.150, 3.151, 3.152, 3.153, 3.154, 3.155, 3.156, 3.157, 3.158, 3.159 and 3.160 relocated. Paragraph 3.154 also amended]</p> <p><b><u>3.153</u></b> This policy section is about establishing the main vehicular movement strategy. This is different from the creation of streets, which may, or may not support through vehicular movement. Proposals for vehicular movement must be supported by appropriate traffic modelling and be in general compliance with relevant transport policies, whilst also aiming to achieve good vehicular permeability and convenience for residents.</p> <p><b><u>3.155</u></b> The estate is predominantly surrounded by busy main roads and junctions. As a result, vehicular access is controlled to deter rat-running through the estate. Access is from a one-way entry point into Pincott Road from Merton High Street to the north; access from Abbey Road to the east, an exit from High Path onto Morden Road to the west; and from Merantun Way to the south, where traffic movements are left and right into High Path, but restricted to left out only from High Path. The surrounding busy road network forms physical barriers to movement, especially for pedestrians and cyclists. This is particularly acute on Morden Road and Merantun Way and reinforces the need to better connect the estate to neighbouring areas.</p> <p><b><u>3.156</u></b> Similarly where Merantun Way crosses the River Wandle, this stops the estate from connecting with the wider surrounding area. Reviewing movement and crossing opportunities could help ease some of these connectivity issues.</p> <p><b><u>3.159</u></b> High Path runs along the southern boundary of the estate. The road is traffic calmed and the western section beyond Pincott Road is one way towards Morden Road where it also passes Merton Abbey Primary School and St John the Divine Church. The vehicular exit onto Morden Road is restricted to left turn only, this manoeuvre can be particularly acute for large vehicles due the limited amount of turning space available. There is also a cycle lane along the northern footway.</p> <p><b><u>3.158</u></b> Within the estate many of the pedestrian and cycle routes are poorly defined, which makes it difficult to distinguish between public and private areas. The building layout makes the estate feel unsafe and unwelcoming.</p> <p><b><u>3.157</u></b> Widespread congestion in the local area brings specific problems to the estate. This relates primarily to</p>

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Page 64			<p><u>Abbey Road being used as a cut through to avoid the heavily congested South Wimbledon junction on the north-west corner of the estate. Physical measures are widely applied across the area to manage traffic speeds. Regeneration of the estate provides an opportunity to tackle the wide range of traffic issues the area faces.</u></p> <p><u><b>3.145</b> The potential for Abbey Road to be continued directly southwards to make a new junction with Merantun Way to make a more easy to navigate road layout should be explored. This could simplify the layout and the amount of road space taken. This approach could also support the siting of new bus stop facilities in the area.</u></p> <p><u><b>3.147</b> Should the land between High Path and Merantun Way become available for redevelopment this could provide the opportunity for a more comprehensive redesign of Merantun Way to form a boulevard style street with, tree planting, footways and segregated cycle lanes, whilst still maintaining its important movement function. Proposals should take account of this opportunity.</u></p> <p><u><b>3.148</b> Proposals likely to have an impact on Merantun Way or the wider Strategic Road Network should be discussed at an early stage with Transport for London.</u></p> <p><u><b>3.149</b> As part of their Transport Assessment, applicants should, at the outline stage, look specifically at the impacts of increased population density on the needs of the bus network. This should include reviews of bus stop locations, routes and service frequencies.</u></p> <p><u><b>3.160</b> The one-way section of High Path currently experiences localised congestion – notably associated with the primary school – including conflict between vehicles and cyclists, as well as a restricted junction with Morden Road. There is potential to review how this street operates in order to resolve these issues and improve conditions for users, notably for cyclists. The crossing of Morden Road and potential future tram extension will need to be considered as part of this.</u></p> <p><u><b>3.161</b> Recent demand forecasting work by TfL suggests that current annual passenger demand will rise from 31m to around 56m by 2031 even without Crossrail 2, which would serve the nearby Wimbledon town centre. As part of accommodating this growth, TfL is planning a range of improvements to Tramlink, including network capacity and service frequency enhancements on the Wimbledon branch. To achieve this, TfL is currently exploring a new tram line extension to serve the South Wimbledon and/ or Colliers Wood area. Work</u></p>

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Page 65			<p><u>on this is continuing, and any proposals regarding regeneration of the estate will need to take account of these developing proposals.</u></p> <p><u><b>3.151</b> Proposals for expanding the tram network include the possibility of terminating a new branch line at South Wimbledon. The street layout should be designed so as to accommodate this. In doing so, it should also facilitate the creation of a boulevard style street and address existing severance issues caused by the existing conditions at Morden Road.</u></p> <p><u><b>3.162</b> Preparation of development proposals for the estate will require the applicant to engage with TfL to ensure future delivery of the necessary transport infrastructure, including for the tram should it affect the estate.</u></p> <p><u><b>3.163</b> Delivery of the Tramlink extension would increase access to public transport in an area identified in the London Plan for intensification and population growth.</u></p> <p><u><b>3.164</b> Located beside South Wimbledon underground Station, the estate is attractive to commuters to central London as well as parking from nearby businesses. This has led to parking on the estate by businesses and commuters causing parking problems for residents. This is possible because existing parking controls have been implemented in a piecemeal manner, resulting in a disjointed and ineffective regime overall.</u></p> <p><u><b>3.146</b> Well-designed on-street parking provision helps create activity, vitality and provides overlooking of the street (natural surveillance). Where provision of parking is on-street it is important that this is arranged and managed in a sensitive manner. Where parking is provided off-street at ground level, with garden podiums above, care needs to be taken to ensure a positive active street frontage and good internal design to the residential units that wrap around the parking.</u></p> <p><u><b>3.154</b> Vehicular and cycle parking on the estate will be provided in accordance with the London Plan (as amended) parking standards taking into account specific local conditions and requirements. This should be supported by a comprehensive Parking Management Strategy.</u></p> <p><u><b>3.150</b> With increased density of development, parking management will need to be improved for the whole estate with a coherent and comprehensive parking strategy submitted to the council which addresses the parking demands and pressures from residents, businesses and commuters in this high PTAL location. The</u></p>

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			<p><u>submitted Parking Management Strategy should that protect access and prevent indiscriminate parking. Provision of a Controlled Parking Zone (CPZ) should be actively considered as a means of achieving this.</u></p> <p><u><del>3.152</del> Increased density combined with changing shopping trends will create an increased level of demand for servicing and deliveries, along with the everyday needs for refuse collection etc. Proposals should investigate a range of traditional and innovative methods of addressing and managing servicing needs to minimise vehicle movements and parking requirements. Proposals for the whole estate should include a Servicing and Delivery Strategy.</u></p>
MM16  Page 66	EP H4 Land Use	Page 112	<p><b>a)</b> The primary land use for the site will be residential, to accord with the predominant land use of the existing site and surrounding area, <u>with the existing number of affordable homes re-provided</u>. Non-residential uses may be appropriate to support employment, community activities and street vibrancy.</p> <p><b>b)</b> Densities should not be solely focused around figures, but must be assessed as a product of a range of relevant design, planning, social, environmental and management factors. Exceeding the current <u>London Plan</u> density ranges may be considered appropriate where proposals will create developments of exceptional urban design quality.</p> <p><b>c)</b> All new buildings must maximise the number of entrances and windows facing onto the street (active frontages) and for residential uses must provide well defined semi-private space between the front of the building and the street (defensible space) e.g. for landscaping and the storage of bins etc.</p> <p><b><u>Further Guidance Justification</u></b></p> <p>[Paragraphs 3.165, 3.166 and 3.167 relocated. Paragraph 3.168 amended]</p> <p><b><del>3.168</del></b> High Path and most of the surrounding area streets are predominately residential. High Path is located within an area with a good level of Public Transport Accessibility (PTAL). Development proposals must make more efficient use of land by providing schemes which are higher than the current density and result in improving the urban design quality of the estate. Development proposals should accord with the London Plan density matrix and any other emerging or updated relevant policy requirements. As outlined in the London Plan, the density matrix should be used flexibly and in conjunction with <u>any other emerging or updated</u></p>

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Page 67			<p><u>relevant policy requirements. High Path estate has an ‘Urban’ setting according to the London Plan density matrix criteria. The key characteristics of an Urban setting as set out in the London Plan are areas with predominantly dense development such as terraced housing and mansion blocks, a mix of different uses, medium building footprints, buildings of 2-4 storeys and located within 800m walking distance of a District Centre or along a main arterial route. The centre of the estate is 970m walking distance from Colliers Wood Tube station (the focal point of the proposed new District Centre), but closer to the edge of the proposed District Centre and adjacent to two main arterial routes. It is also 840m from the edge of the Wimbledon Major Centre.</u></p> <p><b>3.169</b> Proposals should also consider transport capacity, employment connectivity, the location and characteristics of the site and social infrastructure when determining an appropriate density. Development proposals should contribute to the delivery of a sustainable neighbourhood by building more and better quality homes and demonstrate how the density responds to the local context, particularly in terms of design. Proposals should demonstrate graphically how density is sympathetic to the surrounding townscape and distributed in appropriate locations in a mix of buildings to deliver a variety of well-designed new homes and public spaces.</p> <p><b>3.170</b> Development proposals will be expected to contribute to optimising the latest borough and London housing supply requirements in order to meet local and strategic need. Development proposals should contribute to the provision of a greater choice and mix of housing types sizes and tenures, including affordable housing provision to meet the needs of all sectors of the community, in accordance with relevant National, Local and London Plan policies. Development proposals will be expected to provide replacement homes and should include a mix of 1, 2, 3 and 3+ bed units, in a variety of house types to meet resident’s individual needs.</p> <p><b>3.165</b> <u>Wherever practicable, different types of residential development (e.g. apartments, maisonettes and houses) should be arranged across the estate in a way that reinforces local character.</u></p> <p><b>3.166</b> <u>Different street types should support residential types that are suitable to them. Therefore smaller scale, shorter and narrower streets will be more suitable for town houses and mews development. Wider, longer streets, with more vehicular traffic, will be more suitable for flats and maisonettes.</u></p> <p><b>3.174</b> In accordance with policy DM E4 (Local Employment Opportunities) major developments proposals will</p>

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Page 68			<p>be expected to provide opportunities for local residents and businesses to apply for employment and other opportunities during the construction of developments and in the resultant end-use. Merton's Local Plan identifies a local deficiency in convenience retail provision to the east side of the estate. Any proposals for retail provision will need to accord with Merton's Local Plan policies including CS7 (Centres) and DM R2 (Development of town centre type uses outside town centres).</p> <p><b>3.172</b> The site is bounded by major roads on two sides, lined predominantly by shops, cafes, restaurant and similar uses. Subject to meeting the Local Plan policies, provision of such uses ( e.g. retail shops, financial and professional services, café/ restaurants, replacement of public houses, offices, community, health, leisure and entertainment uses) may contribute to meeting the day to day needs of the local population. This would complement the area and provide services and facilities that may be needed. This also supports the principles of local context, sustainable development and active frontages.</p> <p><b>3.167</b> <u>The frontages to Morden Road and Merton High Street may be appropriate locations for the provision of a range of commercial and community uses to support the new development subject to meeting relevant Local Plan policies.</u></p> <p><b>3.173</b> Based on the Local Plan Sites and Policies Plan Policy DM R2, the council supports the replacement of the existing convenience shop (i.e. shop selling everyday essential items) in Pincott Road. Any proposed new local convenience shop which is located outside the designated town centre and parades boundary and is above 280m<sup>2</sup> will be subject to sequential test and impact assessment.</p>
MM17	EP H5 Open space	Page 116	<p><b>a)</b> Development proposals must provide public open space to address the identified deficiency in access to Local Open Spaces in accordance with London Plan policy 7.18 'Protecting Open Space and addressing Deficiency'.</p> <p><b>b)</b> Suitably designed play space(s) for all age groups must be provided <del>in accordance with</del> <u>having regard to</u> the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012).</p> <p><del><b>c)</b> All new houses must have gardens that meet or exceed current space standards.</del></p> <p><b>c)</b> Development proposals must be supported by an analysis of the current and future need for the provision</p>

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Page 69			<p><u>of indoor and outdoor sports facilities in order to support the population arising from the proposals. Any proposals should have regard to Sport England’s Planning for Sport Aims and Objectives to protect or relocate existing facilities, enhance the quality, accessibility and management of existing facilities and provide new facilities to meet demand.</u></p> <p><b>Further guidance <u>Justification</u></b></p> <p>[Paragraph 3.174 deleted and paragraph 3.178 amended]</p> <p><del><b>3.174</b> The number of open spaces and their individual size is not prescribed. Open space may be provide in the form of a single space or a number of smaller spaces. However, proposals intending to provide multifunctional space should preferably provide one large area.</del></p> <p><del><b>3.175</b> Open space should be located in the most accessible points for all residents of the new neighbourhood. Open spaces should be situated in relation to size and function, for example larger spaces should be centrally located and smaller spaces evenly distributed across the neighbourhood, to ensure all residents have access to open space. Deciding the location of public open space should, where possible, take as its cue the existing mature vegetation on the site, and incorporate it into any new public spaces.</del></p> <p><del><b>3.176</b> The individual design of public open spaces, themes and vegetation used, should have some local relevance, and include public art in a range of forms and media.</del></p> <p><del><b>3.177</b> The estate is within easy access to a variety of public parks including Nelson Gardens, Wandle Park, Nursery Road Recreation Ground and Haydons Road Recreation Ground. However, following a review in 2015 of the public open spaces surrounding the Estates Local Plan sites, updated Greenspace Information for Greater London (GiGL) calculations show that a relatively small area (0.5ha) on the eastern part of the site, near Doel Close and Merton Place, is deficient in access to Local Open Spaces (please refer to GiGL’s revised June 2015 maps, which are attached in Appendix 2).</del></p> <p><del><b>3.178</b> Development proposals should demonstrate how proposed new public open space would address the identified deficiency in access to public open space. and that the appropriate minimum standards concerning the provision of outdoor amenity space and play space have been achieved. Any proposal should clearly demonstrate how the play space needs of all age groups will be addressed, having regard to the Mayor of</del></p>

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Page 70			<p><u>London's 'Play and Informal Recreation' Supplementary Planning Guidance document (2012).</u></p> <p><b>3.179</b> Where the provision of a large public open space is justified, the design of the space should be flexible enough in terms of scale, layout and design so that it is capable of accommodating a variety of activities such as food growing, playgrounds, sports courts, informal and flexible space which can support occasional use for a broad range of community events. Development proposals must be in accordance with para. 74 of the NPPF and Sport England's Land Use Policy Statement 'Planning for Sport Aims and Objectives'.</p> <p><b>3.180</b> Similarly, provision of a group of mid-sized spaces and pocket parks should create areas of local human scale and intimacy that have local relevance, good surveillance and are used largely by the local community.</p> <p><b>[New paragraph]</b> <u>Development proposals should demonstrate the impact that they will have on the use of existing indoor and outdoor local sports facilities. The scope and methodology of the research will be prescribed by Sport England and the local planning authority, during pre-application discussions. Any identified shortfall should be mitigated where appropriate through either a condition attached to a planning decision, a section 106 agreement or the Community Infrastructure Levy (CIL) as identified at the planning decision making stage. In accordance with the NPPF and the London Plan, Merton Council is committed to delivering a new playing pitch study in support of the planned borough-wide Local Plan.</u></p>
MM18	EP H6 Environmental Protection	Page 118	<p><del>a) Retention of the existing mature tree groups and street trees, including the trees fronting Merton High Street east of the junction with Pincott Rd, should help to form the basis of new open spaces, a network of biodiversity enhancing green corridors across the estate, and assist with managing air and noise pollution, slowing rainfall runoff and mitigating the urban heat island effect.-]</del></p> <p><b>b) a)</b> Applicants must demonstrate how their plans contribute to improving air quality and provide evidence to demonstrate that passive ventilation strategies employed to prevent overheating will not inadvertently expose residents to poor air quality or unacceptable levels of external noise during periods of warm weather.</p> <p><del>c) b) New street trees should be planted and maintained, particularly on Pincott Rd and Nelson Grove Road to form the basis of a green corridor network across the estate based on the existing avenue of Hayward</del></p>

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Page 71			<p><del>C</del>lose. All new or altered tree pits should be considered as part of sustainable urban drainage systems.</p> <p><del>d</del>) <del>c</del>) In accordance with the London Plan policies 5.12 Flood Risk Management and 5.13 Sustainable Drainage and the supporting Design and Construction Supplementary Planning Guidance (SPG April 2014), the proposed development must aim to reduce post-development runoff rates as close to greenfield rates as reasonably possible <u>practicable</u>.</p> <p><del>e</del>) <del>d</del>) Development proposals must demonstrate how surface water runoff is being managed as high up the London Plan Policy 5.13 Sustainable <u>Drainage</u> hierarchy as possible.</p> <p><del>g</del>) <del>e</del>) The development must be made safe from flooding, without increasing flood risk elsewhere for the lifetime of the development <u>taking the latest climate change allowances into account</u>. Potential <del>overland</del> surface water flow paths should be determined and appropriate solutions proposed to minimise the impact of the development, for example by configuring road and building layouts to preserve existing <u>surface water</u> flow paths and improve flood routing, whilst ensuring that flows are not diverted towards other properties elsewhere.</p> <p><del>f</del>) Sustainable Drainage Systems (SuDS) must be part of any major development proposals. Drainage and SuDS should be designed and implemented in ways that deliver other policy objectives, for each of the following <u>multi-functional</u> benefits:</p> <ul style="list-style-type: none"> <li>• Blends in and enhances amenity, recreation and the public realm</li> <li>• Enhances biodiversity</li> <li>• Improves water quality and efficiency</li> <li>• Manages flood risk</li> </ul> <p><del>h</del>) <del>g</del>) The feasibility of <u>Combined Heat and Power</u> (CHP) and district heating must be investigated. As a minimum this should include:</p> <p><del>i</del>) An assessment of the secondary heat sources within a 400 metre radius of the site boundary (e.g. river</p>

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Page 72			<p>water heat recover from the Wandle; heat extraction from the London Underground).</p> <p><del>(ii) Evidence to demonstrate ongoing engagement with key stakeholders associated with the potential secondary heat sources, such as Transport for London and the Environment Agency feasibility.</del></p> <p><del>(iii) Evidence that the CHP has been designed and built in line with the London Plan <u>policy 5.6: Decentralised energy in development proposals</u> and associated guidance (e.g. the Mayor's draft Air Quality SPG) which seeks high air quality standards and mitigates air quality impacts as well as reducing carbon emissions specifically in respect to:</del></p> <ul style="list-style-type: none"> <li><del>• <u>Plant size and specification</u></del></li> <li><del>• <u>Plant-room design</u></del></li> <li><del>• <u>Future network connectivity</u></del></li> <li><del>• <u>Air quality standards.</u></del></li> </ul> <p><del>(iv) Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayor's Energy Hierarchy when compared to the existing buildings on the estate. Outlining how improvements have been achieved according to the hierarchy of; improved building fabric, increasing the efficiency of supply and renewable energy generation, and how this compares to existing development on the sites.</del></p> <p><del>(v) When preparing development proposals in accordance with Policy 5.3: <u>Sustainable design and construction</u> of the London Plan, proposals should include suitable comparisons between existing and proposed developments at each stage of the energy hierarchy in order to fully demonstrate the expected improvements. All new developments proposals should consider the following sustainable design and construction principles: avoidance of internal overheating; efficient use of natural resources (including water); minimising pollution; minimising waste; protection of biodiversity and green infrastructure and sustainable procurement of materials.</del></p> <p><del>i) Technological improvements in battery storage have started to provide a potential energy storage solution</del></p>

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Page 73			<p><del>suitable for use in connection to domestic solar PV systems. The use of on-site storage offers a potential technological solution that would increase on-site renewable energy consumption, reduce utility costs and provide in-situ demand-side management. Battery storage can therefore be considered to sit within the 'be lean' or middle level of the energy hierarchy. Domestic PV installations should therefore not be considered without exploring the potential for on-site energy storage. Carbon savings from the incorporation of appropriately sized battery storage can be calculated by assuming that distribution losses from battery connected solar PV systems are zero.</del></p> <p><u>h) All domestic solar PV installations should be considered in conjunction with on-site battery storage.</u></p> <p><u>i) Development proposals must be accompanied by a working method statement and construction logistics plan framework that are appropriate and proportionate to the scale and nature of the proposal, whether outline or detailed, the sensitivity of the context and the types and severity of the anticipated impacts.</u></p> <p><u>j) Development proposals should demonstrate, by means of the submission of a site waste management plan, how they will apply the waste hierarchy where waste is minimised, re-used and recycled, and residual waste is disposed of sustainably in the right location using the most appropriate means.</u></p> <p><b>Justification</b></p> <p>[Paragraph 3.194 relocated and amended. Paragraph 3.195 relocated]</p> <p><del>3.181</del> An open section of the Bunces ditch (which is a designated main river) exists to the south of Merantun Way. There is a possibility that this may have origins or an historic connection within the High Path estate and this should be fully investigated prior to the finalisation of any masterplan and development taking place.</p> <p><del>3.182</del> The early design stages for any development proposals for the estate provides opportunity to incorporate landscaping and permeable surfaces that enable and enhance biodiversity and reduce surface water run-off. Currently, whilst there is a lot of space between buildings, this is very poorly defined, and much of it is hard-standing. This leaves little opportunity for biodiversity or SuDs.</p> <p><del>3.183</del> There are, however, areas with groups of mature and semi-mature trees that can form the basis of green chains, SuDS and a sustainable 'green' network of spaces across the estate. They should help to link</p>

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Page 74			<p>the estate with Abbey Recreation Ground to the west and the River Wandle to the east. Trees can also help with air and noise pollution strategies.</p> <p><b>3.184</b> The close proximity of the River Wandle and its tributaries means that the western areas of the estate are within Flood Zone 2. Some areas of the estate are also shown to be at high risk of surface water flooding identified on Environment Agency flood maps, so it is important that its redevelopment does not increase flood risk and where possible, seeks to improve matters.</p> <p><b>3.185</b> As already set out in national policy, the London Plan and Merton’s adopted development plan:</p> <p>Development proposals will need to include appropriate flood mitigation measures to ensure the development is safe and does not increase the risk of flooding both from and to the development.</p> <p>Any development coming forward will be subject to a <del>Sequential Test, Exception Test</del> and site-specific Flood Risk Assessment to deal with all sources of flooding, which must have regard to Merton’s Strategic Flood Risk Assessment and Local Flood Risk Management Strategy.</p> <p>Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk and following the sequential approach. This includes careful consideration of where buildings should be located within the site.</p> <p><b>3.186</b> As different parts of High Path have been identified as at risk from surface water and river flood risk and there have been historic incidences of surface water flooding in the area, development proposals must demonstrate they have aimed to achieve as close to greenfield run-off rates as possible, using SuDS and considering surface water management as high up the London Plan (policy 5.13) drainage hierarchy as possible.</p> <p><b>3.187</b> SuDS can include a wide range of measures such as rain gardens, green roofs, balancing ponds, filter strips, green verges and swales. It is important that development proposals demonstrate how SuDS measures are not only considered as drainage solutions but as features to improve the townscape and public realm of the High Path estate, to enhance biodiversity, to provide recreation and to improve water quality and efficiency.</p>

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Page 75			<p><del>3.188</del> Developers are advised that tools such as the SuDS management train will assist with this process and with demonstrating that all of these issues have been considered. This approach will help create an attractive estate with the benefit of cost efficiencies.</p> <p><del>3.189</del> The Mayor of London’s Sustainable Drainage Action Plan (draft) and Sustainable Design and Construction supplementary planning guidance and the government’s National Standards for Sustainable Drainage set out the requirements for the design, construction operation and maintenance of SuDS.</p> <p><del>3.190</del> High Path is located beside main roads. Consideration of air quality issues is important in order to understand the long term air quality benefits that might arise from the growth of a district heating network with the High Path Estate as an energy centre nucleus.</p> <p><del>3.194</del> Local environmental conditions such as air quality, noise and overheating must be taken into consideration during the design process. <u>The scheme should be designed and built in accordance with relevant local guidance (including London Plan policies 5.6: Decentralised energy in development proposals and 7.14: Improving air quality, the London Heat Network Manual, Merton’s District Heating Feasibility – Phase 1: Heat Mapping and Energy Masterplanning study, and Merton’s draft Air Quality SPG).</u> Careful consideration should be taken in order to ensure that efforts to mitigate against these issues does not result in unforeseen negative impacts.</p> <p><del>3.192</del> Central to the case for regeneration is the need to improve the environmental performance of the new dwellings on the estate compared with the existing homes. However, the measurement of local sustainability policies (CS15) and regional policy targets (London Plan Chapter 5) for new build developments are based on improvement that are also measured through Part L of the Building Regulations. While this information is useful to help measure performance, it does not make it easy to compare the energy performance of existing buildings with new buildings.</p> <p><del>3.193</del> Energy performance data on existing buildings will be held for many sites in the form of Energy Performance Certificates which measures the predicted energy consumption per m<sup>2</sup> in a development. By providing the energy performance data from Energy Performance Certificates, building energy performance can be compared between existing and future development using a metric that is suitable and easily comparable, thus helping to clearly demonstrate the potential for environmental improvements.</p>

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Page 76			<p><del>3.194</del> The principles of sustainable design and construction are designed to be holistic and are more wide ranging than energy performance alone. Development proposals should demonstrate <del>wherever possible</del> environmental improvements using the comparison of quantifiable measures, where possible, and qualitative appraisals, where appropriate. In this way the environmental improvements <del>that will be delivered through regeneration should</del> <u>can be easily compared with the performance of existing buildings in an easily compared manner.</u></p> <p><del>3.195</del> Passive ventilation strategies cannot be considered in isolation of potentially negative external environmental factors such as air quality or noise. Energy strategies that rely on passive ventilation should clearly demonstrate that occupants will not be adversely affected by air and noise pollution during periods of warmer weather.</p> <p><del>3.196</del> Technological improvements in the field of energy storage have resulted in the improved feasibility of deploying battery storage in connection with domestic solar PV systems. <del>and the</del> The need to develop polices to support <del>Innovative Energy Technologies</del> <u>innovative approaches</u> is outlined in London Plan Policy 5.8: Innovative energy technologies. Battery storage can be utilised as a method of increasing on-site renewable energy consumption, <u>providing and provide</u> in-situ energy demand management to reduce pressure on the national grid during peak time, and increasing the efficiency of energy supply. In this way battery storage can be considered to be a 'be clean' measure within the <del>Mayors</del> energy hierarchy: <u>outlined in London Plan policy 5.2: Minimising carbon dioxide emissions. The Standard Assessment Procedure (SAP) standard approach for calculating the energy output from solar PV assumes a 20% reduction in PV output from distribution losses of the energy produced is lost through transmission across the national electricity grid. Therefore, at present, there is no method of capturing the benefits of on-site energy storage within the Standard Assessment Procedure (SAP) or recognising the benefits of energy storage through the planning process. In order to recognise the benefits of on-site energy storage to residents and the grid operator the incorporation of appropriately sized solar PV systems should calculate solar output using the following equation, assuming the distribution losses are zero. Energy strategies that utilise appropriately sized solar photovoltaics in tandem with on-site battery storage may account for the associated carbon benefits by recouping the 20% of solar photovoltaic output traditionally discounted under SAP as 'distribution loss'. This additional carbon saving may be calculated using the below equation and then discounted from any carbon emissions shortfall for the wider development as a whole.</u></p> <p><u>kWh/year = kWp x S x ZPV x 0.2</u></p>

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Page 77			<p><u>(Carbon savings from battery storage)</u></p> <p><b>Output of System (kWh/year) = kWp x S x ZPV</b></p> <p>kWp – Kilowatt Peak (Size of PV System)</p> <p>S – Annual Solar Radiation kWh/m2 (See SAP)</p> <p>ZPV – Overshading Factor (See SAP)</p> <p><b>3.197</b> Consultation responses from residents living within and near High Path have raised concerns about the potential for disruption and disturbance caused by building works taking place in phases over a long period of time. <u>Proposals must comply with Policy DM.D2 (xiii) ensuring that traffic and construction activity do not adversely impact or cause inconvenience in the day to day lives of those living and working nearby and do not harm road safety or significantly increase traffic congestion.</u> As with other planning applications, the council will require the submission of a working method statement, <del>and</del> a construction logistics plan framework and a site waste management plan prior to development proposal commencement. <u>These must be appropriate and proportionate to the scale and nature of the development proposal, whether outline or detailed, the sensitivity of the context and the types and severity of the anticipated impacts.</u> Working method statements must ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and comply with London Plan (2016) policies 6.3 and 6.14, Merton’s Core Strategy Policy CS20 and policy DM T2 of Merton’s Sites and Policies Plan (2014). Construction logistics plans frameworks must demonstrate how environmental impacts of the development on the local environment, including the surrounding highway network and the amenities of the surrounding occupiers will be minimised. These must also accord with guidance published by the Mayor of London / TfL and London Plan (2016) policies including 7.14 and 7.15. These are particularly important over such a long-term programme to ensure that each new phase of development minimises the impact on residents living within and beside the estates. <u>In accordance with policy DM D2 (xii), construction waste must be minimised on site by managing each type of construction waste as high up the waste hierarchy as practicable.</u></p>

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MM19	EP H7 Landscape	Page 124	<p><b>Required</b></p> <p><u>a) Retention, where appropriate, of the existing mature tree groups and street trees indicated on the diagram for Policy H7 should form the basis of new open spaces, a network of biodiversity enhancing green corridors across the estate, and assist with managing air and noise pollution, slowing rainfall runoff and mitigating the urban heat island effect.</u></p> <p>Regarding the following specific tree groups:</p> <p><del>i) The existing mature tree group fronting Merton High Street east of the junction with Pincott Road must be retained. The isolated trees to the west of Pincott Road must be retained and augmented with new planting. this is in order to retain and enhance the trees as a key linear landscape asset and to mitigate against local traffic pollution.</del></p> <p><del>ii) The mature trees along Hayward Close must be retained and augmented with new tree planting along the whole length of the street. This is in order to strengthen the attractive ‘avenue’ character of this street.</del></p> <p><del>iii) The mature trees in the vicinity of the playground within the ‘Priory Close’ block must be retained.</del></p> <p><del>iv) The line of mature trees in the car park between the ‘Ryder House’ and ‘Hudson Court’ blocks must be retained.</del></p> <p><del>v) The mature trees in the playground to the north of the ‘Marsh Court’ block.</del></p> <p><del>vi) the mature trees to the west and south of the ‘Merton Place’ block, and to the north of the ‘DeBurgh House’ block must be retained.</del></p> <p><b>b) Landscaping must be a key feature in the provision of private space fronting houses and blocks of flats (defensible space). Frontages must be designed to incorporate, where feasible, soft landscaping, appropriate planting and permeable surfaces.</b></p> <p><b>c) Street trees must be located to enable the creation of well defined on-street parking spaces. This will soften</b></p>

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Page 79			<p>the visual impact of vehicles and enhance the appearance of the street.</p> <p><u>d) To optimise the look and feel of High Path, landscaping in the public open spaces and communal gardens must be well designed, consistently well maintained and fully accessible for people with a range of needs.</u></p> <p><del>d) Landscaping in the public open spaces and communal gardens must be of the highest quality, accessible and meet the needs of the residents by complying with the relevant policy requirements</del></p> <p><u>e) Tree species must be specified to mitigate against pollution and noise. Planting layout and species need to be considered to ensure an attractive street scene whilst taking care not to restrict light or cause overshadowing to adjacent buildings.</u></p> <p><u>f) Proposals must ensure appropriate provision of private gardens or amenity space to all new dwellings (houses and flats), having regard to relevant standards and the character of the development.</u></p> <p><b>Further guidance <u>Justification</u></b></p> <p>[Paragraphs 3.198 and 3.200 relocated and paragraphs 3.199, 3.201, 3.202 and 3.203 relocated and amended]</p> <p><b>3.203</b> Retaining <u>significant trees or groups of trees</u>, as with historic streets, provides the basis from which to develop design proposals. <u>It provides benefits in terms of promoting biodiversity, sustainable development, contributing to flood risk mitigation and helping to reduce air pollution. In relation to the specific tree groups identified in the diagram to this policy, together with other existing trees, regard should be had to up to date arboricultural surveys and assessments and Merton's Sites and Policies Plan Policy DM 02 (b) to (f).</u></p> <p><del>3.202 The retention of trees has clear benefits in promoting biodiversity, sustainable development and contributing to flood risk mitigation and help reduce air pollution.</del></p> <p><del>3.198</del> The mature trees and vegetation on the south side of High Path should be retained with good <u>management.</u></p> <p><del>3.199</del> The case for retention or felling of trees – other than those groups specifically identified in this policy –</p>

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Page 80			<p><del>on the estate, will be based on the tree survey undertaken by the Council's arboricultural officer.</del></p> <p><b>3.200</b> <u>Proposals should ensure the provision of a good variety and quantity of street trees.</u></p> <p><b>3.204</b> Landscaping has the potential to improve the quality of a place, but this will only work if it is appropriate to the location and there is a clearly defined, funded and managed maintenance regime in place.</p> <p><b>3.204</b> <u>The design of streets should include the provision of soft landscaping that is appropriate, robust and efficient to maintain. Planting arrangements help strengthen the navigation of routes and enhance views between the residential areas either side of the estate. A balance needs to be made between tree planting defining the space whilst not undermining views of the route past the estate. Merton's Sites and Policies Plan Policy DM O2 (b) to (f) sets out the council's policy on the retention, replacement and potential removal of trees and landscape features.</u></p> <p><u>The relevant standards for gardens and private amenity space are set out in Merton's Sites and Policies Plan DM.D2 and the Mayor of London's housing supplementary planning guidance. Gardens should be provided as a single, usable, regular shaped space.</u></p>
MM20	EP H8 Building Heights	Page 126	<p><b>a) General building height:</b> The existing estate suffers from a mix of discordant characters, due to the wide variety in heights, styles and siting of the buildings. Redevelopment of the estate must create a consistent character that fits in harmoniously with the surrounding development. A consistency in building heights is important in achieving this. The prevailing height across the estate must be lower than the <u>existing heights</u> along Morden Road and <del>Merantun Way</del>, but could be <del>marginally</del> <u>moderately</u> higher than the <u>existing heights</u> in the more sensitive areas of High Path, Abbey Road, Rodney Place and Merton High Street</p> <p>Building heights must be based on a comprehensive townscape appraisal and visual assessment which builds on the analysis included in this document. Any strategy for building heights must make a positive contribution to the existing townscape, character and local distinctiveness of the area.</p> <p>Taller buildings may be considered appropriate to facilitate intensified use of the site. Such buildings must be located appropriately and relate well to the surrounding context and public realm, particularly at street level.</p>

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Page 81			<p><b>b) Merton High Street</b> Buildings fronting Merton High Street must be of a scale that relates well to the building heights on the north side. They must not result in a lop-sided feel to the street or create unacceptable shadowing or blocking of sunlight. They must contribute to ‘mending’ the high street and stitching the estate seamlessly back into the existing urban fabric.</p> <p><b>c) Morden Road:</b> Land around the Tube station and Morden Road is part of the focus of activity and uses in the local area. The street is quite wide and taller buildings are beginning to be built along Morden Road. This is the most suitable location on the estate for the tallest buildings and cues must be taken from emerging buildings to guide what is appropriate. Along Morden Road a consistent height must be sought, which is complementary to creating a boulevard feel to the street. <u>The transition between new taller buildings on the Morden Road edge of the estate and new lower buildings further east into the estate and the effects on the visual environment should be properly managed and designed.</u></p> <p><b>d) Abbey Road:</b> Buildings on the west side of Abbey Road must relate well to the existing housing on the east side and newer flats on the west side. Building heights should help create a consistent feel to the street, integrate well visually with the existing housing and not create a lopsided feel to the street. It is likely these will be lower in height than the buildings in the main part of the site.</p> <p><b>e) High Path:</b> High Path currently lacks a sense of enclosure as the buildings along it do not address the street. New development should rectify this. There is scope to reinforce the narrow enclosure and intimate feel of this street particularly from Morden Road to Pincott Road. Building heights along High Path must reflect its historic character as a narrow historic street and ensure that it sensitively takes account of the setting of St John the Divine Church.</p> <p><del><b>f) Merantun Way</b> Land outside the estate boundary fronting Merantun Way is suitable for taller buildings to promote the transformation of this road into a boulevard street. Appropriate heights here will depend on the dimensions of a redesigned street and the possibility of urbanised development on the south side of the road. Heights similar to those appropriate for Morden Road are likely to be appropriate here.</del></p> <p><del><b>g) Station Road, Abbey Road and Merantun Way:</b> Where Station Road, Abbey Road and Merantun Way meet is a sensitive area as there are likely to be awkward shaped sites. The close proximity of Rodney Place and Merantun Way create a need to respect existing low-rise development as well as retaining the most of the potential for taller buildings fronting Merantun Way. Building heights in this area must particularly respect, and</del></p>

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Page 82			<p><del>be sensitive to, these constraints and opportunities.</del></p> <p><b>Further guidance <u>Justification</u></b></p> <p>[Paragraphs 3.205 and 3.206 relocated]</p> <p><b>3.207</b> The existing estate has a wide range of building styles and heights. A more even distribution of heights will reduce these negative characteristics and help new development fit in comfortably with its surroundings. It will also create neighbourhood streets that are easy to understand. In order to fit well with the surroundings, it is important to ensure building heights on the edge of the estate relate appropriately to those adjacent to it.</p> <p><b>3.205</b> <u>Taller buildings must be carefully placed so as not to create poor microclimates or large areas of shaded streets or spaces. Where taller buildings are proposed, they should also be used to reinforce the sense of space or the character of a street, rather than fragment it with excessively varied building heights. Building heights should be similar along the lengths of street and one either side in order to maintain a consistent character.</u></p> <p><b>3.206</b> <u>The potential widening of Morden Road to accommodate a tram extension should be taken into consideration, should this proposal go ahead, the resulting adjustment to street proportions may better accommodate taller buildings on the east side of Morden Road, however the transition to lower buildings further east into the estate and effects on the visual environment should be properly managed and designed.</u></p> <p>[Policy <b>H8 f</b>] relocated and amended as new paragraph]</p> <p><b>[New paragraph]</b> <u>Building heights on the southern boundary of the estate, in the vicinity of High Path, should take account of the potential for taller buildings to be developed fronting Merantum Way, to promote the transformation of this road into a boulevard street. Appropriate heights at Merantun Way are likely to be taller than currently exists, depending on the dimensions of a redesigned street and the possibility of urbanised development on the south side of the road. Heights similar to those appropriate for Morden Road are likely to be appropriate here.</u></p>



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Page 84			<p><del>3.241 Proposals should investigate the scope to uncover and display the remains of Ravensbury Manor. The addition of interpretation panels could create a heritage focal point in the park.</del></p> <p><b>3.243</b> The townscape of the estate is somewhat secondary to the landscape. However, it does have the feel of a quiet and pleasant residential neighbourhood, as the housing on Morden Road prevents much of the traffic noise from penetrating within. The flats and housing to be retained are generally pleasant in appearance, though the larger block of flats suffers from a rather dead frontage due to a lack of entrances on the frontage.</p> <p><b>3.244</b> The Orlit houses fronting Morden Road provide a strong building edge to the estate, which helps define the character of Morden Road, and reinforces the curved shape of the road. This winding nature creates prominent points along the route defined by the corners and the buildings at them – such as the mill and pub. There is scope to improve the quality of these spaces, and better link the estate with its surroundings without compromising its quiet character.</p> <p><b>3.245</b> On Morden Road the entrance to Ravensbury Park is obscured from view and highlighting the park entrance will strengthen visual links into the park from the surrounding area.</p> <p><b>3.246</b> The architecture of the adjacent mill building provides inspiration for creative interpretation in the design of buildings at this prominent corner of the estate adjacent to Ravensbury Park. Cues should be used to inform the design of new homes whilst ensuring proposals integrate well into a high quality landscape setting.</p> <p><b>3.247</b> The Surrey Arms Public House and adjacent weather-boarded cottage are key elements in the surrounding townscape. Their location adjacent to Morden Hall Park entrance is a key focal point. Development proposals provide the opportunity to reinforce these key elements.</p> <p><b>3.248</b> Ravensbury Mill occupies a prominent location on the approach to the estate. Improving and enhancing the setting around the entrance to Ravensbury Park will help to highlight the Mill.</p> <p><b>3.249</b> Visibility into Morden Hall Park on Morden Road is poor due to the current boundary treatment. Regeneration of the estate provides an opportunity to work in conjunction with the National Trust to enable views from the estate into this high quality landscape. Replacing timber fences with railings and improvements to the park entrance could increase visibility and accessibility of the park whilst improving the</p>

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Page 85			<p>physical environment on Morden Road. Adding a new entrance opposite the Mill may also be a possibility.</p> <p><b>3.239</b> <u>Proposals should investigate the potential for working in conjunction with the National Trust concerning the replacement of boundary treatment around Morden Hall Park to improve views into the park from Morden Road.</u></p> <p><b>3.240</b> <u>Proposals should also investigate the potential for working in conjunction with the National Trust to strengthen the Wandle Trail and ensure there is a unified approach to surface finishes, boundary treatments and materials used along the Trail.</u></p> <p><b>3.250</b> <u>The remains of Ravensbury Manor are hidden from view amongst dense vegetation within Ravensbury Park. <u>Sensitively uncovering remnants of these ruins and providing interpretation would highlight the local history of the area and the park as part of the former estate of Ravensbury Manor and create a heritage focal point within the park. In this case, the advice of the Greater London Archaeological Advisory service should be sought.</u></u></p> <p><b>3.242</b> <u>Development proposals should consider alteration of the internal layouts of the ground floor flats to Ravensbury Court, to reorientate the front doors onto the pleasant open space in front of the block. Changes to the layout of the rear of these retained flats could also improve car parking and provide some private back gardens. At the time of the preparation of this plan, there are currently no proposals to refurbish Ravensbury Court that would require planning permission. Any future proposals to refurbish Ravensbury Court flats should be explored in partnership with residents. Subject to residents' views, these could consider providing doors to the living rooms of the ground floor flats to provide direct access from the open space on Ravensbury Grove. There is also scope to improve the space to the rear of the flats for the benefit of residents.</u></p>
MM22	EP R2 Street Network	Page 154	<p><b>a)</b> The historic street of Ravensbury Grove must be retained as the main route into and out of the estate and the basis of an internal network of streets.</p> <p><b>b)</b> Ravensbury Grove must be extended fully to the boundary of the Ravensbury Park providing clear views along its whole length into the park.</p> <p><b>c)</b> Hengelo Gardens must be retained and enhanced, particularly with respect to arrangement of car parking,</p>

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Page 86			<p>general landscaping and the potential for flood attenuation measures.</p> <p><b>d)</b> <u>New proposals must include a network of streets that which should provide clear connections from between Ravensbury Grove to and Morden Road and views towards Ravensbury Park, provided that active frontages and other appropriate measures to deter crime and promote community safety are incorporated.</u></p> <p><b>Further guidance Justification</b></p> <p>[Paragraphs 2.351 - 3.256 relocated. Paragraph 3.257 added to paragraph 3.261]</p> <p><b>3.254</b> This policy section is about the creation of clearly defined and understood streets. It does not define vehicular movement. This is addressed by policy EP R3.</p> <p><b>3.255</b> The estate is physically isolated from its surroundings in a number of ways, including its street layout. There is only one access for vehicles into the estate and a minor cul-de-sac serving properties fronting Morden Road. The streets are set out in the form of a traditional cul-de-sac layout.</p> <p><b>3.256</b> Despite the relative isolation of the estate and its physical constraints of the river and park, there is significant potential to improve links towards Morden town centre, by opening up the frontage onto Morden Road via new street and footpath connections.</p> <p><b>3.254</b> <u>The estate is bounded by Morden Road, which is a busy traffic route. Targeted traffic management measures along Morden Road at key points should be considered to improve pedestrian connectivity to the surrounding area, reduce severance caused by traffic and improve road safety.</u></p> <p><b>3.252</b> <u>The access lane and parking for the houses fronting Morden Road should preferably be removed and used for tree planting and a new cycle route. This approach could also accommodate flood attenuation measures, such as a swale or uncovering of the historic watercourse. Some parking may be retained but should be better integrated into the layout.</u></p> <p><b>3.253</b> <u>New street network proposals should be well designed to provide clear connections that will reduce the current detached make-up of the estate, whilst ensuring that the estate does not become a through route for vehicular traffic from Morden Road. Any new East-West streets should form clear connections from</u></p>

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			<u>Ravensbury Grove to Morden Road with active frontages onto public space. A new access from Morden Road with flexibility for vehicular movement may also be considered, subject to an assessment of potential impacts.</u>
MM23	EP R3 Movement and access	Page 156	<p><b>a)</b> Proposals must improve pedestrian routes across the estate and to nearby parks, bus and tram stops. Routes should be linked into the proposed/existing street network along active frontages or existing walking routes, which should be well surveyed <u>and designed so as to deter crime and promote community safety.</u> Entrances into the park must be carefully designed and located to ensure accessibility into the park without undermining safety and biodiversity.</p> <p><b>b)</b> <del>The relocation of the crossing point from Morden Hall Park to the estate to a position which allows for a direct link to the park and a new pedestrian and cycle route along Morden Road will be expected to be investigated. Proposals should create a clear legible route from Morden Hall Park to the entrance of Ravensbury Park.</del> <u>Subject to detailed investigation, appropriate provision should be made for a clear, legible and safe pedestrian and cycle route between the entrances to Morden Hall Park and Ravensbury Park, including links into the Ravensbury estate and to the wider pedestrian and cycle networks. As part of such a proposal, the potential for a segregated cycle route along Morden Road, together with relocation of the crossing of Morden Road to a safe and convenient location, should also be investigated.</u></p> <p><b>c)</b> <del>Improvements to cycle links along Morden Road will be expected to be investigated in order to create stronger links between Morden Hall Park and Ravensbury Park. Proposals should investigate the creation of a segregated cycle way along Morden Road which feeds into Ravensbury Park from Morden Hall Park. Additions to the cycle network should be integrated into wider cycle network.</del></p> <p><b>d) c)</b> <u>The main route for vehicles into the estate is Whilst Ravensbury Grove should remain the main vehicular access into the estate, proposals should take account of the potential There is also scope to retain the existing slip road access off Morden Road as a secondary entrance into the site, should this be required further investigation reveal such a feature to be necessary and not harmful to road and community safety.</u> Any new East-West links from the estate onto Morden Road must be clear and designed as traditional streets, irrespective of whether they are for vehicular use.</p> <p><b>Further guidance <u>Justification</u></b></p>

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Page 88			<p>[Paragraph 3.258 relocated and paragraphs 3.260, 3.261 and 3.266 amended]</p> <p><b>3.259</b> This policy section is about establishing the main vehicular movement strategy. This is different from the creation of streets, which may, or may not support through vehicular movement. Proposals for vehicular movement must be supported by appropriate traffic modelling and be in general compliance with relevant transport policies, whilst also aiming to achieve good vehicular permeability and convenience for residents.</p> <p><b>3.260</b> <u>Vehicular and cycle parking on the estate will be provided in accordance with the London Plan (2016) parking standards taking into account specific local conditions and requirements. This should be supported by a Parking Management Strategy.</u></p> <p><b>3.261</b> Whilst the estate does have physical links to the surrounding area, they are generally poor and few in number. Morden Road is a busy road that creates severance between the two parks and the estate, as well as to the tram-stops to the north. <u>Proposals should consider introducing physical features at key focal points along Morden Road to better manage the speed and flow of traffic and to improve road safety.</u></p> <p><b>[New paragraph]</b> <u>To the south, the River Wandle presents a barrier to the residential area around The Drive. Whilst there is currently a footbridge, it is not conveniently located for north-south movement and is poorly overlooked. To enhance pedestrian links the opportunity to build a new bridge to create a new direct north-south pedestrian link from Wandle Road to the Ravensbury Estate could be investigated, taking account of the need to deter crime and promote community safety, particularly within the estate itself.</u></p> <p><b>3.262</b> There are two tram-stops a short walk away that provide frequent services between Wimbledon and Croydon town centres. Bus routes also pass close to the estate providing access to Morden town centre, connections with other bus routes and the London Underground Network.</p> <p><b>3.263</b> There is significant potential to improve direct links towards Morden by opening up the frontage onto Morden Road through new street and footpath connections. Proposals should create an easy to understand street layout for the estate including improved links to the Wandle Trail and Ravensbury Park supported by way-finding signage.</p> <p><b>3.264</b> Links from within the estate towards Morden consist of either a back alley or detour to the north. The pedestrian routes between the parks and cycling facilities on Morden Road are also unclear. The paths</p>

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Page 89			<p>through Ravensbury Park are poorly overlooked with few escape points into the surrounding street network. It is therefore easy to get lost or disorientated in the area.</p> <p><b>3.265</b> There is potential to improve movement and access around the estate in a way that is relatively low-key whilst retaining the quiet feel of the estate. The crossing from Morden Hall Park to the estate is a key link in the Wandle Trail in connecting Morden Hall Park to Ravensbury Park. There is scope to improve this crossing through enhancements to footways and crossing points which ensure pedestrians and cyclists have sufficient space to move in a comfortable environment.</p> <p><b>3.266</b> The amount of traffic using Morden Road makes for an unfriendly environment for pedestrians and cyclists. Measures to better control traffic and improve pedestrian and cyclist safety could be achieved by a range of methods, including surface treatments, raised crossing points, cycle paths, width restriction or build outs and pedestrian refuges. The most appropriate measures should be investigated whilst ensuring the road blends into the area making it feel like a place rather than dominating the space. A new bridge across the river linking Ravensbury Grove to Wandle Road would improve pedestrian links to nearby tram stops and bus stops <u>but any such proposals must ensure community safety, particularly within the Ravensbury estate itself, is not compromised.</u></p> <p><b>3.258</b> <u>Developing cycle links further along Morden Road, for night time cycling when Morden Hall Park is less accessible, should be considered.</u></p>
MM24	EP R4 Land Use	Page 160	<p><b>a)</b> The predominant land use for this estate is to be retained as residential with the re-provision of <u>the existing number of affordable homes and the existing community room.</u></p> <p><b>b)</b> Densities outputs should not be solely focused around figures, but must be assessed as a product of a range of relevant design, planning, social, environmental and management factors. Exceeding the current <u>London Plan</u> density ranges may be considered appropriate where proposals will create developments of exceptional urban design quality.</p> <p><b>Further guidance</b> <u>Justification</u></p>

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Page 90			<p>[Paragraph 3.267 deleted, paragraph 3.269 amended]</p> <p><del>3.267 Applicants may propose other land uses, though these must be appropriate to the site and comply with local planning policies. However, it is considered unlikely there will be any demand for other non-residential uses.</del></p> <p><b>3.268</b> The estate is essentially wholly residential, with the exception of a small community room. There are some local shops nearby to the east on Morden Road, the Surrey Arms Public House opposite and the currently vacant mill. Morden town centre is a 15 minute walk away.</p> <p><b>3.269</b> Ravensbury estate is located within an area with a low level of Public Transport Accessibility. <del>Development proposals need to make more efficient use of land by providing schemes which are higher than the current density and result in improving the urban design quality of the estate.</del> Development proposals <del>must</del> <u>should</u> accord with the London Plan density matrix and any other emerging or updated relevant policy requirements. <u>Ravensbury estate has a 'Suburban' setting according to the London Plan density matrix criteria. The key characteristics of a Suburban setting as set out in the London Plan are areas with predominantly lower density development such as detached and semi-detached housing, predominantly residential, small building footprints and typically buildings of 2-3 storeys. The centre of the estate is 1,400m walking distance (via Morden Road) from Morden Tube station, therefore being more than 800m from the nearest District Centre. As outlined in the London Plan, the density matrix should be used flexibly and in conjunction with other development plan policy requirements.</u></p> <p><b>3.270</b> Proposals should also consider transport capacity, employment connectivity, the location and characteristics of the site and social infrastructure when determining an appropriate density. Development proposals should contribute to the delivery of a sustainable neighbourhood by building more and better quality homes and demonstrate how the density responds to the local context particularly in terms of design. Proposals should demonstrate graphically how density is sympathetic to the surrounding townscape and distributed in appropriate locations in a mix of buildings to deliver a variety of well-designed new homes and public spaces.</p> <p><b>3.274</b> The Council will aim to optimise the latest London Plan requirements. Development proposals should contribute to the provision of a greater choice and mix of housing types sizes and tenures, including affordable housing provision to meet the needs of all sectors of the community, in accordance with relevant</p>

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			<p>National, Local and London Plan policies. Development proposals will be expected to provide replacement homes and should include a mix of 1, 2, 3 and 3+ bed units, in a variety of house types to meet residents individual needs.</p> <p><b>3.272</b> In accordance with policy DM E4 (Local Employment Opportunities) major development proposals will be expected to provide opportunities for local residents and businesses to apply for employment and other opportunities during the construction of developments and in the resultant end-use. Merton's Local Plan identifies a local deficiency in convenience retail provision to the east side of the estate. Any proposals for retail provision will need to accord with Merton's Local Plan policies including CS7 (Centres) and DM R2 (Development of town centre type uses outside town centres).</p>
MM25 Page 91	EP R5 Open Space	Page 162	<p><del>a) The area of designated open space at the boundary with Ravensbury Park must be reprovided in terms of quantity and quality to a suitable location within the estate, with high quality landscaping and recreational uses.</del></p> <p><del>b) Proposals must retain and enhance the existing communal gardens on Hengelo Gardens and Ravensbury Grove. New landscaping should connect to, and complement these existing spaces.</del></p> <p><del>c) a) Suitably designed play space(s) for all age groups must be provided in accordance with have regard to the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012).</del></p> <p><del>d) All new houses and flats must have gardens or amenity space that meet or exceed current space standards.</del></p> <p><u>b) Development proposals must be supported by an analysis of the current and future need for the provision of indoor and outdoor sports facilities in order to support the population arising from the proposals. Any proposals should have regard to Sport England's Planning for Sport Aims and Objectives to protect or relocate existing facilities, enhance the quality, accessibility and management of existing facilities and provide new facilities to meet demand.</u></p> <p><b>Further guidance <u>Justification</u></b></p>

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Page 92			<p>[Paragraphs 3.273, 3.274 and 3.278 deleted, paragraph 3.277 amended]</p> <p><del>3.273</del> The number of open spaces and their individual size is not prescribed. Open space can be provided in the form of a single space or a number of smaller spaces. However, any new public open space should link into flood mitigation measures and the surrounding parkland landscape.</p> <p><del>3.274</del> The relatively small portion of designated open space adjacent to Ravensbury Park is of poor quality. The regeneration of this site provides an opportunity for the on-site re-provision of this open space to a better quality.</p> <p><del>3.275</del> The estate is surrounded by high quality public open space in the form of Ravensbury Park and Morden Hall Park. There are also pleasant linear open spaces with mature trees on Ravensbury Grove and Hengelo Gardens. As such, the estate is not in an area deficient in access to public open space. Subject to meeting appropriate minimum standards concerning the provision of outdoor amenity space and play space, there is no requirement to provide additional public open space within the development.</p> <p><del>3.276</del> The surrounding open spaces are all important elements of the estate's high quality landscape character and setting. This needs to be carefully maintained and enhanced as part of any new development.</p> <p><del>3.277</del> There are potential opportunities for off-site play space enhancements that might address the need for certain age groups while there will also be a need for some on-site play space. Any proposal should clearly demonstrate how the play space needs of all the age groups will be provided for with reference to the guidance in the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012). Development proposals <del>must be in accordance with</del> should have regard to para.74 of the NPPF and Sport England's Land Use Policy Statement 'Planning for Sport Aims and Objectives'.</p> <p><del>3.278</del> The provision of gardens that meet space standards increases their functionality, potential for tree planting and the promotion of biodiversity. In keeping with the vision for the new neighbourhood as part of a suburban parkland setting, front gardens or defensible space that allows for some planting, is also encouraged.</p> <p><b>[New paragraph]</b> Development proposals should demonstrate the impact that they will have on the use of existing indoor and outdoor local sports facilities. The scope and methodology of the research will be</p>

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			<p><u>prescribed by Sport England and the local planning authority, during pre-application discussions. Any identified shortfall should be mitigated where appropriate through either a condition attached to a planning decision, a section 106 agreement or the Community Infrastructure Levy (CIL) as identified at the planning decision making stage. In accordance with the NPPF and the London Plan, Merton Council is committed to delivering a new playing pitch study in support of the planned borough-wide Local Plan.</u></p>
MM26	EP R6 Environe ntal protection	Page 164	<p><b>a)</b> As the estate is in close proximity to the River Wandle and modelled is shown as being at high risk of fluvial flooding, development proposals will need to <u>be designed by applying a sequential approach to flood risk and include appropriate flood mitigation measures for the site in accordance with national, regional and local planning policies, to ensure the development is safe and does not increase the risk of flooding elsewhere.</u></p> <p><b>b)</b> <u>In accordance with the London Plan policies 5.12 Flood Risk Management and 5.13 Sustainable Drainage and the supporting Design and Construction Supplementary Planning Guidance (SPG April 2014), the proposed development must aim to reduce post-development runoff rates as close to greenfield rates as reasonably possible practicable.</u></p> <p><b>c)</b> Development proposals must demonstrate how surface water runoff is being managed as high up the London Plan <u>policy 5.13 Sustainable Drainage hierarchy as possible.</u></p> <p><b>d)</b> Sustainable Drainage Systems (SuDS) must be part of any major development proposals. Drainage and SuDS should be designed and implemented in ways that deliver other policy objectives for each of the following <u>multi-functional</u> benefits:</p> <ul style="list-style-type: none"> <li>• Blends in and enhances amenity, recreation and the public realm</li> <li>• Enhances biodiversity</li> <li>• Improves water quality and efficiency</li> <li>• Manages flood risk</li> </ul> <p><b>e)</b> The development must be made safe from flooding, without increasing flood risk elsewhere for the lifetime</p>

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Page 94			<p>of the development <u>taking the latest climate change allowances into account</u>. Potential <del>overland</del> <u>fluvial and surface water</u> flow paths should be determined and appropriate solutions proposed to minimise the impact of the development, for example by configuring road and building layouts to preserve existing <u>fluvial and surface water</u> flow paths and improve flood routing, whilst ensuring that flows are not diverted towards other properties elsewhere.</p> <p><b>g f)</b> Proposals should seek to create mini corridors which enhance biodiversity of the estate and create a link between the estate and the surrounding parkland and river corridor habitats.</p> <p><b>h g)</b> Development should not encroach on the river bank buffer zone, which should be managed for the enhancement of biodiversity along the river corridor and to allow maintenance access to the watercourse, where required.</p> <p><b>i-h)</b> New development must ensure the preservation, protection and enhancement of protected species and habits within the adjacent Ravensbury Park and should demonstrate that the proposals would result in net biodiversity gains.</p> <p><del>j)</del> <del>Energy strategies should clearly demonstrate that development delivers energy efficiency improvements at each level of the Mayors Energy Hierarchy when compared to the existing buildings on the estate. Outlining how improvements have been achieved according to the hierarchy of; improved building fabric, increasing the efficiency of supply and renewable energy generation, and how this compares to existing development on the sites.</del></p> <p><del>k) i)</del> When preparing development proposals in accordance with Policy 5.3: <u>Sustainable design and construction</u> of the London Plan, proposals should include suitable comparisons between existing and proposed developments at each stage of the energy hierarchy in order to fully demonstrate the expected improvements. All new developments proposals should consider the following sustainable design and construction principles: avoidance of internal overheating; efficient use of natural resources (including water); minimising pollution; minimising waste; protection of biodiversity and green infrastructure and sustainable procurement of materials.</p> <p><del>l)</del> Technological improvements in battery storage have started to provide a potential energy storage solution suitable for use in connection to domestic solar PV systems. The use of on-site storage offers a potential</p>

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Page 95			<p><del>technological solution that would increase on-site renewable energy consumption, reduce utility costs and provide in-situ demand-side management. Battery storage can therefore be considered to sit within the 'be lean' or middle level of the energy hierarchy. Domestic PV installations should therefore not be considered without exploring the potential for on-site energy storage. Carbon savings from the incorporation of appropriately sized battery storage can be calculated by assuming that distribution losses from battery connected solar PV systems are zero.</del></p> <p><u>j) All domestic solar PV installations should be considered in conjunction with on-site battery storage.</u></p> <p><del>m) k) Applicants must demonstrate how their plans contribute to improving air quality and provide evidence to demonstrate that passive ventilation strategies employed to prevent overheating will not inadvertently expose residents to poor air quality or unacceptable levels of external noise.</del></p> <p><del>n) l) Development proposals must be accompanied by a working method statement and construction logistics plan framework that are appropriate and proportionate to the scale and nature of the proposal, whether outline or detailed, the sensitivity of the context and the types and severity of the anticipated impacts.</del></p> <p><del>o) m) Development proposals should demonstrate, by means of the submission of a site waste management plan, how they will apply the waste hierarchy where waste is minimised, re-used and recycled, and residual waste is disposed of sustainably in the right location using the most appropriate means.</del></p> <p><b>Further guidance <u>Justification</u></b></p> <p>[Paragraphs 3.280, 3.281 and 3.282 relocated. Paragraphs 3.284, 3.279, 3.297, 3.299 and 3.300 amended]</p> <p><b>3.283</b> Being adjacent to the River Wandle, its tributaries and two large historic parks makes issues of enhancing the attractiveness of the river corridor and surrounds while managing flood risk, and improving biodiversity particularly relevant to any redevelopment of the estate. These features define the character of the estate and carry various designations and responsibilities that proposals must embrace, address successfully, and take as an opportunity to positively shape and improve the surrounding area.</p> <p><b>3.284</b> As already set out in national policy , the London Plan and Merton's adopted development plan,</p>

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Page 96			<ul style="list-style-type: none"> <li>• Development proposals will need to include appropriate flood mitigation measures to ensure the development is safe and does not increase the risk of flooding both from and to the development.</li> <li>• Any development coming forward will be subject to a Sequential Test, Exception Test and site specific Flood Risk Assessment <u>and Drainage Strategy</u> to deal with all sources of flooding, which must have regard to Merton’s Strategic Flood Risk Assessment and Local Flood Risk Management Strategy.</li> <li>• Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk and following the sequential approach.. This includes careful consideration of where buildings should be located within the site.</li> </ul> <p><b>3.285</b> As surface water flood risk and drainage have been identified as a key issue for Ravensbury, development proposals must demonstrate they have achieved greenfield run-off rates as reasonably possible, using Sustainable Drainage Systems (SuDS) and considering surface water management as high up the London Plan (policy 5.13) drainage hierarchy as reasonably possible.</p> <p><b>3.286</b> The interface between any proposed development and Ravensbury Park needs careful consideration, with particular reference to the habitats of the protected species within this area e.g. bats. This is a sensitive edge and a balance must be met between providing an active frontage onto the parkland whilst protecting the habitats of the park and surrounding vegetation.</p> <p><b>3.279</b> <del>The landscape character of the estate is reinforced by the back channel tributary of the River Wandle.</del> <u>There is scope, subject to feasibility study, including archaeological interest, to reinstate a historic river channel which runs alongside Morden Road, which could connect with the existing watercourses within Morden Hall Park.</u></p> <p><b>3.287</b> Reinstatement of a historic river channel running alongside Morden Road, would help to enhance the Wandle trail creating a stronger landscape link between Morden Hall Park and Ravensbury Park whilst improving the estates riverside setting, as well as contributing to flood mitigation measures.</p> <p><b>3.280</b> <u>Proposals should where possible enhance the outlook of the estate and improve the setting of the park whilst addressing biodiversity habitats.</u></p>

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Page 97			<p><b>3.281</b> <u>The landscape character of the estate is reinforced by the back channel tributary of the River Wandle, which runs along the southern boundary of the site. There is potential to enhance this, subject to Environment Agency (EA) flood defence consent, as this is a designated main river. Improvements should seek to improve surveillance and interface between the park, buildings and the water, as well as better management of habitats.</u></p> <p><b>3.282</b> <u>There is also potential to undertake in-channel and river bank enhancements to the main channel of the River Wandle to the south of the site within Ravensbury Park, providing this does not increase flood risk. Any such works will be subject to Environment Agency flood defence consent. This enhancement could involve the narrowing of the channel to increase the normal flow velocity, in order to help reduce siltation and stagnation in this stretch of the Wandle.</u></p> <p><b>3.288</b> Proposals are expected to be developed in consultation with relevant statutory and local interest groups such as the Environment Agency, the National Trust and the South East Rivers Trust (The Wandle Trust).</p> <p><b>3.289</b> Under the terms of the Water Resources Act 1991 and Thames Region Land Drainage Byelaws 1981, the Environment Agency requires flood defence consent for any works within 8m from the top of the bank of a main river and they therefore seek an 8m wide undeveloped buffer strip from the top of the river bank on main rivers. Merton seeks a similar 5m wide strip on either side of ordinary watercourses, where possible these distances should be exceeded.</p> <p><b>3.290</b> Of particular importance should be the enhancement of the river corridor and its environment, including dealing with flood risk and surface water drainage issues. Currently surface water drainage from Ravensbury discharges directly into the Thames Water sewer network, increasing the risk of the sewers being at or over capacity and surcharging during a flood event. The regeneration of this area presents an opportunity to manage this risk and to discharge to the River Wandle at a restricted rate.</p> <p><b>3.291</b> To improve surface water drainage and achieve as close to greenfield run-off rates as possible, there are a number of mitigation solutions which should be considered including an open network of swales, permeable paving surfaces, rain gardens, areas of landscaping, front and rear gardens.</p> <p><b>3.292</b> As set out in this policy, swales and other SuDS (such as rain gardens, green roofs, balancing ponds, filter strips and green verges) are designed holistically, as features to improve the attractiveness of the estate,</p>

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Page 98			<p>to enhance biodiversity, to provide recreation, to improve water quality as well as a drainage solution. Development proposals must demonstrate they have considered surface water management through sustainable urban drainage systems (SuDS) as high up the London Plan (policy 5.13) drainage hierarchy as possible.</p> <p><b>3.293</b> Developers are advised that tools such as the SuDS management train approach will assist with this process and with demonstrating that all of these issues have been considered. This approach will help create an attractive estate with the benefit of cost efficiencies.</p> <p><b>3.294</b> The Mayor of London’s Sustainable Drainage Action Plan (draft) and Sustainable Design and Construction supplementary planning guidance and the government’s National Standards for Sustainable Drainage set out the requirements for the design, construction operation and maintenance of SuDS.</p> <p><b>3.295</b> Central to the case for regeneration is the need to improve the environmental performance of the new dwellings on the estate compared with the existing homes. However, the measurement of local sustainability policies (CS15) and regional build developments are based on improvement that are also measured through Part L of the Building Regulations. While this information is useful to help measure performance, it does not make it easy to compare the energy performance of existing buildings with new buildings.</p> <p><b>3.296</b> Energy performance data on existing buildings will be held for many sites in the form of Energy Performance Certificates which measures the predicted energy consumption per m<sup>2</sup> in a development. By providing the energy performance data from Energy Performance Certificates, building energy performance can be compared between existing and future development using a metric that is suitable and easily comparable, thus helping to clearly demonstrate the potential for environmental improvements.</p> <p><b>3.297</b> The principles of sustainable design and construction are designed to be holistic and are more wide ranging than energy performance alone. Development proposals should demonstrate <del>wherever possible</del> <u>environmental improvements</u> using the comparison of quantifiable measures, <u>where possible, and qualitative appraisals, where appropriate</u>. <del>In this way</del> environmental improvements <del>that will be delivered through regeneration should</del> <u>can be easily</u> compared with the performance of existing buildings <del>in an easily compared manner</del>.</p> <p><b>3.298</b> Passive ventilation strategies cannot be considered in isolation of potentially negative external</p>

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Page 99			<p>environmental factors such as air quality or noise. Energy strategies that rely on passive ventilation should clearly demonstrate that occupants will not be adversely affected by air and noise pollution during periods of warmer weather</p> <p><b>3.299</b> Technological improvements in the field of energy storage have resulted in the improved feasibility of deploying battery storage in connection with domestic solar PV systems. <del>and the</del> <u>The need to develop polices to support innovative Energy Technologies innovative approaches</u> is outlined in London Plan Policy 5.8: <u>Innovative energy technologies</u>. Battery storage can be utilised as a method of increasing on-site renewable energy consumption, <u>providing and provide</u> in-situ energy demand management to reduce pressure on the national grid during peak time, and increasing the efficiency of energy supply. In this way battery storage can be considered to be a ‘be clean’ measure within the <del>Mayors</del> <u>energy hierarchy</u>, <u>outlined in London Plan policy 5.2: Minimising carbon dioxide emissions</u>. <del>The standard</del> <u>Standard Assessment Procedure (SAP) approach for calculating the energy output from solar PV assumes a 20% reduction in PV output from distribution losses of the energy produced is lost through transmission across the national electricity grid.</u> Therefore, at present, there is no method of capturing these benefits of on-site energy storage within the Standard Assessment Procedure (SAP) or recognising the benefits of energy storage through the planning process. <del>In order to recognise the benefits of on-site energy storage to residents and the grid operator the incorporation of appropriately sized solar PV systems should calculate solar output using the following equation, assuming the distribution losses are zero.</del> <u>Energy strategies that utilise appropriately sized solar photovoltaics in tandem with on-site battery storage may account for the associated carbon benefits by recouping the 20% of solar photovoltaic output traditionally discounted under SAP as ‘distribution loss’.</u> <u>This additional carbon saving may be calculated using the below equation and then discounted from any carbon emissions shortfall for the wider development as a whole.</u></p> <p><u>Carbon savings from battery storage (kWh/year) = kWp x S x ZPV x 0.2</u></p> <p><b>Output of System (kWh/year) = kWp x S x ZPV</b></p> <p>kWp – Kilowatt Peak (Size of PV System)</p> <p>S – Annual Solar Radiation kWh/m2 (See SAP)</p>

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Page 100			<p>ZPV – Overshading Factor (See SAP)</p> <p><b>3.300</b> Consultation responses from people living within and near Ravensbury have raised concerns about the potential for disruption and disturbance caused by building works taking place in phases over a long period of time. <u>Proposals must comply with Policy DM.D2 (xiii) ensuring that traffic and construction activity do not adversely impact or cause inconvenience in the day to day lives of those living and working nearby and do not harm road safety or significantly increase traffic congestion. As with other planning applications, the council will require the submission of a working method statement and a construction logistics plan framework and a site waste management plan prior to development proposal commencement. These must be appropriate and proportionate to the scale and nature of the development proposal, whether outline or detailed, the sensitivity of the context and the types and severity of the anticipated impacts. Working method statements must ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and comply with London Plan (2016) policies 6.3 and 6.14, Merton’s Core Strategy policy CS20 and policy DM T2 of Merton’s Sites and Policies Plan (2014). Construction logistics plans frameworks must demonstrate how environmental impacts of the development on the local environment, including the surrounding highway network and the amenities of the surrounding occupiers will be minimised. These must also accord with guidance published by the mayor of London / TfL and London Plan (2016) policies including 7.14 and 7.15. In accordance with policy DM.D2(xii), construction waste must be minimised on site by managing each type of construction waste as high up the waste hierarchy as practically possible. These provisions are particularly important to help identify and minimise the causes of potential disruption to residents at Ravensbury Court while the wider estate regeneration programme is being delivered.</u></p>
MM27	EP R7 Landscap e	Page 170	<p><b>a)</b> Landscaping must be a prominent feature within the public realm and create strong links to the surrounding parkland context. Landscaping treatments should emphasize green links and the river crossing.</p> <p><b>b)</b> <del>The estate currently has groups of established mature trees to the north, along Morden Road, on Ravensbury Grove and Hengelo Gardens</del> These trees must be retained and be used to inform the design of landscape arrangements, for example to provide cues for the location of focal points. <u>Proposals must retain and enhance the existing communal gardens on Hengelo Gardens and Ravensbury Grove. New landscaping</u></p>

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Page 101			<p><u>should connect to, and complement these existing spaces.</u></p> <p><b>c)</b> Street tree planting and landscaping must be incorporated into streets whilst integrating with existing open space functionality, biodiversity enhancements and flood mitigation measures.</p> <p><b>d)</b> <u>Any proposals should retain established mature trees to inform the design of landscaping arrangements</u> <del>Along Morden Road tree planting must be extended to wrap around the perimeter of the estate following the curvature of the road</del> Tree species <u>for proposed new trees</u>, should be specified to mitigate against pollution and noise.</p> <p><b>e)</b> <u>Proposals must ensure appropriate provision of private gardens or amenity space to all new dwellings (houses and flats), having regard to relevant standards and the character of the development</u></p> <p><b>e) f)</b> The significant widening and enhancement of the entrance to Ravensbury Park from Morden Road, will be expected to be an integral part of any development proposals for the site.</p> <p><b>Further guidance-Justification</b></p> <p>[Paragraph 3.301 relocated and paragraph 3.303 amended]</p> <p><b>3.302</b> The estate is defined and characterised by the landscape setting of the two parks and River Wandle. This is an essential element of its character that should not be lost. However, there are various opportunities to maintain and enhance this character whilst still increasing density and building height.</p> <p><b>3.303</b> Large and well vegetated gardens also contribute to the estate’s landscape character and redevelopment proposals need to be designed to maintain opportunities for such incidental greenery throughout. The estate’s relative isolation is also an element of its character. This needs to be balanced with the need and opportunity to increase accessibility to and along the river, to the tram-stops to the north, to local bus stops and into Morden.</p> <p><b>[New paragraph]</b> <u>The estate currently has groups of established mature trees to the north, along Morden Road, on Ravensbury Grove and Hengelo Gardens. These trees could be used to provide the design cues for the location of focal points. Along Morden Road tree planting must be extended to wrap around the perimeter</u></p>

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Page 102			<p><u>of the estate following the curvature of the road. Merton's Sites and Policies Plan Policy DM.O2 (b) to (f) sets out the council's policy on the retention, replacement and potential removal of trees and landscape features.</u></p> <p><b>[New paragraph]</b> <u>The relevant standards for gardens and private amenity space are set in Merton's Sites and Policies Plan DM.D2 and the Mayor of London's housing supplementary planning guidance. Gardens should be provided as a single, usable, regular shaped space.</u></p> <p><b>3.304</b> Currently, pedestrian gateways into Ravensbury Park are hidden from view and have limited overlooking which could be resolved by significant widening and enhancement of the entrance to the park off Morden Road.</p> <p><b>3.305</b> The skyline around the estate is enveloped by large mature trees and this is a key characteristic of the estate. Additional tree planting will bolster the landscape character of the area and can create a landscape buffer between new development and traffic on Morden Road.</p> <p><b>3.306</b> The Wandle Trail is interrupted by Morden Road and the narrowing of Ravensbury Park. There is scope to strengthen the green corridor link between Morden Hall Park and Ravensbury Park through the use of landscape features such as tree planting on Morden Road. This would also help to improve the continuity of the Wandle Trail and improve accessibility into the park.</p> <p><b>3.304</b> <u>Landscaping measures should be designed to improve the green corridor link between Ravensbury Park and Morden Hall Park.</u></p>
MM28	EP R8 Building heights	Page 172	<p><b>a) General building heights</b></p> <p><del>Whilst there is a need to increase density, to do so too much would undermine the dominant landscape character of the area. To ensure that open views to the surrounding trees are retained and the parkland setting of the estate is maintained buildings heights must not extend higher than the existing Ravensbury Court flats or compete with established mature trees which envelop the estate. Relatively open views from within the estate to the surrounding tree canopy are a defining characteristic of the estate and should generally be retained.</del></p>

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Page 103			<p><del>To ensure this, no buildings must extend higher than the existing Ravensbury Court flats. Building heights must be based on a comprehensive townscape appraisal and visual assessment which builds on the analysis included in this document. Any strategy for building heights should make a positive contribution to the existing townscape, character and local distinctiveness of the area. Building heights must be based on informed by a comprehensive townscape appraisal and visual assessment which builds on the analysis included in this document council's Estates Local Plan analysis. Any strategy for building heights should make a positive contribution to the existing townscape, character and local distinctiveness of the area</del></p> <p><del>b) Core of the estate: Within the estate, building heights must generally be lower than other parts of the estate around its edge. Heights should allow views to the surrounding established trees. Buildings around the edge of the estate fronting Morden Road along Ravensbury Grove and on Ravensbury Garages should be higher than the middle of the estate.</del></p> <p><del>c ) Buildings heights within the middle of the estate must generally be lower than around the edges Morden Road: Buildings along Morden Road must relate to the surrounding established tree canopy but not adversely affect views of it from the centre of the estate. Buildings here can be higher than the middle of the estate.</del></p> <p><del>d) Ravensbury Grove: Building heights along Ravensbury Grove must relate to the character and scale of existing buildings such as Ravensbury Court and the established trees.</del></p> <p><del>e) Ravensbury Garages: Building heights in the vicinity of Ravensbury garages must relate to the surrounding established tree canopy and to the scale of adjacent existing buildings.</del></p> <p><b>Further guidance <u>Justification</u></b></p> <p>[Paragraphs 3.307, 3.308 and 3.309 relocated]</p> <p><b>3.310</b> All existing buildings are two storeys with the exception of the one larger four-storey block, Ravensbury Court. This low rise form is what allows views to the tree-line visible around the estate from numerous locations, which is one of the defining characteristics of the estate's setting. The low-rise buildings also define the estate as a suburban place, although it is considered there is more scope to sensitively increase heights to create more homes so long as views to the trees which envelop the site are not obstructed and the</p>

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Page 104			<p>landscape character of the overall estate remains strong.</p> <p><u>3.307 Housing types, whether houses or flats, should preserve the landscape character of the estate.</u></p> <p><u>3.308 Where landscaping features allow, the creation of wider streets with width to height street proportions which enable wider and longer views should be considered.</u></p> <p><u>3.309 Redevelopment proposals should give very careful consideration as to the site layout, landscaping, building heights and street widths to ensure the unique landscape character of the estate is retained. Any proposals to increase density should demonstrate how this will not result in undermining this character.</u></p> <p><u>[New paragraph] The application of policy on building heights can consider flood risk management requirements as part of the comprehensive townscape appraisal and visual assessment used to inform these proposals. However the additional height needed to address flood risk matters (e.g. raised finished floor levels) is likely to be no more than 0.5m and localised to the centre of the site. Therefore this should not adversely affect the ability to ensure open views to the surrounding trees are retained and the parkland setting of the estate is maintained.</u></p>
MM29	EP Part 4 Design Requirem ent for Planning application	Page 174	<p>Part 4 title revised to: <u>Design requirements for planning applications Information to support planning application submissions</u></p> <p><b>4.1</b> This part of the Plan identifies aspects of design that the Council considers particularly relevant to the successful and long-lasting regeneration of the 3 estates. It gives detailed guidance to applicants on aspects of design that they will be expected to focus on in more detail to demonstrate that the Vision, Urban Design Principles and Site-Specific Policies of the Plan can be delivered. Good urban design is inherently sustainable, and the aim of the <u>design requirements guidance</u> is to deliver estates that are underpinned by good urban design principles. Examples of good design include:</p> <ul style="list-style-type: none"> <li>• Streets designed from the outset to carry out a number of functions;</li> <li>• Permeable, legible street layouts, which create walkable environments that enable sustainable modes of</li> </ul>

Mod ref July 2017	Policy / Paragrap h (SD.1)	Page	Amendment proposed by the council
Page 105			<p>transport such as walking and cycling;</p> <ul style="list-style-type: none"> <li>• Flood mitigation and drainage measures integrated into street design.</li> </ul> <p>These measures will help establish a long-lasting and resilient estate.</p> <p><b>4.2</b> At the outline planning application stage and as part of their masterplans, the applicant, will be expected to include as part of their application, detailed proposals for each estate on how these particular aspects of design will be addressed, based on the guidance set out in this section. This should include, but not necessarily be limited to, the specific subject areas outlined below. The following guidance lists the subject areas that must be covered to enable the delivery of the 8 policy areas for each respective estate and gives guidance on how these subjects will be expected to be addressed.</p> <p><b>4.3</b> In developing this guidance applicants should consult with residents to ensure they have a say in how their neighbourhood will be developed and help to maintain and enhance community spirit.</p> <p><b>4.4</b> <del>Notwithstanding the requirements of the council's validation checklist the applicant will be required to provide information to address the following:</del> <u>Applicants should provide the following information to support their planning applications within the appropriate documents required by the council's validation checklist (e.g. Design and Access Statement; Planning Statement etc.).</u></p> <p><b>Architecture and elevations</b></p> <p><b>4.5</b> <i>Set out the approach intended to guide architectural style and the design of building elevations.</i> A general approach to architectural style should be defined which allows different phases of development to have their own character. This is important in order to prevent a monotonous urban form and character. This requires setting out some common rules and this could be in the form of a more formal design code.</p> <p><b>4.6</b> The guidance should include palette of common characteristics in basic architectural features, such as materials, height and proportions, yet allows scope for individual creativity for each building and phase. This should also contain specific guidance on the appearance of elevations, notably to ensure they contain sufficient three-dimensional depth, human scale detail, visual interest and that sufficient attention to detail is</p>

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Page 106			<p>given to the design of windows, their materials, proportions and depth of reveals.</p> <p><b>Materials</b></p> <p><i>4.7 Define a general palette of materials and where they should be used on the estate and on buildings.</i> This should build on the guidance for architecture and elevations and support the visions for each estate that are complementary to their context. Criteria for the selection of building materials and components should also include a life cycle assessment and the environmental performance of materials and components, the aim being to select materials which reduce the environmental impact of the buildings and hard landscaping.</p> <p><b>Landscape and biodiversity</b></p> <p><i>4.8 Set out the landscaping principles and strategy for each estate.</i> This should build on the existing landscape characteristics of each site and detailed policy guidance indicatively, specifying planting types and species and locations. It should make reference to tree surveys of the sites and provide guidance and reasoning on their protection and integration into the new estate layout.</p> <p><u><b>[New paragraph]</b> <i>Impact of development on Wimbledon Common and Richmond Park Special Areas of Conservation (SAC).</i> Development proposals that are likely to have a significant effect upon Wimbledon Common or Richmond Park Special Areas of Conservation are required to submit an appropriate assessment under the European Union’s Habitats Directive (92/43/ EEC). As prescribed in the Habitats Regulations Assessment for the Estates Local Plan (2016) the applicant should agree the scope and methodology of the assessment with Natural England and Merton Council. The assessment should address what potential impacts the proposal could have on a SAC, identify how any impacts can be avoided, minimised or mitigated and if the proposal will have a significant impact on the ‘site integrity’ of the SAC. The assessment should assess how the proposal meets Policy 7.19 Biodiversity and Access to Nature of the London Plan (2016), Policy CS13 Open Space, Nature Conservation, Leisure and Culture of the London Borough of Merton Core Strategy (2011) and policy DM 02 Nature Conservation, Trees, Hedges and Landscape Features of the London Borough of Merton Sites and Policies Plan (2014).</u></p> <p><b>Climate change and energy performance</b></p> <p><i>4.9 Clearly set out and energy strategy for each site that demonstrates the environmental improvements</i></p>

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Page 107			<p><i>achieved at each level of the Mayor's Energy Hierarchy.</i> In support of the case for regeneration the energy strategy for each estate must clearly demonstrate that developments have achieved significant environmental performance compared to existing dwellings at each site using easily comparable metrics such as energy performance (w/m2). Wherever possible available quantifiable and qualitative data comparisons should be presented.</p> <p><b>Flooding and drainage</b></p> <p><b>4.10</b> <i>Set out a strategy and plans for flood mitigation and drainage measures for all estates.</i> Based upon the findings of any required flood risk assessments, methods of mitigation should be detailed along with their location and extent where relevant.</p> <p><b>Internal space standards</b></p> <p><b>4.11</b> <i>Set out principles for adhering to National Planning Policy, London Plan and the Mayor's Housing SPG requirements on residential internal space standards.</i> The philosophy should be to design beyond the minimum space standards, not to them. The London Housing Design Guide should be used as a benchmark for good internal design standards.</p> <p><b>Building and dwelling layouts</b></p> <p><b>4.12</b> <i>Set out principles for building layouts.</i> This should include defining guidelines for the design and location of entrances, stair cores, refuse storage and in-building cycle storage. This should also address issues such as dual aspect and flexibility of living spaces. Example dwelling layouts should be shown that demonstrate how rooms use space efficiently by using regular plan forms and allow for different arrangements of furniture. Awkward shaped rooms and wasted space due to poorly positioned doors and windows for example, should be avoided.</p> <p><b>Cycle Parking</b></p> <p><b>4.13</b> <i>Set out principles for the good design and location for cycle parking.</i> Cycle parking must be well located, convenient and easy to use if people are to be encouraged to cycle. Parking should be integral to buildings and secure. It should be based on good practice as set out in TfL and Cambridge City Council guidance on</p>

Mod ref July 2017	Policy / Paragrap h (SD.1)	Page	Amendment proposed by the council
Page 108			<p>cycle parking design.</p> <p><b>Building to street interface</b></p> <p><b>4.14</b> <i>Set out principles of how buildings meet streets to manage the transition from the private to the public realm.</i> This should give clear guidance on how to create a transition zone between public and private space by the creation of ‘defensible space’, how natural surveillance will be created by maximising front doors and habitable rooms at ground floor level. This should also include reference to the design, size and content of defensible space, such as its use for bin and cycle stores, planting and personalisation. This should also include how digital services will be provided, identifying locations for communal TV aerials and satellite dishes. Individual dishes will not be permitted on elevations facing the street as they have a negative visual impact on the street scene.</p> <p><b>Street design characteristics</b></p> <p><b>4.15</b> <i>Set out principles for the design of streets.</i> This should define different street types and set out how space will be used. This should include all space between building elevations and be based on the creation of traditional, recognised street forms as linear public spaces. The provision of on-street parking should be promoted as the first-choice means of provision. It must be shown how parking will integrate with street trees, street furniture and on-kerb parking will be avoided.</p> <p><b>4.16</b> For example parked cars could be interspersed with build-outs with trees where appropriate. Build-outs also enable additional crossing points and space for landscaping on a street. A palette of surface materials and street furniture should be developed <u>that is well considered and well laid out to minimise street clutter, and includes</u> landscaping guidance. Guidance must ensure the creation of liveable, attractive streets by having street width to building height ratios that ensure taller buildings do not create oppressive environments at ground level.</p> <p><b>4.17</b> Building proportions as well as height need careful consideration. Traffic management measures must be in-built into the overall street design and not appear retrofit or distort or undermine the overall character of the street as a linear space with a movement function.</p>

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Page 109			<p><b>Amenity space</b></p> <p><del>4.18</del> <i>Set out how all amenity space is to be provided.</i> This must include adherence have regard to existing relevant standards. This should cover front and rear gardens to houses, communal and private space for flats, frontage landscaping or front gardens for blocks of flats and public open space. There should also be qualitative guidance relating to issues such as shape, usability, microclimate, sunlight/daylight, general outlook and issues of privacy and security.</p> <p><b>Refuse storage and collection</b></p> <p><del>4.19</del> <i>Identify a strategy for the design and operation of refuse storage and collection. All proposals for refuse stores must ensure they are convenient for residents and for collection, and accord with the Council's guidelines on this. Flats should have communal bin stores that are well integrated into their building. Houses must have individual bin-stores within the property boundary of each dwelling that are well designed and integrated into the front defensible space. Bin stores for houses should not form part of a communal system. The council may also consider alternative refuse collection methods, such as subterranean street-based refuse bins. Such systems must be convenient for residents and collection as well as being seamlessly and unobtrusively integrated into the townscape.</i></p> <p><b>Servicing and deliveries</b></p> <p><del>4.20</del> <i>Develop a strategy for the management of servicing and deliveries.</i> Increased density combined with evolving retail trends will create an increased level of demand for servicing and deliveries. Proposals should investigate a range of traditional and innovative methods of addressing and managing servicing needs that aim to minimise trip generation and parking requirements</p> <p><b>Maintenance and management</b></p> <p><del>4.24</del> <i>Develop a strategy for the management and maintenance of communal spaces.</i> Well maintained communal spaces particularly green open spaces create a sense of community and wellbeing. Ongoing maintenance of internal and external communal spaces should inform the design of places, space should be designed from the outset to minimise the need for maintenance however not to the detriment of design quality. Shared or communal areas must have robust management structures that deliver a secure,</p>

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			<p>supportive and safe environment and provide for management and maintenance activities including the cleaning of common parts, maintenance of lifts, upkeep of soft and hard landscaping, management of parking to favour residents.</p> <p><b>4.22</b> The strategy should clearly set out how maintenance will be funded taking into consideration a fair and reasonable service charge. Maintenance of the public realm should include strategies for hard and soft landscape features, green open space, trees, play areas and sports facilities where applicable. The strategy should address resident’s responses to the Estates Local Plan consultation in which they asked about how the estate would be managed in future with particular emphasis on the maintenance of streets and the management of car parking to ensure dedicated parking spaces for residents’ use.</p>

## APPENDIX 4: Statutory development Plan policies relevant to each ELP policy

MM30	Estates Local Plan	London Plan	Core Planning Strategy	Sites and Policies Plan
Page 111	<b><u>OEP1 - Vision</u></b>	<u>1.1 - Delivering the strategic vision and objectives for London</u> <u>2.3 - Growth areas and co-ordination corridors</u> <u>2.5 - Sub-regions</u> <u>2.6 - Outer London: Vision and strategy</u> <u>3.1 - Ensuring equal life chances for all</u> <u>3.5 - Quality and design of housing developments</u>	<u>1.1 Delivering the strategic vision and objectives for London</u> <u>2.3 - Growth areas and co-ordination corridors</u> <u>2.5 - Sub-regions</u> <u>3.5 - Quality and design of housing developments</u>	
	<b><u>OEP2 - Strategy</u></b>	<u>1.1 - Delivering the strategic vision and objectives for London</u> <u>2.3 - Growth areas and co-ordination corridors</u> <u>2.5 - Sub-regions</u> <u>2.6 - Outer London: Vision and Strategy</u> <u>2.8 - Outer London: Transport</u> <u>3.1 - Ensuring equal life chances for all</u> <u>3.2 - Improving health and addressing health inequalities</u> <u>3.3 - Increasing housing supply</u> <u>3.4 - Optimising housing potential</u> <u>3.5 - Quality and design of housing developments</u>	<u>CS9 - Housing Provision</u> <u>CS11 - Infrastructure</u>	
	<b><u>OEP3 - Urban design</u></b>	<u>1.1 - Delivering the strategic vision and objectives for London</u> <u>2.3 - Growth areas and co-ordination</u>	<u>CS14 - Design</u>	<u>DM D1 – Urban Design and Public Realm</u>

MM30	Estates Local Plan	London Plan	Core Planning Strategy	Sites and Policies Plan
	<b><u>principles</u></b>	<u>corridors</u> <u>2.5 - Sub-regions</u> <u>3.5 - Quality and design of housing developments</u> <u>7.2 – An Inclusive Environment</u> <u>7.8 – Heritage assets and Archaeology</u>		<u>DM D4 – Managing Heritage Assets</u>
	<b><u>Eastfields General</u></b>		<u>CS2 - Mitcham Sub Area</u>	<u>DM H2 - Housing Mix</u> <u>DM H3 - Support for Affordable Housing</u> <u>DM H1 - Supported Care Housing For Vulnerable People or Secure Residential Institutions For People Housed As Part Of The Criminal Justice System.</u>
	<b><u>EP E1 Townscape</u></b>	<u>3.5 - Quality and Design of Housing Developments</u> <u>3.7 - Large Residential Developments</u>		
	<b><u>EP E2 Street Network</u></b>	<u>6.9 - Cycling</u> <u>6.10 - Walking</u> <u>6.12 - Road Network</u> <u>6.13 - Parking</u>		
	<b><u>EP E3 Movement and Access</u></b>	<u>2.8 - Outer London: Transport</u> <u>6.3 - Assessing Effects of Development on Transport Capacity</u> <u>6.9 - Cycling</u> <u>6.10 - Walking</u> <u>6.12 - Road Network Capacity</u> <u>6.13 - Parking</u> <u>7.15 - Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting</u>	<u>CS18 - Active Transport</u> <u>CS19 - Public Transport</u> <u>CS20 - Parking Servicing and Delivery</u>	<u>DM T1 - Support for Sustainable Transport and Active Travel</u> <u>DM T2 - Transport Impacts of Development</u> <u>DM T3 - Car Parking and Servicing Standards</u> <u>DM T4 - Transport Infrastructure</u> <u>DM T5 - Access to the Road Network</u> <u>DM EP2 - Reducing and Mitigating Noise</u> <u>DM EP4 - Pollutants Transport</u>

MM30	Estates Local Plan	London Plan	Core Planning Strategy	Sites and Policies Plan
		<u>Soundscapes</u>		<u>Proposals - 01TN, 22TN and 18TN</u>
	<b><u>EP E4 Land Use</u></b>	<u>3.3 - Increasing Housing Supply</u> <u>3.4 - Optimising Housing Potential</u> <u>3.5 - Quality and Design of Housing Developments</u> <u>3.7 - Large Residential Developments</u> <u>3.8 - Housing Choice</u> <u>3.10 - Definition of Affordable Housing</u> <u>3.11 - Affordable Housing Targets</u> <u>3.12 - Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes</u> <u>3.13 - Affordable Housing Thresholds</u> <u>3.14 - Existing Housing</u> <u>3.15 - Coordination of Housing Development and Investment</u> <u>Housing SPG (2016)</u> <u>Affordable Housing and Viability (2016)</u> <u>Character and Context SPG (2014)</u>	<u>CS2 - Mitcham Sub Area</u> <u>CS8 - Housing Choice</u> <u>CS9 - Housing Provision</u> <u>CS14 - Design</u>	
	<b><u>EP E5 Open Space</u></b>	<u>3.2 - Improving Health and Addressing Health Inequalities</u> <u>3.6 - Children and Young Peoples Plan and Informal Recreation Facilities</u> <u>3.9 - Mixed and Balanced Communities</u> <u>3.16 - Protection and Enhancement of Social Infrastructure</u> <u>3.17 - Health and Social Care Facilities</u> <u>3.18 - Educational Facilities</u> <u>3.19 - Sports Facilities</u> <u>5.10 - Urban Greening Policy</u>	<u>CS11 - Infrastructure</u> <u>CS13 - Open Space, Nature Conservation, Leisure and Culture</u>	<u>DM O1 - Open Space</u> <u>DM O2 - Nature Conservation and Leisure</u> <u>DM C1 - Community Facilities</u> <u>DM C2 - Education for Children and Young People</u>

MM30	Estates Local Plan	London Plan	Core Planning Strategy	Sites and Policies Plan
		<u>7.17 - Metropolitan Open Land</u> <u>7.18 - Protecting Open Space and Addressing Deficiency</u> <u>7.19 - Biodiversity and Access to Nature</u> <u>Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)</u>		
	<b><u>EP E6</u></b> <b><u>Environmental</u></b> <b><u>Protection</u></b>	<u>5.1 - Climate Change Mitigation</u> <u>5.2 - Minimising Carbon Dioxide Emissions</u> <u>5.3 - Sustainable Design and Construction</u> <u>5.6 - Decentralised Energy in Development Proposals</u> <u>5.7 - Renewable Energy</u> <u>5.9 - Overheating and Cooling</u> <u>5.11- Green Roofs and Development Site Environs</u> <u>5.12 - Flood Risk Management</u> <u>5.13 - Sustainable Drainage</u> <u>5.14 - Water Quality and Wastewater Infrastructure</u> <u>5.15 - Water Use and Supplies</u> <u>5.18 - Construction, Excavation and Demolition Waste</u> <u>5.21 - Land Contamination</u> <u>7.14 - Improving Air Quality</u> <u>7.15 - Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes</u> <u>Sustainable Design and Construction SPG (2014)</u>	<u>CS11 - Infrastructure Policy</u> <u>CS15 - Climate Change</u> <u>CS16 - Flood Risk Management</u> <u>CS17 - Waste Management</u>	<u>DM EP1 - Opportunities for Decentralised Energy Networks</u> <u>DM H4 - Demolition and Redevelopment of a Single Dwelling House</u> <u>DM F1 - Support for Flood Risk Management</u> <u>DM F2 - Sustainable Urban Drainage Systems (SUDS) and Wastewater and Water Infrastructure</u> <u>DM EP2 - Reducing Mitigating Against Noise</u> <u>DM EP3 - Allowable Solutions</u> <u>DM EP4 - Pollutants (Air, Land, Contamination, Water)</u>

MM30	Estates Local Plan	London Plan	Core Planning Strategy	Sites and Policies Plan
	<b><u>EP E7 Landscape</u></b>	5.10 - Urban Greening Policy 7.5 - Public Realm 7.8 - Heritage Assets and Archaeology		
	<b><u>EP E8 Building Heights</u></b>	7.1 - Lifetime Neighbourhoods 7.2 - An Inclusive Environment 7.3 - Designing Out Crime 7.6 - Architecture 7.7 - Location and Design of Tall and Large Development 7.8 - Heritage Assets and Archaeology 7.13 - Safety, Security and Resilience to Emergency London Plan Table 3.2 Density and Table 3.3 Housing Standards Interim London Housing Design Guide (2010) Housing SPG (2016)	CS14 - Design	DM D1 - Urban Design and Public Realm DM D2 - Design Considerations in All Developments DM D3 - Alterations to Existing Buildings DM D4 - Managing Heritage Assets DM D7 - Shop Front Design and Signage
	<b><u>High Path General</u></b>	2.6 - Outer London Vision and Strategy 2.13 - Opportunity Areas and Intensification Areas. Town Centres (SPG 2014) South Wimbledon/ Colliers Wood designated in London Plan as an AFI	CS1 - Colliers Wood / South Wimbledon Sub Area	
	<b><u>EP H1 Townscape</u></b>	3.5 - Quality and Design of Housing Developments	CS1 - Colliers Wood / South Wimbledon Sub Area	

MM30	Estates Local Plan	London Plan	Core Planning Strategy	Sites and Policies Plan
		<u>3.7 - Large Residential Developments</u>		
	<b><u>EP H2 Street Network</u></b>	6.9 - Cycling 6.10 - Walking 6.12 - Road Network 6.13 - Parking		
	<b><u>EP H3 Movement and Access</u></b>	2.8 - Outer London: Transport 6.3 - Assessing Effects of Development on Transport Capacity 6.9 - Cycling 6.10 - Walking 6.13 - Parking 6.12 - Road Network Capacity 7.15 - Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Soundscapes	CS18 - Active Transport CS19 - Public Transport CS20 - Parking Servicing and Delivery	DM T1 - Support for Sustainable Transport and Active Travel DM T2 - Transport Impacts of Development DM T3 - Car Parking and Servicing Standards DM T4 - Transport Infrastructure DM T5 - Access to the Road Network DM EP2 - Reducing and Mitigating Noise DM EP4 - Pollutants Transport Proposals - 01TN, 22TN and 18TN
	<b><u>EP H4 Land Use</u></b>	3.3 - Increasing Housing Supply 3.4 - Optimising Housing Potential 3.5 - Quality and Design of Housing Developments 3.7 - Large Residential Developments 3.8 - Housing Choice 3.10 - Definition of Affordable Housing 3.11 - Affordable Housing Targets 3.12 - Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes 3.13 - Affordable Housing Thresholds 3.14 - Existing Housing 3.15 - Coordination of Housing Development and Investment Housing SPG (2016)	CS2 - Mitcham Sub Area CS8 - Housing Choice CS9 - Housing Provision CS14 - Design	

MM30	Estates Local Plan	London Plan	Core Planning Strategy	Sites and Policies Plan
		<u>Affordable Housing and Viability (2016)</u> <u>Character and Context SPG (2014)</u>		
	<b><u>EP H5 Open Space</u></b>	<u>3.2 - Improving Health and Addressing Health Inequalities</u> <u>3.6 - Children and Young Peoples Plan and Informal Recreation Facilities</u> <u>3.9 - Mixed and Balanced Communities</u> <u>3.16 - Protection and Enhancement of Social Infrastructure</u> <u>3.17 - Health and Social Care Facilities</u> <u>3.18 - Educational Facilities</u> <u>3.19 - Sports Facilities</u> <u>5.10 - Urban Greening Policy</u> <u>7.17 - Metropolitan Open Land</u> <u>7.18 - Protecting Open Space and Addressing Deficiency</u> <u>7.19 - Biodiversity and Access to Nature</u> <u>Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)</u>	<u>CS11 - Infrastructure Policies</u> <u>CS13 - Open Space, Nature Conservation, Leisure and Culture</u>	<u>DM O1 - Open Space</u> <u>DM O2 - Nature Conservation and Leisure</u> <u>DM C1 - Community Facilities</u> <u>DM C2 - Education for Children and Young People</u>
	<b><u>EP H6 Environmental Protection</u></b>	<u>5.1 - Climate Change Mitigation</u> <u>5.2 - Minimising Carbon Dioxide Emissions</u> <u>5.3 - Sustainable Design and Construction</u> <u>5.6 - Decentralised Energy in Development Proposals</u> <u>5.7 - Renewable Energy</u> <u>5.9 - Overheating and Cooling</u> <u>5.11 - Green Roofs and Development Site Environs</u>	<u>CS11 - Infrastructure Policy</u> <u>CS15 - Climate Change</u> <u>CS16 - Flood Risk Management</u> <u>CS17 - Waste Management</u>	<u>DM EP1 - Opportunities for Decentralised Energy Networks</u> <u>DM EP2 - Reducing and Mitigating Noise</u> <u>DM EP3 - Allowable Solutions</u> <u>DM EP4 - Pollutants (Air, Land, Contamination, Water)</u> <u>DM H4 - Demolition and Redevelopment of a Single Dwelling House</u> <u>DM F1 - Support for Flood Risk</u>

MM30	Estates Local Plan	London Plan	Core Planning Strategy	Sites and Policies Plan
		<u>5.12 - Flood Risk Management</u> <u>5.13 - Sustainable Drainage</u> <u>5.14 - Water Quality and Wastewater Infrastructure</u> <u>5.15 - Water Use and Supplies</u> <u>5.18 - Construction, Excavation and Demolition Waste</u> <u>5.21 - Land Contamination</u> <u>7.14 - Improving Air Quality</u> <u>7.15 - Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes</u> <u>Sustainable Design and Construction SPG (2014)</u>		<u>Management</u> <u>DM F2 - Sustainable Urban Drainage Systems (SUDS) and Wastewater and Water Infrastructure</u>
	<b><u>EP H7</u></b> <b><u>Landscape</u></b>	<u>5.10 - Urban Greening Policy</u> <u>7.5 - Public Realm</u> <u>7.8 - Heritage Assets and Archaeology</u>		
	<b><u>EP H8</u></b> <b><u>Building</u></b> <b><u>Heights</u></b>	<u>7.1 - Lifetime Neighbourhoods</u> <u>7.2 - An Inclusive Environment</u> <u>7.3 - Designing Out Crime</u> <u>7.6 - Architecture</u> <u>7.7 - Location and Design of Tall and Large Development</u> <u>7.8 - Heritage Assets and Archaeology</u> <u>7.13 - Safety, Security and Resilience to Emergency.</u> <u>London Plan Table 3.2 Density and</u>	<u>CS14 - Design</u>	<u>DM D1 - Urban Design and Public Realm</u> <u>DM D2 - Design Considerations in All Developments</u> <u>DM D3 - Alterations to Existing Buildings</u> <u>DM D4 - Managing Heritage Assets</u> <u>DM D7 - Shop Front Design and Signage</u>

MM30	Estates Local Plan	London Plan	Core Planning Strategy	Sites and Policies Plan
		<u>Table 3.3 Housing Standards Interim London Housing Design Guide (2010)</u> <u>Housing SPG (2016)</u>		
	<b><u>Ravensbury General</u></b>		<u>CS3 - Morden Sub Area</u>	
	<b><u>EP R1 Townscape</u></b>	3.5 - <u>Quality and Design of Housing Developments</u> 3.7 - <u>Large Residential Developments</u>		
	<b><u>EP R2 Street Network</u></b>	6.9 - <u>Cycling</u> 6.10 - <u>Walking</u> 6.12 - <u>Road Network</u> 6.13 - <u>Parking</u>		
	<b><u>EP R3 Movement and Access</u></b>	2.8 - <u>Outer London: Transport</u> 6.3 - <u>Assessing Effects of Development on Transport Capacity</u> 6.9 - <u>Cycling</u> 6.10 - <u>Walking</u> 6.12 - <u>Road Network Capacity</u> 6.13 - <u>Parking</u> 7.15 - <u>Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Soundscapes</u>		<u>DM T1 - Support for Sustainable Transport and Active Travel</u> <u>DM T2 - Transport Impacts of Development</u> <u>DM T3 - Car Parking and Servicing Standards</u> <u>DM T4 - Transport Infrastructure</u> <u>DM T5 - Access to the Road Network</u> <u>DM EP2 - Reducing and Mitigating Noise</u> <u>DM EP4 - Pollutants Transport Proposals - 01TN, 22TN and 18TN</u>
	<b><u>EP R4 Land Use</u></b>	3.3 - <u>Increasing Housing Supply</u> 3.4 - <u>Optimising Housing Potential</u> 3.5 - <u>Quality and Design of Housing Developments</u> 3.7 - <u>Large Residential Developments</u> 3.8 - <u>Housing Choice</u> 3.10 - <u>Definition of Affordable</u>	<u>CS3 - Morden Sub Area</u>	<u>DM D3 - Alterations To Extensions To Existing Buildings</u>

MM30	Estates Local Plan	London Plan	Core Planning Strategy	Sites and Policies Plan
		<u>Housing</u> <u>3.11 - Affordable Housing Targets</u> <u>3.12 - Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes</u> <u>3.13 - Affordable Housing Thresholds</u> <u>3.14 - Existing Housing</u> <u>3.15 - Coordination of Housing Development and Investment</u> <u>Housing SPG (2016)</u> <u>Affordable Housing and Viability (2016)</u> <u>Character and Context SPG (2014)</u>		
	<b>EP R5 Open Space</b>	<u>3.2 - Improving Health and Addressing Health Inequalities</u> <u>3.6 - Children and Young Peoples Plan and Informal Recreation Facilities</u> <u>3.9 - Mixed and Balanced Communities</u> <u>3.16 - Protection and Enhancement of Social Infrastructure</u> <u>3.17 - Health and Social Care Facilities</u> <u>3.18 - Educational Facilities</u> <u>3.19 - Sports Facilities</u> <u>5.10 - Urban Greening Policy</u> <u>7.17 - Metropolitan Open Land</u> <u>7.18 - Protecting Open Space and Addressing Deficiency</u> <u>7.19 - Biodiversity and Access to Nature.</u> <u>Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)</u>	<u>CS11 - Infrastructure Policies</u> <u>CS13 - Open Space, Nature Conservation, Leisure and Culture</u>	<u>DM O1 - Open Space</u> <u>DM O2 - Nature Conservation and Leisure</u> <u>DM C1 - Community Facilities</u> <u>DM C2 - Education for Children and Young People</u>
	<b>EP R6</b>	5.1 - Climate Change Mitigation	CS11 - Infrastructure Policy	DM - EP1 Opportunities for

MM30	Estates Local Plan	London Plan	Core Planning Strategy	Sites and Policies Plan
	<b><u>Environmental Protection</u></b>	<u>5.2 - Minimising Carbon Dioxide Emissions</u> <u>5.3 - Sustainable Design and Construction</u> <u>5.6 - Decentralised Energy in Development Proposals</u> <u>5.7 - Renewable Energy</u> <u>5.9 - Overheating and Cooling</u> <u>5.11 - Green Roofs and Development Site Environs</u> <u>5.12 - Flood Risk Management</u> <u>5.13 - Sustainable Drainage</u> <u>5.14 - Water Quality and Wastewater Infrastructure</u> <u>5.15 - Water Use and Supplies</u> <u>5.18 - Construction, Excavation and Demolition Waste</u> <u>5.21 - Land Contamination</u> <u>7.14 - Improving Air Quality</u> <u>7.15 - Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes</u> <u>Sustainable Design and Construction SPG (2014)</u>	<u>CS15 - Climate Change</u> <u>CS16 - Flood Risk Management</u> <u>CS17 - Waste Management</u>	<u>Decentralised Energy Networks</u> <u>DM - EP2 - Reducing and Mitigating Noise</u> <u>DM - EP3 Allowable Solutions</u> <u>DM - EP4 - Pollutants (Air, Land, Contamination, Water)</u> <u>DM - H4 Demolition and Redevelopment of a Single Dwelling House</u> <u>DM - F1 Support for Flood Risk Management</u> <u>DM - F2 Sustainable Urban Drainage Systems (SUDS) and Wastewater and Water Infrastructure</u>
	<b><u>EP R7 Landscape</u></b>	<u>5.10 - Urban Greening Policy</u> <u>7.5 - Public Realm</u> <u>7.8 - Heritage Assets and Archaeology</u>		
	<b><u>EP R8 Building Heights</u></b>	<u>7.1 - Lifetime Neighbourhoods</u> <u>7.2 - An Inclusive Environment</u> <u>7.3 - Designing Out Crime</u> <u>7.6 - Architecture</u> <u>7.7 - Location and Design of Tall and Large Development</u>	<u>CS14 - Design</u>	<u>DM D1 - Urban Design and Public Realm</u> <u>DM D2 - Design Considerations in All Developments</u> <u>DM D3 - Alterations to Existing Buildings</u>

MM30	Estates Local Plan	London Plan	Core Planning Strategy	Sites and Policies Plan
		<u>7.8 - Heritage Assets and Archaeology</u> <u>7.13 - Safety, Security and Resilience to Emergency</u> <u>London Plan Table 3.2 Density and Table 3.3 Housing Standards, Interim London Housing Design Guide (2010)</u> <u>Housing SPG (2016)</u>		<u>DM D4 - Managing Heritage Assets</u> <u>DM D7 - Shop Front Design and Signage</u>

## **Committee: Cabinet**

**Date: 15 January 2018**

Wards: Abbey, Figges Marsh, Ravensbury.

## **Subject: Delivering Clarion Housing Regeneration project: In Principle Use of Compulsory Purchase Powers**

Lead officer: James McGinley, Assistant Director for Sustainable Communities.

Lead member: Councillor Martin Whelton, Cabinet Member for Regeneration,  
Environment & Housing.

Contact officers: Paul McGarry, Head of Future Merton

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### **Recommendations:**

That Cabinet resolves to recommend that full council supports the following:

- A The considerable work already underway to support the regeneration of Eastfields, High Path and Ravensbury estates; attracting £1bn investment in Merton, creating much needed new homes and jobs.
- B Agree in principle that the council exercises its compulsory purchase powers to support the delivery of the Merton Estates Regeneration Programme and the objectives of Merton's Estates Local Plan to acquire the land as required within the areas described in this report and shown edged red on the plans attached at Annex 1 of this report.
- C That Council Officers in conjunction with Clarion Housing Group (Clarion) begin preparatory work for the compulsory purchase which would include specific land interests to be acquired so that Clarion can deliver the regeneration of the Eastfields, High Path and Ravensbury Estates.
- D That Personna Associates land referencing agents are appointed by Clarion who will be responsible for the costs of that appointment and serve requisitions on landowners who will declare their land interests.
- E That Council Officers commence the preparation of all documents required to support the CPO process including preparation of the necessary statements of reasons and the requisite statutory notices.
- F That the Council and Clarion enter into a Compulsory Purchase Order Indemnity Agreement under which Clarion will indemnify the Council against all the costs and expenses involved in making the CPO including the acquisition costs of the properties and the compensation due to Landowners.
- G That a financial allocation may be required for the council's Capital Programme from 2018-19 onwards deliver this approach. Any financial allocation would be considered by the

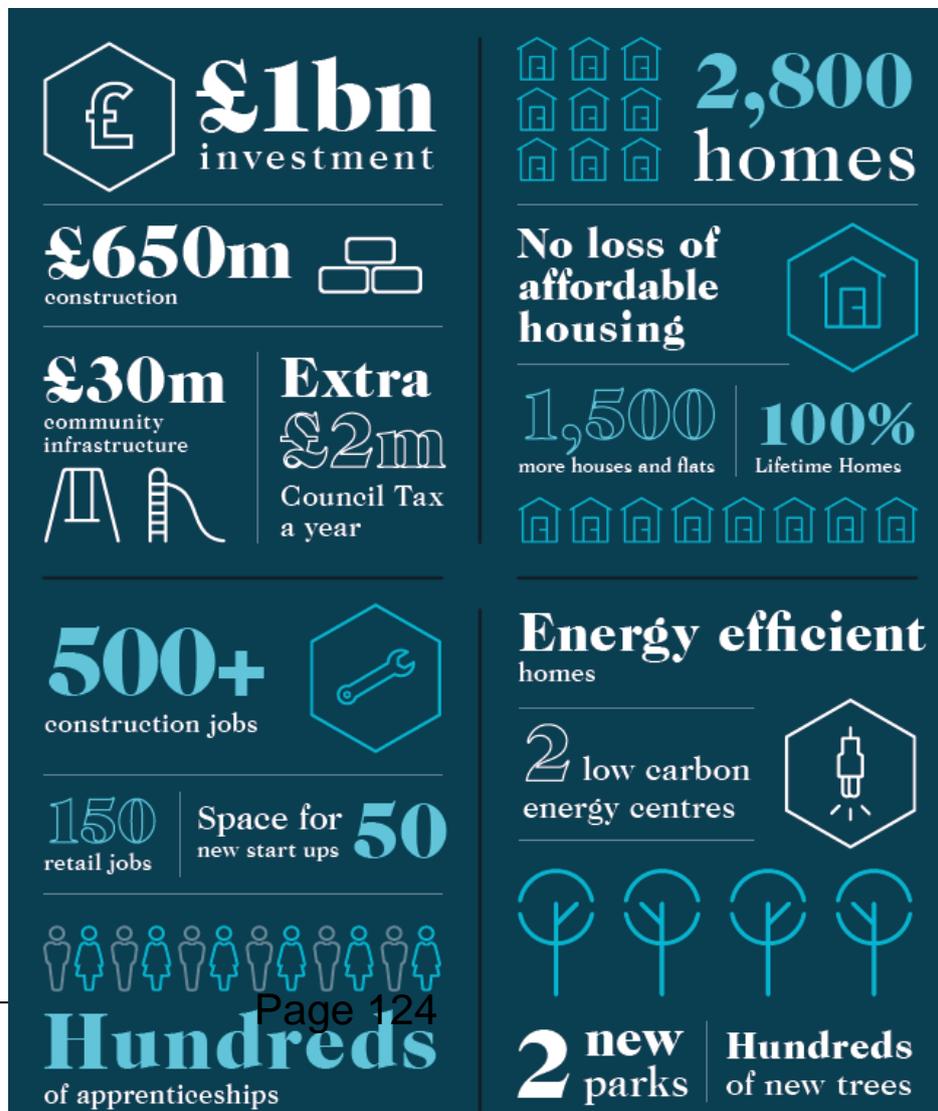
council's financial approval process nearer the time under the council's Constitution and would be fully indemnified by Clarion Housing Group as set out in Recommendation F.

H That Officers agree the joint appointment of Leading Counsel with Clarion Housing Group and the appointment of Leading Counsel to provide advice to the Council, if necessary.

**To note**

Compulsory acquisition of land is only a last resort where negotiations have broken down but is likely to be necessary in some cases so that the Merton Estates Regeneration Programme can be delivered and achieve the following:

- Comprehensive regeneration of two housing estates (Eastfield and High Path) and partial regeneration of another (Ravensbury);
- a significant contribution towards creating new homes within Merton over the coming years;
- the replacement of poor quality and outdated housing stock with modern, high quality fit for purpose accommodation;
- creation of new and distinct characterful neighbourhoods with public spaces, amenities and commercial and retail opportunities;
- economic and employment benefits for the Council by providing the following benefits:



Officers, supported by professional legal advice are of the view that a compelling case in the public interest can be demonstrated from the desirability of implementing the Merton Estate Regeneration Programme for the following reasons:

- Regeneration of three housing estates;
- The enabling effect of the Merton Estate Regeneration Programme in allowing the smaller estates of Ravensbury and Eastfields (the Estates) to be regenerated as part of a comprehensive programme;
- Significant increase in the supply of dwellings in the borough;
- Replacement of poor quality, and in some cases defective housing stock with modern homes that meet high standards of accommodation in accordance with Policy;
- Economic, skills and employment benefits;
- Strong planning policy support for the Merton Estate Regeneration Programme;
- The ability for the Council to ensure high quality redevelopments of the Estates through the planning process due to the implementation of Merton's Estates Local Plan;
- A strong residents' offer has been made, based on on-going community engagement that treats residents fairly and ensures communities within the Estates can remain consistent and cohesive after the regenerations;

All necessary expenditure associated with such preparatory work (including legal fees, consultants' fees and any other investigative work or research) will be funded by Clarion Housing Group.

Subject to Cabinet and Council's approval of this report, a further report will come forward to councillors in 2018 recommending the making of one or more compulsory purchase orders.

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## 1 PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to request that Cabinet recommend that Full Council pass a resolution to agree, **in principle**, to use its compulsory purchase powers for acquisition of land necessary for the delivery of the Council's Estates Local Plan and the Merton Estates Regeneration Project.
- 1.2 This report is coming forward now following the successful examination in public of the Estates Local Plan by the Planning Inspector appointed by the Secretary of State. The Estates Local Plan has been subject to extensive consultation and a post-examination consultation on change. The Inspector provided his final report in December 2017

Adoption of the Estates Local Plan is the subject of a separate report to Cabinet and Full Council at the same meeting.

1.3 Council officers now seek authority to begin preparatory and planning work to use its compulsory purchase powers (should they be required) for all the land interests not yet in the ownership or control of Clarion Housing Group within the Merton Estate Regeneration Programme area.

1.4 This **in principle** decision will be followed by further formal requests to Cabinet and Council to resolve to make and serve future Compulsory Purchase Orders (CPOs) **only once the following conditions have been reached:**

- The Estates Local Plan has been adopted by a resolution of full council;
- A resolution to grant planning permission has been made for the relevant planning permissions;
- An approach has been made to all landowners with a view to acquiring the land voluntarily and voluntary acquisition negotiations have not been successful in all cases;
- A detailed statement of reasons setting out the justification of any CPO(s) has been prepared; and is agreed by the council; and
- A CPO indemnity agreement has been duly executed between the Council and Clarion Housing Group to cover all LBM costs throughout the process

1.5 If recommended, the Council would agree the in principle justification to exercise its use of compulsory purchase powers on those interests in land within the red line areas as illustrated at Annex 1 and where it has not been possible, despite reasonable efforts being made, to acquire the land voluntarily by negotiation.

1.6 Passing an **in principle** resolution would facilitate negotiations as landowners would understand that the Council has the means to progress the Merton Estates Regeneration Project. If a voluntary acquisition could not be achieved in a reasonable timescale for all properties, compulsory powers would be used. The resolution will demonstrate the Council's commitment to the project and will provide certainty in negotiations with landowners. Passing this resolution provides certainty to the delivery of the council's Estates Local Plan and the Clarion Merton Estate Regeneration Programme design and construction programme.

## 2 DETAILS

### Background to the Merton Estates Regeneration Programme

2.1 Large scale regeneration especially the larger housing estates, has been pursued by the Council over many years and through many policy evolutions. The ambitions for more and improved housing, enhancements to the quality of people's homes and environment, better transport and employment across the borough have been reflected in numerous strategies for planning, housing and the economy.

- 2.2 A key element of the Council's Core Planning Strategy and Housing Strategies is to increase the housing stock and improve access to appropriate sized homes and develop access to affordable and intermediate housing. The Merton Estate Regeneration Programme directly reflects these objectives and the Council's support for these objectives is set out in the Estates Local Plan..
- 2.3 When Clarion acquired responsibility for all of the Council's housing stock, they committed to improve the accommodation to improve the quality of life for residents. However, in working towards this goal, stock condition surveys identified that significant refurbishment and maintenance work as well as financial investment was required. Clarion therefore began a comprehensive review across all the estates to determine whether refurbishment was viable or whether it might be more beneficial and sustainable to replace homes in the poorest condition with new properties.
- 2.4 The outcomes of detailed analyses are that three existing housing estates **High Path** (Abbey), **Ravensbury** (Ravensbury) and **Eastfields** (Figges Marsh), together known in this report as the **Estates** had the most viable regeneration potential.
- 2.5 Since the summer of 2013, Clarion Housing Group and its predecessor Circle Housing Merton Priory has been consulting and engaging with residents and homeowners on the High Path, Eastfields and Ravensbury Estates about the possibility of regeneration.
- 2.6 In July 2014 Merton Council took the in principle decision to explore regeneration via the production of an Estates Local Plan in consultation with residents, the Greater London Authority, the Developer, Transport for London and other interested parties. As well as engagement, the Council has analysed the evidence carried out by Clarion to support the case for regeneration.
- 2.7 In September 2014 the Council and Clarion signed 'Ten Commitments' to ensure residents remain at the heart of decision-making. The Council has concluded that the regeneration of the Estates should be supported.
- 2.8 In January 2016, the Council resolved to consult on the draft Estates Local Plan and also resolved to finalise a revised delivery timetable for the implementation of the Decent Homes Programme on the High Path, Eastfields and Ravensbury Estates with Clarion.
- 2.9 The Council then undertook to prepare and consult on the Estates Local Plan to guide and support the regeneration of the three neighbourhoods. The council resolved to submit Merton's Estates Local Plan to the Secretary of State in March 2017; it has been examined in public by an independent planning inspector and the Inspector published his final report on 18 December 2018.
- 2.10 Over a period of 10-15 years, the Merton Estate Regeneration Programme will provide up to 2,700 new homes, including the provision of modern homes for many existing residents; Clarion tenants and resident leaseholders and freeholders. The Merton Estate Regeneration Programme will be brought forward primarily under three separate planning permissions, one for each Estate, with each of the areas to be developed in phases.
- 2.11 There will be no loss of social/ affordable housing and the number of social/ affordable bed-spaces provided will increase as Clarion addresses historic overcrowding in the three neighbourhoods when rehousing the existing social/ affordable tenants based on needs plus one.

- 2.12 All existing Clarion social /affordable tenure tenants and resident homeowners will be able to stay in new homes in the new neighbourhoods if they choose to. This is in line with the Clarion Residents' Offer published in May 2015 following consideration by Cabinet in April 2015 (the **Residents' Offer**).
- 2.13 Clarion already owns over 70% of the homes across the three regeneration areas. Clarion needs to acquire all of the remaining leasehold and freehold interests within the regeneration areas to deliver the regeneration programme and since May 2015 they have been negotiating with homeowners to acquire the remaining properties under the terms of Clarion's Residents Offer.
- 2.14 The terms of Clarion's Residents Offer offers replacement homes to leaseholders and freeholders. Clarion expects that the majority of the homeowners who qualify for a replacement home will accept this offer.
- 2.15 To date, 102 homeowners have voluntarily sold their long leases or freehold interests to Clarion. There are a number of resident and non-resident homeowners and who may not wish to sell voluntarily and will only sell their property once a compulsory purchase order is in place.

### 3 **CONSULTATION UNDERTAKEN**

The table below shows the timeline of the consultation undertaken and the decisions taken to date:

<b>London Borough of Merton</b>	<b>Date</b>	<b>Clarion</b>
Cabinet report (for information only) – November 2013	<b>2013</b>	Initial resident consultation on possible regeneration Summer 2013
Council decision to explore regeneration - July 2014 Estates Local Plan – Issues and Options consultation Sept-Nov 2014	<b>2014</b>	Appointment of master-planning architects March 2014
Preparation of draft Estates Local Plan November report to Cabinet	<b>2015</b>	Masterplan developed in consultation with residents 2014-2015 Residents offer published May 2015 MES market research survey Summer 2015
Draft Estates Local Plan consultation Feb-March 2016 November report to Council recommending submission to the Secretary of State Draft Estates Local Plan pre-submission publication Dec 2016 – Feb 2017	<b>2016</b>	

Estates Local Plan submission to planning inspector – March 2017 Phase 1 planning consent Ravensbury - May 2017 Examination July 2017 Phase 1 planning consent High Path - Oct 2017 Main modifications and consultation Sept – Nov 2017 Inspector’s final report received Dec 2017	<b>2017</b>	Clarion Board confirm decision to submit three outline planning applications March 2017  Submission of outline planning applications
Council considers adoption of the Estates Local Plan and this report	<b>2018</b>	Decision on outline planning applications

**Clarions consultation approach:**

- 3.1 Clarion states that their approach to consultation is inclusive and resident focussed. Clarion recognises that not everyone will want or be able to attend consultation events and that some residents may prefer to have a face to face conversation with our local regeneration manager. Clarion have a dedicated regeneration manager for each of the three estates. The regeneration managers arrange for translation and interpretation of information about regeneration. They also liaise with family members and support workers where necessary and ensure that information is available to all residents, homeowners and stakeholders.
- 3.2 In 2014/15 Clarion engaged Newman Francis as an independent resident advisor to support the master-planning and residents offer consultation. Open Cities, specialists in architecture and design education ran a series of workshops for residents in 2016/17 to help them to understand the design process, these were very well received by the participants.
- 3.3 When holding consultation events Clarion arrange events on Saturday daytime and weekday evenings repeating events so that as many residents and stakeholders as possible have the opportunity to attend. Clarion always offer to meet residents in their homes if that is what they need or prefer.
- 3.4 **High Path consultation:**
- 3.5 Between July and August 2013 Clarion initiated consultation with residents and stakeholders on the possibility of regeneration. In all 371 individuals attended the seven events, all residents were ‘door knocked’ and all absentee homeowners were contacted by letter and, wherever possible, in person either face-to-face or by telephone. Almost all residents and homeowners were spoken to in person.
- 3.6 Following the decision to proceed with master-planning for High Path a further seven events were held between June and August 2014. Two specific coffee morning for older residents were held and 27 older residents attended. Three site visits were organised and 45 residents had the opportunity to visit other regeneration projects elsewhere in London and the south east..

- 3.7 In September and October 2014 Clarion held two drop in sessions for residents to raise issues concerns or make comments about the regeneration proposal. 21 residents attended these events. In October 2014 178 residents attended events to see the first draft of the High path masterplan.
- 3.8 Between November 2014 and March 2015 Clarion consulted on the residents offer, including the rehousing and financial offer to homeowners. 162 homeowners attended these events.
- 3.9 The launch of the residents offer in May /June 2015 was marked with three consultation events attended by 224 residents. Copies of the residents were hand delivered to resident homeowners and posted to non-resident homeowners.
- 3.10 Events to consult on the new homes were held during January 2016, 197 residents attended these events.
- 3.11 In May 2016 a specific consultation event was held for the residents of Rodney Place, the closest neighbours to the first phase on High Path. 13 residents from Rodney Place attended that event.
- 3.12 Between May and September 2016 six further events and exhibitions were held to consult on the new homes, at total of 343 residents attended those events. In November and December 2016 Clarion held two masterplan events attended by 76 residents and stakeholder.
- 3.13 In September and October 2017 shortly before the submission of masterplan applications Clarion held a series of three further information events attended by 128 residents and stakeholders

**Ravensbury consultation:**

- 3.14 Between July and August 2013 Clarion initiated consultation with residents and stakeholders on the possibility of regeneration. In all 244 individuals attended the seven events, all residents were 'door knocked' and all absentee homeowners were contacted by letter and, wherever possible, in person either face-to-face or by telephone. Almost all residents and homeowners were spoken to in person.
- 3.15 Following the decision to proceed with master-planning for Ravensbury a further six events were held between June and October 2014. Two estate wide drop in events were held and 63 residents attended. Two site visits were organised and 10 residents had the opportunity to visit other regeneration projects elsewhere in London and the SE. Estate walkabouts with the architects and an older person's focus group were also held and attended by 8 and 6 residents respectively.
- 3.16 Between November 2014 and March 2015 Clarion consulted on the draft masterplan and the residents offer, including the rehousing and financial offer to homeowners. 129 homeowners attended these events.
- 3.17 The launch of the residents offer in May /June 2015 was marked with three consultation events attended by 105 residents. Copies of the residents were hand delivered to resident homeowners and posted to non-resident homeowners.

- 3.18 Events to consult on the new homes were held during January 2016, 103 residents attended these events.
- 3.19 In May 2016 a specific consultation event was held to discuss the implications on estate parking during the construction of the first phase of housebuilding, 28 residents attended these events.
- 3.20 In November 2016 a masterplan final exhibitions were held, 52 residents attended.

**Eastfields consultation:**

- 3.21 Between July and August 2013 Clarion initiated consultation with residents and stakeholders on the possibility of regeneration. In all 250 individuals attended the seven events, all residents were 'door knocked' and all absentee homeowners were contacted by letter and, wherever possible, in person either face-to-face or by telephone. Almost all residents and homeowners were spoken to in person.
- 3.22 Following the decision to proceed with master-planning for Eastfields between June and July 2014 there were four consultation events including two workshops attended by 155 residents and stakeholders, 29 residents also visited Gt Knighton in Cambridge and Newhall Be in Essex to look at other newly built housing developments. A further 29 residents also visited Horstead Park in Kent and Kidbrook Village in Greenwich.
- 3.23 In August 2014 Clarion held focus groups specifically for older residents and parents carers to ensure that their voices were heard and their views fed into the design process. 14 older/parent/carer residents attended the focus groups.
- 3.24 A design workshop to look at flat types and layouts was held in September 2014, 23 residents attended.
- 3.25 Two workshops on the residents and homeowners housing and financial offer were held in November 2014. 159 stakeholders, mainly homeowners, attended these events.
- 3.26 Landscaping and parking and housing options workshops were held in March 2015 and 31 residents and stakeholders attended to share their views.
- 3.27 A workshop specifically for Tamil residents was held in July 2015 and 8 resident Tamil households were represented, interpretation services were available at the workshop.
- 3.28 Further master-planning events, six in all, including a final exhibition were held in November and December 2016. 104 residents and other stakeholders attended the six events.
- 3.29 In January and February 2017 21 Eastfields residents took part in the Open City design workshops and several also attended a site visit to the Aylesbury Estate in Southwark and the Kender Triangle in New Cross Gate, Lewisham
- 3.30 In addition, statutory consultation has been carried out as part of the Estates Local Plan process and each outline planning application will have public consultation in accordance with the legislative requirements. This is set out in detail in the report to the same meetings "Adoption of Merton's Estates Local Plan".

3.31 Further consultation will take place on the detailed design of each phase at the appropriate time.

#### 4 **COMMITMENTS TO RESIDENTS AND RESIDENTS OFFER**

4.1 The Council acknowledges that when proposing large scale regeneration, there are considerable uncertainties and challenges for residents. The Council and Clarion have undertaken significant consultation with residents. The consultations undertaken are detailed fully in later in this report. To support the Merton Estate Regeneration Programme and to ensure fairness for residents, the Council and Clarion agreed a series of promises to residents, known as the Ten Commitments which are:

- Clarion will consult with residents, consider their interests at all times, and address concerns fairly.
- Current homeowners will be entitled to at least the market value of their home should they wish to take the option to sell their home to Clarion.
- Existing tenants will keep all their rights, including tenancy conditions and the associated rent level, in the new neighbourhood as they do now.
- Current tenants will be entitled to be rehoused in a new home of appropriate size considering the number of people in their household.
- All new properties will be more energy efficient and easier to heat than existing properties, helping to keep down residents' fuel bills.
- Clarion will keep disruption to a minimum, and will do all it can to ensure residents only move once if it is necessary to house them temporarily while their new home is being built
- Clarion will offer extra help and support for older people and / or disabled residents throughout the regeneration works.
- Clarion will continue to maintain the homes of residents across the three neighbourhoods throughout the planning process until regeneration starts, including ensuring a high quality responsive repairs service.
- Any growth in the number of homes will be consistent with the Council's Development Plan so that it is considered, responsible and suitable for the area.
- As a not for profit organisation, Clarion will not profit from any regeneration and will use any surplus to provide more housing or improve existing neighbourhoods.

4.2 Clarion has made a detailed Residents' Offer to residents, initially in 2015.. They have also made a series of commitments on repairs and maintenance. These service elements are of considerable importance to residents.

4.3 The Residents Offer details the Replacement Home Option which is offered to those resident homeowners who were living on one of the three neighbourhoods on the 27 May 2015 (when the Residents Offer was published). The Replacement Home Option confirms:

- If you are currently a freeholder you will be offered a freehold on your new property.
- If you are a leaseholder you will be offered a new 125-year lease on your new property.
- The Replacement Home will be at least as large as the home it replaces, unless you choose to move to a smaller home.
- Every Replacement Home will have private outdoor space (i.e. a garden, balcony or roof terrace) irrespective of whether the original home had this or not.
- If you live in a house you will be offered a house, if a flat a new flat and a maisonette a new maisonette.
- The new home will have the same number of bedrooms as the existing home had when it was first built.
- There will be a Replacement Home for every resident homeowner who chooses to stay.
- They will be entitled to a £3,000 disturbance allowance.

4.4 Clarion has committed, where possible, to moving resident homeowners straight into their new Replacement Home, i.e. without the need to be temporarily housed. The phasing plans for all three neighbourhoods have been designed to accommodate this approach. For a small number of existing resident homeowners this may not be possible, for example as a consequence of their choice of location and its position in the phasing plan. Clarion may be able to offer a temporary home in their neighbourhood or another part of Merton.

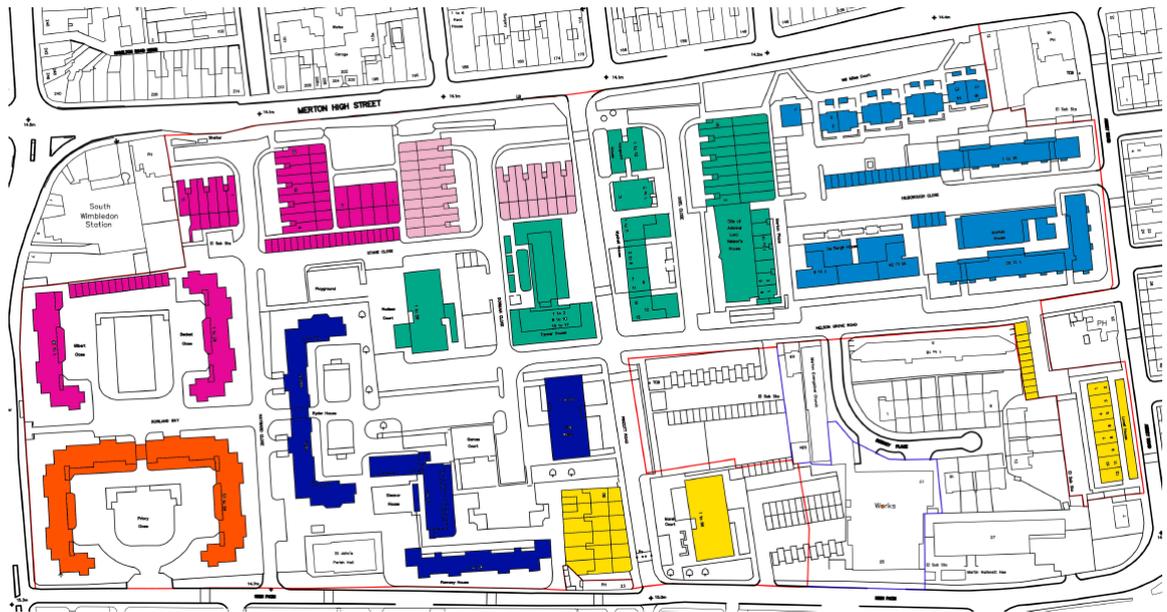
4.5 A disturbance payment of £3,000 will be available. Resident homeowners won't be charged rent in their temporary home as long as they agree to the terms set out in the Residents Offer regarding accepting the market value plus 10 per cent for their existing home, the value of the new home and the licence agreement for the temporary home.

#### 4.6 **The Merton Estate Regeneration Area**

4.7 The Merton Estate Regeneration Programme consists of three separate but linked regeneration areas supported by a single financial plan. The three estates were transferred to Clarion (formerly Circle Housing Merton Priory) as part of the 2010 stock transfer.

4.8 Clarion already owns over 70% of the homes in the three regeneration areas. The land and interests that may be subject to a CPO are any areas within the Estates that are not within the ownership of Clarion or the Council which are required to facilitate the respective regeneration schemes.

- 4.9 High Path is situated in Abbey Ward. The estate is located in South Wimbledon and covers an area of approximately seven hectares.
- 4.10 Clarion Housing Group currently own 401 (66%) of the 608 homes on the estate, having acquired 55 homes by negotiation since 2015.
- 4.11 High Path is characterised by a mix of architectural styles and building typologies. The estate was built between the 1950s and 1980s, after the clearance of houses on land formerly part of the Merton Place estate. The area of the estate, just north of St. John the Divine Church consists of four storey blocks arranged around courtyards. At the centre of High Path are three high rise towers and adjacent to Merton High Street the scale gradually decreases down to 2 and 3 storey houses.



- 4.12 Clarion’s current proposals are to build High Path over seven phases. At High Path planning permission for a first phase of development was granted in October 2017 under reference 16/P3738. The development is to provide 134 residential units with 31 car parking spaces, 249 cycle spaces and various public realm works. Phase 1 does not form part of the proposed area of land that will be subject to a CPO. It will be used primarily to provide existing residents with homes when the construction phases of the wider estate regeneration programme commence.

High Path	Blocks in phase	When vacant possession is needed
Phase 2	Marsh Court, Lovell House, Pincott Road	Q2 2020
Phase 3a	Beckett Close, Gilbert Close, Hayward Close, Stane Close	Q2 2020
Phase 3b	Dowman Close	Q3 2022
Phase 4	Norfolk Hse, Hillborough Ct, Deburgh House, Will Miles Court	Q1 2025

Phase 5	Doel Close, Mychell House, Vanguard House, Merton Place, Tanner House, Hudson Court, Ryder House	Q1 2026
Phase 6	May Court, Eleanor House, Ramsey House, Ryder House	Q1 2028
Phase 7	Priory Close	Q2 2030

4.13 Ravensbury Estate is in the Ravensbury Ward and covers a total area of 4.58 hectares. The perimeter of the estate is bound by the curved alignment of the busy Morden Road, to the north and west, Ravensbury Park to the South and Morden Road Industrial Estate to the East. The estate is a quiet residential area with no through road.

4.14 Ravensbury was built in the early 1950s and comprises 192 dwellings in a mixture of semi-detached and terraced houses, flats and maisonettes. The flat block and the terraced houses are of a brick construction, the semi-detached houses of concrete construction.



4.15 Clarion Housing Group currently own 91(90%) of the 101 homes on the part of the estate to be regenerated, having acquired 5 homes by negotiation since 2015.

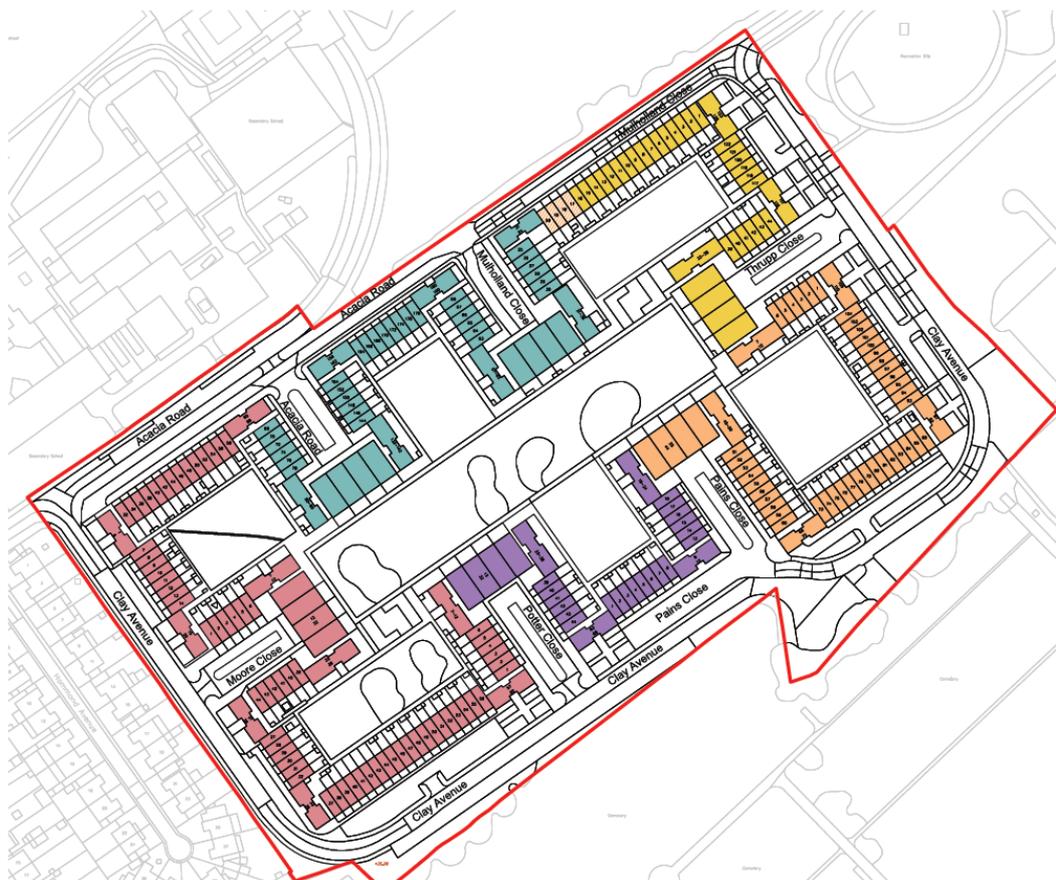
4.16 Clarion's current proposals are to build Ravensbury over four phases. At Ravensbury planning permission was also granted for the first phase of development under reference 16/P1968. This development was for 21 residential units together with associated infrastructure. Phase 1 does not form part of the proposed area of land that will be subject

to a CPO. It will be used primarily to provide existing residents with homes when the construction phases of the wider estate regeneration programme commence.

	<b>Blocks in phase</b>	<b>When vacant possession is needed</b>
<b>Ravensbury</b>		
Phase 2	227-241 Morden Road, 1 Hatfeild Close, 1-14 Rutter Gardens, 36-54 Ravensbury Grove	Q1 2019
Phase 3	211-225 Morden Road, 2-21 Hatfeild Close, 20-34 Ravensbury Grove)	Q1 2021
Phase 4	171-209 Morden Road, 2-18 Ravensbury Grove	Q4 2022

4.17 Eastfields is situated in the Figges' Marsh Ward and located to the east of Mitcham Town Centre covering approximately 6.9 hectares. The site is bound by Acacia Road and Mulholland Close to the north, Clay Avenue to the east and south and Hammond Avenue to the west. The site is also surrounded to the north by two schools (St Mark's Church of England Academy and Lonesome Primary School) and to the south by London Crematorium, Streatham Park and the Jewish cemeteries and Long Bolstead Recreation Ground to the west.

4.18 The estate was built in the 1970s and comprises 465 homes; Clarion Housing Group own 333 of these homes, having acquired 42 by negotiation since 2015 under the terms of the residents offer. The Eastfield Homes are a combination of three storey houses with integral garages and flats in three storey blocks, each having one or two bedrooms.



<b>Eastfields</b>	<b>Blocks in phase</b>	<b>when needed</b>
Phase 1 a/b	17-20 Mulholland Cl, 69-110 Clay Avenue, 1-12 Thrupp Close, 25-60 Pains Close)	Q2 2019
Phase 2	(63-69 Clay Avenue, 1-24 Pains Close 13-44 Potter Close)	Q1 2022
Phase 3	1-62 Clay Avenue, 32-66 Acacia Road, 1-12 Potter Close, 1-44 Moore Close	Q2 2024
Phase 4	68-190 Acacia Rd, 21-68 Mulholland Close	Q4 2026
Phase 5	13-44 Thrupp Close, 1-16 Mulholland Close, 111-128 Clay Avenue	Q3 2029

## 5 POLICY CONTEXT

5.1 There are five documents which make up the borough's Development Plan:

- The Estates Local Plan [once adopted].
- The Mayor's London Plan 2016 (and any subsequent amendments) (the London Plan);
- The Council's Core Planning Strategy 2011;
- The South London Waste Plan 2012;
- The Sites and Policies Plan 2014;
- Policies Map 2014; and

5.2 Merton's Core Planning Strategy is the key policy document in the Council's Local Plan setting out the spatial strategy for the borough. The document provides a co-ordinated long term spatial vision and a means to deliver that vision. Within the CPS it is identified that inequalities including housing choices, need to be reduced and that a joined up approach with physical regeneration and other measures outside of planning will help to do this. Strategic objectives of the CPS aim to provide new homes through physical regeneration and effective use of space through the delivery of high density new homes; and promote socially mixed, sustainable, vibrant and healthy communities.

5.3 Merton's Estates Local Plan has been prepared by the Council to help guide what could be built and to assist with assessing planning applications for redevelopment of the Estates. It expresses support for the aims of the Merton Estate Regeneration Programme and aims to shape significant investment in the borough and recognises the opportunity to support substantial improvements to each of the Estates, to create sustainable, safe and well-designed neighbourhoods aimed at improving the quality of life and life chances of existing and future generations. It states this will be achieved through the regeneration of the whole estates at High Path and Eastfields, and the partial regeneration of Ravensbury. It seeks to provide new homes for existing residents at the same time as creating an attractive, well-connected neighbourhood and providing new homes to help address the

needs of future residents. It also recognises and promotes opportunities for environmental and economic benefits.

- 5.4 Merton's Estates Local Plan is based on deliverability evidence that shows that the Estates must come forward together to achieve regeneration. The Merton Estate Regeneration Programme presents a particular opportunity for the smaller estates at Eastfields and Ravensbury where regeneration is only financially viable if they are developed in conjunction with High Path as a comprehensive regeneration proposal.
- 5.5 Merton's Estates Local Plan proposes a set of overarching and site specific design-led policies to guide development on each Estate. This is based on a detailed site analysis of the current neighbourhoods and a study of the historical context of the three Estates.
- 5.6 Merton's Estates Local Plan further sets out detailed design parameters to ensure design consistency across each of the Estates. It is envisaged that the delivery programme will cover a period of 10 to 15 years and will occur over several phases. The Estates Local Plan is key to creating a robust and clear planning basis for development setting out the strategic framework to guide any redevelopment proposals. A separate report to this meeting recommends the adoption of the Estates Local Plan to Cabinet and Council.
- 5.7 The Mayor's London Plan provides a strategic spatial strategy within Greater London and forms part of the Council's development plan. The London Plan sets out a number of objectives to: optimise the potential of development sites; make the most sustainable and efficient use of land, particularly in areas of good public transport; improve the quality of life; deliver high quality new homes; mitigate and adapt to climate change; and secure a more attractive, well designed green city.
- 5.8 The London Plan sets housing provision monitoring targets for London boroughs, of which the Council is currently required to deliver a minimum of 4,107 net additional homes per year between 2015 and 2025. Boroughs are asked to achieve and exceed this target through Policy 3.3D. It also sets strategic policies which encourage the replacement of existing housing with higher densities; encourage the provision of affordable housing; require high quality development creating functional, accessible and inclusive homes and neighbourhoods, with minimum unit and playspace requirements. There is also an emphasis on creating mixed and balanced communities, and it states that estate renewal should take into account the regeneration benefits to the local community. The Mayor has also produced a draft Good Practice Guide for Estate Regeneration, which place emphasis on ensuring no net loss of affordable habitable rooms or floorspace and effective engagement with residents. The Mayor has also published a draft of his new London Plan for consultation (November 2017 to March 2018) which, once adopted, will replace the existing London Plan.
- 5.9 Outline planning applications have been submitted one for each Estate, which are proposed for determination in early 2018. The outline planning applications will support the CPO(s) for each Estate. The applications, if granted, will govern the redevelopment of each Estate in the Merton Estate Regeneration Programme, guided in each case by the Estates Local Plan.

## 6 THE CASE FOR COMPULSORY ACQUISITION

- 6.1 It is a likely that a CPO in connection with the Merton Estate Regeneration Programme would be made under planning powers, that is, under section 226 of the Town and

Country Planning Act 1990. This power is designed to facilitate regeneration projects and is likely to be considered the most appropriate power available to the Council in the context of the Scheme. However, before making a CPO, the Council will need to consider all appropriate statutory powers including those under S17 of the Housing Act 1985.

- 6.2 Guidance to acquiring authorities on the use of compulsory purchase powers is set out in a note published by the Department for Communities and Local Government in October 2015 entitled “Compulsory Purchase and the Crichel Down Rules” (the Guidance). The Guidance provides helpful information on the matters which the Secretary of State will take into account when considering whether or not to confirm a CPO.
- 6.3 The Guidance states that the Council must demonstrate a 'compelling case in the public interest', and that the public benefits that will arise from the purpose for which the land is to be acquired (the scheme) outweigh the impact on those affected. The Council must demonstrate both the need for the Scheme, in principle, and the need to acquire each and every parcel of land included in the CPO.
- 6.4 The Guidance further states that in considering whether or not to confirm a CPO, the Secretary of State will have regard to the extent to which the purpose for which the land is being acquired fits with the adopted development plan for the area. In this case the policy support from the Estates Local Plan presents robust and up to date policy support as well as national and regional support.
- 6.5 The Council must demonstrate that there are no impediments to proceeding with the Scheme, for example the need for planning permission. In the event that planning permissions and consents have not been obtained by the time the CPO is made, it would have to be demonstrated that there is no reason to have serious doubts that they would be granted. Any potential impediments to the delivery of an outline planning permission for any Estate would need to be considered on a case by case basis when specific CPO's are being considered.
- 6.6 The Council must demonstrate that it has the financial resources not only pay compensation arising out of a CPO, but also to implement the Scheme underlying the CPO. In this case, all costs and expenses of CPO's and the Merton Estate Regeneration Programme will be met by Clarion. Financial modelling will be reported on before any CPO is made to ensure the viability and deliverability of the scheme in question.
- 6.7 The Council's Estates Local Plan demonstrates a compelling case that the acquisition of the land and associated rights to facilitate the Scheme will be in the public interest. The Estates are key development sites within the Borough and have the capacity to deliver significant economic, social and environmental benefits to local residents and the wider area more generally.
- 6.8 Specific justification for a CPO would be contained in the report relating to such CPO and the accompanying Statement of Reasons. Officers are of the view that such a compelling case can be demonstrated from the desirability of implementing the Merton Estate Regeneration Programme for the following reasons:
- Regeneration of three housing estates;

- The enabling effect of the Merton Estate Regeneration Programme in allowing the smaller Estates of Ravensbury and Eastfields to be regenerated as part of a comprehensive programme;
- Significant increase in the supply of dwellings in the borough;
- Replacement of poor quality, and in some cases defective housing stock with modern homes that meet high standards of accommodation in accordance with Policy;
- Economic and employment benefits;
- Strong planning policy support for the Merton Estate Regeneration Programme;
- The ability for the Council to ensure high quality redevelopments of the Estates through the planning process due to the Estates Local Plan;
- A strong Residents' Offer has been made that treats residents fairly and ensures communities within the Estates can remain consistent and cohesive after the regenerations;

## **7 LAND ASSEMBLY AND ACQUISITION TO DATE**

- 7.1 The Merton regeneration project consists of three separate but linked regeneration areas supported by a single financial plan. The three estates were transferred from LB Merton as part of the 2010 stock transfer. Clarion already own over 70% of the homes in the three regeneration areas.
- 7.2 The terms of Clarion's regeneration offer to residents and homeowners offers replacement homes to resident leaseholders and freeholders at no cost to them. Clarion expect that the majority of the homeowners who qualify for a replacement home will accept this offer.
- 7.3 The offer to buy back homes from homeowners in the regeneration area has been operating since its launch in May 2015 and over 100 homes have already been acquired by agreement under the terms of the offer. The detail of home ownership on the three estates is set out below.
- 7.4 Clarion currently own 401 (66%) of the 608 homes on High Path. Clarion have bought 55 homes on High Path since 2015 terms for the purchase of a further 7 properties have been agreed and will complete soon.
- 7.5 Of the remaining 207 homes on High Path, 116 are owned by resident homeowners who will qualify for replacement homes on the new High Path as set out in Clarion's residents offer. The remaining 91 properties are owned by absentee landlords. Clarion propose to acquire properties by negotiation wherever possible, only those homes that cannot be acquired by agreement will ultimately be subject to compulsory purchase.
- 7.6 Clarion already own 333 (72%) of the 465 homes on Eastfields. Clarion have bought 42 homes on Eastfields from homeowners, terms for the purchase of a further 6 properties have been agreed and will complete soon.

- 7.7 Of the remaining 177 homes 132 are owned by resident homeowners who will qualify for replacement homes on the new High Path as set out in Clarion's residents offer. The remaining 45 properties are owned by absentee landlords. Clarion propose to acquire properties by negotiation wherever possible, only those homes that cannot be acquired by agreement will ultimately be subject to compulsory purchase.
- 7.8 Clarion currently own 91 (90%) of the 101 homes in the regeneration area on Ravensbury. 5 homes in the Ravensbury regeneration area have already been bought back by Clarion from homeowners.
- 7.9 Of the remaining 10 homes 9 are owned by resident homeowners who will qualify for replacement homes on the new Ravensbury as set out in Clarion's residents offer. The remaining property is owned by an absentee landlord. Clarion proposes to acquire properties by negotiation wherever possible, only those homes that cannot be acquired by agreement would ultimately be subject to compulsory purchase.
- 7.10 Although a large number of acquisitions have been completed or are in the process of being completed, it is clear that the acquisition by agreement of all the land required to facilitate the redevelopment proposals and delivery of the Estates Local Plan/Merton Estate Regeneration Programme may not be possible within a realistic timeframe.
- 7.11 The fragmentation of ownership arrangements in the Estates, particularly in relation to absentee landlords, means that attempts to acquire by agreement are likely to be complex and slow, with no ultimate guarantee of success.

## **8 DELIVERY, FUNDING AND THE DEVELOPER**

- 8.1 Clarion Housing Group was formed in 2016, following the merger between Affinity Sutton and Circle Housing Group. Clarion manages over 125,000 homes and is one of the UK's largest housebuilder, set to build 50,000 high quality homes of all tenures during the next ten years.
- 8.2 The funding required that is directly related to the in principle use of CPO powers will be primarily limited to professional fees. Clarion will indemnify the Council, by way of a legal agreement for all costs and expenses that may be payable by the Council in preparing for and making any CPO's. A draft of this indemnification agreement is available as Appendix A to this report.
- 8.3 If any CPO's are made (which will be subject to a further Cabinet/Council decision), property will be acquired at open market value but will disregard any increase or decrease in value attributable to the Scheme for which the land is acquired. Affected parties may also be entitled to other compensation for loss payments and disturbance depending on circumstances. Clarion will be obliged to meet these costs.
- 8.4 As part of the preparatory works, there will be a full financial modelling of cost implications of acquiring the land following a successful CPO or CPO's.

## **9 INTERFERENCE WITH RIGHTS/NEW RIGHTS ACQUIRED/STOPPING UP OF HIGHWAY**

- 9.1 The Scheme may interfere with rights of light relating to some properties surrounding the Scheme.

- 9.2 A rights of light survey and land referencing will be undertaken to identify affected parties and the scope of use for Section 203 of the Housing and Planning Act 2016 to authorise interference with these rights (on the basis of compensation payable for the depreciation in the value of the property as a result of the infringement).
- 9.3 Certain rights (such a right to swing the jib of a crane over a property), may need to be acquired or created or order to allow the construction of the scheme. Full details as to the nature and extent of rights needed to be acquired or created will be identified through the formal land referencing process.
- 9.4 Clarion is likely also to apply to the Council under Section 247 of the Town & Country Planning Act 1990 (as amended) in relation to the stopping up of various rights of way over the estate. Such applications will be considered as and when they are received in line with normal procedures.

## 10 **CPO LAND REFERENCING**

- 10.1 Any CPO would include all occupiers and all interests that are included within the three estates or those who have or are believed to have an interest affecting the land or otherwise are a qualifying person for the purposes of compensation (which could include adjoining landowners and occupiers). Appendix B to this report defines the extent of the three estates for the purpose of this report.
- 10.2 All such qualifying persons (including all affected owners and occupiers, including tenants) will be written to as part of the land referencing process that precedes the making of the CPO and all names and addresses will be included in the final CPO schedule. Should council resolve to approve the principle of CPO, it is intended to collate this information so that land referencing would commence after any positive resolution of full council.
- 10.3 The land referencing exercise will also identify any interests in land over which a right needs to be acquired (such as the swinging of a jib or crane) or any existing rights that will be affected by the development.

## 11 **ALTERNATIVE OPTIONS**

- 11.1 The alternative option is for the Council not to use its CPO powers and for Clarion to bring forward the Merton Estate Regeneration Programme independently.
- 11.2 However, it is evident that this piecemeal approach could not achieve the ambitious outputs in terms of new homes and job creation, or deliver the co-ordinated vision of creating the cohesive and distinctive neighbourhoods within Merton in reasonable timeframes.
- 11.3 It is considered that the only way to effectively deliver the Merton Estate Regeneration Programme and vision set out in the Estates Local Plan on reasonable timeframes is for the Council to exercise its powers to support land acquisition at the Estates, to enable Clarion, who will have sole responsibility for delivering the entire regeneration, to bring forward the development in a timely manner.
- 11.4 Negotiations to acquire land and property interests within the Estates have been pursued and will continue to be pursued after a resolution has been passed for in principle support of the use of compulsory purchase powers. It is anticipated that compulsory purchase

powers will be required in order to guarantee that each and every plot of land within the redline boundary is acquired by the Council, because it is unlikely that all land interests can be acquired by voluntary acquisition within a reasonable timescale.

## 12 TIMETABLE

12.1 The geographic extent of the CPO will be determined by Clarion's delivery plan. Further CPOs, if needed would be determined on the same basis.

12.2 An indicative timetable is as follows:

	<b>Blocks in phase</b>	<b>Date vacant possession needed</b>
<b>High Path</b>		
Phase 2	Marsh Ct, Lovell house, Pincott Road	Q2 2020
Phase 3a	Beckett Cl, Gilbert Cl, Hayward Cl, Stane Cl	Q2 2020
Phase 3b	Dowman Cl	Q3 2022
Phase 4	Norfolk Hse, Hillborough Ct, Deburgh Hse, Will Miles Ct	Q1 2025
Phase 5	Doel Cl, Mychell Hse, Vanguard Hse, Merton Pl, Tanner Hse, Hudson Ct, Ryder Hse	Q1 2026
Phase 6	May Ct, Eleanor Hse, Ramsey Hse, Ryder Hse	Q1 2028
Phase 7	Priory Cl	Q2 2030
<b>Eastfields</b>		
Phase 1 a/b	17-20 Mulholland Cl, 69-110 Clay Ave, 1-12 Thrupp Cl, 25-60 Pains Cl)	Q2 2019
Phase 2	(63-69 Clay Ave, 1-24 Pains Cl, 13-44 Potter Cl)	Q1 2022
Phase 3	1-62 Clay Ave, 32-66 Acacia Rd, 1-12 Potter Cl, 1-44 Moore Cl	Q2 2024
Phase 4	68-190 Acacia Rd, 21-68 Mulholland Cl	Q4 2026
Phase 5	13-44 Thrupp Cl, 1-16 Mulholland Cl, 111-128 Clay Ave	Q3 2029
<b>Ravensbury</b>		
Phase2	227-241 Morden Road, 1 Hatfeild Close, 1-14 Rutter Gardens, 36-54 Ravensbury Grove	Q1 2019
Phase 3	211-225 Morden Road, 2-21 Hatfeild Close, 20-34 Ravensbury Grove)	Q1 2021
Phase 4	171-209 Morden Road, 2-18 Ravensbury Grove	Q4 2022

## 13 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

13.1 The main body of this report considered the likely land and property implications, though indirectly to the council's own land and property interests. The draft CPO Indemnity Agreement attached to this report ensures that any costs borne by LBM associated with the CPO process will be paid for by Clarion. This report seeks the in principle use of the

Council's CPO powers. Full detailed business, financial and legal cases will be brought forward by Clarion for LBM's approval in future.

- 14.2 As set out in Recommendation G, a financial allocation may be required for the council's Capital Programme from 2018-19 onwards to frontload the delivery of the Compulsory Purchase Order. Any financial allocation would be considered by the council's financial approval process nearer the time under the council's Constitution and would be fully indemnified and repaid to the council as set out in Recommendation F. A draft CPO Indemnity Agreement is attached to this report as Appendix A

#### 14 **LEGAL AND STATUTORY IMPLICATIONS**

- 14.1 Under section 226 (1) (a) of the Town and Country Planning Act 1990 a local authority has a general power to make a compulsory purchase order for the acquisition of any land in their area in order to facilitate the carrying out of development, redevelopment or improvement in relation to the land if they are not certain that the land can be acquired by agreement.
- 14.2 Compulsory Purchase Orders must only be made if the Council is satisfied that there is a compelling case in the public interest to do so
- 14.3 In order to exercise its section 226 powers, the local authority must demonstrate that the proposed development/improvement is likely to contribute towards any of the following objects, namely the promotion or improvement of the economic or social or environmental well-being of their area.
- 14.4 Compensation is payable under the Compulsory Purchase Act 1965 the Land Compensation Act 1961, the Land Compensation Act 1973 (as amended), and any relevant legislation under which compensation may be payable as a consequence of compulsory acquisition the responsibility for paying this compensation lies with Clarion under the CPO Indemnity Agreement.

#### 15 **HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS**

- 15.1 The Human Rights Act 1998 places direct obligations on public bodies such as the Council to demonstrate that the use of compulsory purchase powers is in the public interest and that the use of such powers is proportionate to the ends being pursued.
- 15.2 When the Council decides to make a CPO, the Council will need to be sure that the purpose for which the land is required sufficiently justifies (or can be sufficiently justified in due course) interfering with the human rights of those with an interest in the land affected. It is acknowledged that the compulsory acquisition of the land in the Estates will amount to an interference with the human rights of those with an interest in the land. These include rights under Article 1 of the First Protocol of the European Convention on Human Rights (**ECHR**) (which provides that every natural or legal person is entitled to peaceful enjoyment of his possessions) and Article 8 of the ECHR (which provides that everyone has the right to respect for his private and family life, his home and his correspondence).
- 15.3 When preparing the CPO, officers will keep in mind and in due course advise the Cabinet about the need to balance the public interest and the individual's rights and that any interference with these rights will be necessary and proportionate. "Proportionate" in this

context means that the interference must be no more than is necessary to achieve the identified legitimate aim. As part of the investigations that will be undertaken ahead of making any CPO will be an investigation into the effect on landowners and leaseholders of the CPO, and this will be fully taken into account before a final decision is made as to whether or not to put forward a resolution for the making of a CPO.

15.4 The Public Sector Equality Duty (the **Duty**) is a responsibility laid on the Council by the Equality Act 2010 (the **Equality Act**). It consists of a general equality duty and specific duties, which help authorities to meet the general duty. In summary, those subject to the Duty, must in the exercise of their functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Equality Act.
- Advance equality of opportunity between people who share a characteristic and those who don't.
- Foster good relations between people who share a characteristic and those who do not.

15.5 The Duty covers age, disability, sex, gender reassignment, pregnancy and maternity, race, religion or belief and sexual orientation (these are the 'protected characteristics').

15.6 The Equality Act sets out that having due regard for advancing equality involves:

- Removing or minimising disadvantages suffered by people due to their protected characteristics.
- Taking steps to meet the needs of people from protected groups where these are different from the needs of other people.
- Encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

15.7 The Equality Act states that meeting different needs involves taking steps to take account of the impact of different experiences (for example, addressing different forms of disability). It describes fostering good relations as tackling prejudice and promoting understanding between people from different groups. It states that compliance with the Duty may involve treating some people more favourably than others.

15.8 The Equality Act requires the Council to have a 'continuing and ongoing regard' for this Duty. It can show this regard in a range of ways as the Equality Act is not prescriptive on this matter, but the most common is to conduct Equalities Impact Assessment (**EqIA**) at key decision points.

15.9 In preparing the Estates Local Plan, officers carried out an EqIA (contained within the Sustainability Appraisal).

15.10 As part of the CPO preparation work an EQIA will be undertaken on the potential impact and mitigation strategy of the proposal.

- 15.11 To date Clarion have undertaken EQIA assessments at the point at which the decision to prepare masterplans was taken and when the residents offer was published to ensure that the impact on groups with protected characteristics were understood and mitigation measures are in place as far as is possible.
- 15.12 In relation to the Estates Local Plan EqIA, it showed that regeneration will result in major positive impacts for the issues of housing, access to activities and social deprivation. Minor positive impacts are achieved for diversity and equality and education and skills.
- 15.13 Regeneration is likely to have a positive effect on socio-economic inequalities, including offering opportunities for increase in training and new skills in the construction of the development and the provision of more energy efficient homes that require less maintenance.
- 15.14 *A key expectation of the delivery of the regeneration is the commitment to keep existing community together in each neighbourhood and for existing residents to have a guaranteed right to return to a new home in a regenerated neighbourhood without being financially disadvantaged. The level of impact is uncertain at this stage with regard to wellbeing: residents will have more efficient, warmer, better maintained homes once redevelopment has taken place.*
- 15.15 *There will be disruption to residents as a result of the redevelopment. The phasing and decanting will need to be carefully considered and regularly monitored to minimize adverse impacts upon residents Clarion will have in place a package of support for residents especially elderly and or other vulnerable tenants and homeowners who are moving.*

## 16 **CRIME AND DISORDER IMPLICATIONS**

- 16.1 The process of preparing for a CPO will not itself have Crime and Disorder implications.
- 16.2 Development of the Merton Estate Regeneration Programme will be secured by the outline planning permissions which will be determined and assessed against the Estates Local Plan. The sustainability appraisal of the Estates Local Plan considers each of the policies against social, environmental and economic objectives, including those relating to crime and disorder.
- 16.3 The Estates Local Plan does not require a specific planning policy relating to Crime and Disorder but instead incorporates a number of policies which enhance safety and perceptions of safety in the public realm and in residential areas.
- 16.4 Collectively these policies support an approach of 'secure by design', creating places where people feel and are safe at all times of day and night, whether on foot, cycle or car, and both inside their homes and in public space.
- 16.5 The design principles include:
- Blocks arranged so the fronts face outwards protecting residents' privacy, creating a more 'legible' layout where people do not get lost or find it so easy to hide, building in natural surveillance and security;

- Active frontages on the street which also enhance surveillance and create more activity at street level;
- Well-designed public or communal amenity space: will be well lit, while providing both privacy and surveillance, as well as providing easy and convenient access for all potential users;
- Defensible space between the back of the footway and building frontage will support better perimeter blocks and frontages;
- Legible and accessible layouts with convenient and accessible layouts encourage walking and cycling and hence more active streets where community cohesion flourishes.

16.6 These principles are reflected in the estate-specific policies contained within the Estates Local Plan and will support an improved quality of life for current and future residents. The Police and other key stakeholders are consulted on the outline planning applications to ensure that crime and disorder issues are fully considered in the design and planning process.

## 17 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS

Risks are listed below with a red/amber/green rating based on an assessment of their likelihood and impact, together with the anticipated mitigation. They are categorised as risks related to developing the plan and emerging housing policy, those related to renegotiation of agreements, and those relating to the delivery of the regeneration programme itself.

Risk	R/A/G Rating	Mitigation
<p>On serving a CPO, the Public Inquiry may be unsuccessful and the CPO not confirmed. In this scenario it is likely the Council would have to pay the costs of successful objectors. This would be an extremely serious outcome but with low-moderate likelihood. Serious because without a CPO Clarion cannot deliver the key transport and service infrastructure, nor deliver the full developments or retain overarching control of phasing.</p>		<p>The Council can mitigate the risk of an unsuccessful outcome by proceeding as far as possible with acquiring land ahead of serving a CPO and undertaking as much preparatory work as possible (valuation, due diligence, legal preparation etc.) and not making the CPO until confident that it will be successful.</p>

<p>Risk of liability for costs of preparing and making CPO's as well as paying compensation. These costs are likely to be significant</p>		<p>Financial risk to the Council is mitigated by entering the Indemnity Agreement with Clarion (draft attached as appendix to this report</p>
<p>Communications risk in relation to residents within the Estates who oppose a CPO</p>		<p>Continue communicating intention with local stakeholders and residents from and engage in ongoing consultation to take all concerns into account.</p>

18 **APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT**

Appendix A Draft CPO Indemnification Agreement between London Borough of Merton and Clarion Housing Group

Appendix B – maps of Eastfields, High Path and Ravensbury indicating the extent of each estate where the principle of compulsory purchase would be accepted..



**dated**

**2017**

**Clarion Housing Group Limited**

and

**The Mayor and Burgesses of the London Borough of Merton**

**CPO Indemnity Agreement DRAFT**

in relation to High Path Estate, South Wimbledon, Ravensbury Estate  
Morden, Eastfields Estate, Mitcham

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# Agreement

dated 2017

## Parties

- (1) **Clarion Housing Group Limited** (charitable registered society number 28038R) whose registered office is Level 6, 6 More London Place, Tooley Street, London SE1 2DA (the **Developer**); and
- (2) **The Mayor and Burgesses of the London Borough of Merton** of Merton Civic Centre, London Rd, Morden SM4 5DX (the **Council**).

## Introduction

- (A) The Council is satisfied that it may be necessary in order for the Developer to carry out the Development to consider the need to exercise its CPO powers for those parts of the CPO Land that are not acquired by the Developer by private treaty and the Council accept that it may be necessary to make one or more CPO's to secure the acquisition of those parts of the CPO Land which have not been acquired by private treaty.
- (B) In March 2017 the Developer submitted the Planning Applications to the Council.
- (C) The Developer has agreed to indemnify the Council as provided for in this Agreement in respect of the CPO Costs that are required to promote any CPO in relation to the CPO Land.
- (D) In consideration of the indemnity referred to in Recital C, the Council has agreed to hold any Third Party Interests that are required on trust for the Developer and to transfer the same to the Developer subject to and in accordance with the provisions of this Agreement.

## Agreed terms

### 1 Definitions and Interpretation

- 1.1 In this Agreement including the recitals the following expressions shall have the meanings respectively assigned to them as follows:

**1976 Act** means the Local Government (Miscellaneous Provisions) Act 1976;

**1990 Act** means the Town & Country Planning Act 1990;

**Advance Payment** means a payment which the Council is lawfully required to make under Sections 52 and 52A of the Land Compensation Act 1973;

**Acquisition Cost** means the purchase price and other disbursements incurred by the Council in connection with the acquisition of any Third Party Interests;

**Blight Notice** means a notice served under Part VI of the Town and Country Planning Act 1990 in respect of an interest in land;

**Counsel** means such other counsel with appropriate experience in compulsory purchase matters who may be agreed by the parties and appointed by the Council;

**CPO** means one or more compulsory purchase orders that may be made by the Council pursuant to Section 226 of the 1990 Act and/or such other appropriate power of acquisition as the case may be to acquire the Third Party Interests and New Rights;

**CPO Costs** means any compensation and/or administrative or acquisition costs incurred by the Council as a consequence of the making and implementation of the CPO as set out in Schedule 1 to this Agreement;

**CPO Land** means Third Party Interests contained within a CPO including any New Rights;

**Development** means the development granted pursuant to the Planning Applications;

**Guidance** means the guidance on compulsory purchase and the Crichel Down Rules for the disposal of land acquired by, or under the threat of, compulsion published in October 2015 by the Department for Communities and Local Government and any subsequent amendments and updates;

**Interest** means any interest payable by the Council in accordance with any Acquisition Costs;

**Land Compensation Acts** means all relevant legislation under which compensation may be payable as a consequence of compulsory acquisition;

**New Rights** means any right or easement not in existence at the date a CPO is made but identified in the schedule to the CPO when made or as modified when the CPO is confirmed that are required in order to implement the Development and which are capable of being acquired under Section 13 of the 1976 Act;

**Orders** mean together the Road Closure Order and Stopping Up Order;

**Party** means any party to this Agreement and "Parties" shall mean any two or more of them;

**Planning Applications** means the three planning applications submitted to the Council in March 2017 made by or on behalf of the Developer under the 1990 Act or any amendments or changes to those three applications to carry out the Development in relation to the Site;

**Planning Permissions** means the planning permissions granted by the Council pursuant to the Planning Applications;

**Public Inquiry** means a public inquiry called (if any) in respect of an objection to any CPO and related orders including a Stopping Up Order;

**Road Closure Order** means the Order made by the relevant authority for the closure of roads under Section 14 of the Road Traffic Regulations Act 1984 together with any additional or supplemental orders relating to or forming part of the Development;

**SCPC** means the Standard Commercial Property Conditions (Second Edition);

**Secretary of State** means the Secretary of State for Communities and Local Government or any successor and functions;

**Site** shall mean all that land together with the buildings or structures erected thereon and which is more particularly delineated and shown edged red on the Site Plan together with any other area of land as the Parties may from time to time agree is appropriate for inclusion within the Development;

**Site Plan** means plan 1 delineating High Path Estate, plan 2 delineating Ravensby Estate and plan 3 delineating Eastfields Estate all in red edging and together marked **Site Plan** and attached at Schedule 2 to this Agreement;

**Specialist Land Referencing Agency** means Persona Associates or such other Specialist Agency appointed by agreement between the Council and the Developer;

**Stopping-Up Order** means the Order made for the stopping-up or diversion of the highways together with the provision or improvement of other highways under Section 247 of the 1990 Act together with any additional or supplemental orders relating to or forming part of the Development;

**Third Party Interests** means any estates, rights, easements, encumbrances, covenants and other interests on over beneath or affecting any part of the Site not owned or controlled by or vested in the Developer or the Council that may be required to be acquired to facilitate the Development;

**VAT** means value added tax charged pursuant to the Value Added Tax Act 1990; and

**Working Day** means any day from Monday to Friday (inclusive) other than Christmas Day Good Friday and any statutory bank holiday and the term 'Working Days' shall be interpreted accordingly.

1.2 In this Agreement, unless the context otherwise requires:

1.2.1 obligations undertaken by more than one person are joint and several obligations, and where more than one person is bound to a condition in this Agreement each of those persons are bound jointly and severally;

1.2.2 words importing a person will include an individual, trust, government, governmental body, authority, agency, an incorporated body of persons, association, body corporate, firm, partnership and corporation and (in all cases) their successors and permitted lawful assignees or transferees;

1.2.3 a reference to any clause, sub-clause, paragraph, part, schedule, appendix or annex is a reference to such clause, part, schedule, appendix or annex of this Agreement;

1.2.4 any reference to this Agreement or to any other document shall include any permitted variation, amendment, or supplement to this Agreement and to such document;

1.2.5 words of the masculine gender will include the feminine and neuter genders;

1.2.6 references to statutes, bye-laws, regulations, orders and delegated legislation (including any EU instrument) will include any statutes, bye-laws, regulations,

orders or delegated legislation modifying, re-enacting, extending or made pursuant to them;

- 1.2.7 headings are for ease of reference only and will not affect the construction of this Agreement;
- 1.2.8 the expression “the Council” shall include its statutory successor in respect of functions to which this Agreement relates;
- 1.2.9 nothing in this Agreement or in the Contracts (Rights of Third Parties) Act 1999 operates to confer any rights or benefits on any persons, firms or companies who are not party to it (save for any permitted lawful assignees of the benefit of this Agreement);
- 1.2.10 any reference to indemnity or indemnify or other similar expression shall mean that the relevant Party indemnifies, shall indemnify, keep indemnified and hold harmless the other Party or Parties;
- 1.2.11 any reference to liability includes where the context so allows claims, demands, proceedings, damages, costs and expenses;
- 1.2.12 any consent, notification, approval or permission referred to in this Agreement shall not be deemed to be given unless provided in writing and such consent notification approval or permission shall not be unreasonably withheld or unreasonably delayed; and
- 1.2.13 nothing in this agreement shall require the Council to improperly fetter its discretion in the exercise of its statutory powers.

## **2 Statutory powers and administrative provisions**

- 2.1 This Agreement is made pursuant to Section 1 of the Localism Act 2011, Section 111 of the Local Government Act 1972 and all other powers so enabling.
- 2.2 If any provision of this Agreement is held invalid, illegal or unenforceable for any reason by any court of competent jurisdiction, such provision shall be severed and the remainder of the provisions of this Agreement shall continue in full force and effect as if this Agreement had been executed with the invalid, illegal or unenforceable provision omitted.
- 2.3 If the provision referred to in paragraph 2.2 as being omitted is fundamental to either the discharge of the obligations of the Parties under this Agreement or the accomplishment of its objective the Parties shall immediately commence negotiations in good faith to remedy such invalidity, illegality or unenforceability.

## **3 Commencement**

The Parties agree that this Agreement shall come into immediate effect on the date hereof.

## **4 Developer's obligations**

- 4.1 The Developer shall in full consultation and agreement with the Council procure and fund the appointment of suitably qualified independent professional advisors and experts to

advise and support the Council on all aspects of the CPO process including but not limited to legal, financial, marketing, surveying, publicity, specialist referencing advice and all or any advice which may be required in relation to the CPO process.

- 4.2 As soon as reasonably practicable the Developer shall appoint the Specialist Land Referencing Agency at its own cost.
- 4.3 The Developer shall in consultation with the Council negotiate directly with and use all reasonable endeavours to agree terms with the owner or owners of Third Party Interests and New Rights for the purchase of such interest by private treaty and the Council will permit the Developer to have the conduct of the negotiations with such owner or owners and to enter into contract options and to acquire such Third Party Interests and New Rights and the Developer shall retain or procure that such Third Party Interests and New Rights are retained.
- 4.4 The Developer will subject to first obtaining the Council's agreement on the method and structure of providing the information contained in 4.4.1, 4.4.2 and 4.3.3:
- 4.4.1 consult liaise and hold meetings with the Council regarding the negotiations and to keep the Council fully informed of any significant progress with or obstacles encountered in connection with such negotiations;
  - 4.4.2 supply to the Council copies of all correspondence, minutes of meetings, reports, heads of terms, and any other documents and correspondence with third parties relating to the negotiations as reasonably required by the Council and by the CPO process; and
  - 4.4.3 if considered necessary and appropriate by the Council to allow the Council the opportunity to attend with the Developer any meetings with owners of any interests in the Site and give as much notice to the Council as is reasonably practicable of any such meetings.
- 4.5 The Developer covenants with the Council to:
- 4.5.1 indemnify and keep indemnified the Council at all times during the currency of this Agreement from and against all the CPO Costs;
  - 4.5.2 pay within 28 Working Days to the Council any sum forming part of the CPO Costs upon receipt from the Council of the appropriate invoice and for the avoidance of doubt it is the intention of the Parties that the Developer shall make payment to the Council or to the person to whom payment is due before the Council makes payment of any invoice;
  - 4.5.3 consult with the Council in relation to the Development and provide the Council with all information it reasonably needs to carry out its obligations under the Agreement; and
  - 4.5.4 at its own cost give support and every assistance to the Council to promote the CPO including giving or procuring the giving of evidence at any Public Inquiry statutory challenge or judicial review into the CPO.

4.6 To carry out the Development in accordance with the Planning Permissions once the Council has transferred to the Developer the Third Party Interests and New Rights acquired pursuant to any CPO.

## 5 **The Council's covenants**

5.1 The Council shall consider the need for the use of its CPO powers and provided that it is satisfied that there is a compelling case in the public interest to pursue a CPO, the Council will use reasonable endeavours to seek authority from the relevant Council committee to make the CPO as soon as reasonably practicable provided that no part of this Agreement is the subject of legal proceedings.

5.2 The Council having considered the need to use its CPO powers in accordance with clause 5.1 of this Agreement and in consultation with the Developer shall proceed diligently and expeditiously to make the CPO provided that the exercise of such powers shall be without prejudice to the Council's unfettered discretion to make a CPO.

5.2 Insofar as the Council does not fetter its discretion or is being obliged to act unlawfully imprudently or improperly or where it would be materially prejudicial to the Council it agrees to provide to the Developer copies of all documents relevant to the CPO including any notices and correspondence received by the Council as soon as reasonably practicable.

5.3 The Council agrees to notify the Developer of and provide the Developer with a copy of all notices served by or received by the Council in respect of the CPO, the Road Closure Order and the Stopping-Up Order as soon as reasonably practicable following service/and or receipt.

5.4 If the Secretary of State declines to confirm the CPO and/or the Stopping-Up Order the Council and the Developer shall as soon as reasonably practicable consult with one another as to the appropriate manner in which to respond to such decision in order to facilitate the delivery of the Development.

5.5 If the Secretary of State does not confirm the CPO or the Stopping-Up Order or modifies the CPO so that it does not allow implementation of the Development then the Council will at the Developer's cost seek the written opinion of Counsel as to whether or not there is merit in challenging the Secretary of State's decision and if so as to the manner in which such challenge should be mounted.

5.6 If Counsel advises that there is a 50% or better chance of a successful challenge to the Secretary of State's decision not to confirm the CPO or Stopping-Up Order or to modify the CPO so that it allows implementation of the Development then the Council shall pursue such challenge diligently and expeditiously in consultation with the Developer and keeping the Developer informed.

5.7 If any challenge made to the Secretary of State's decision on the CPO or the Stopping-Up Order is unsuccessful then the Council and the Developer shall consult as to whether or not any further steps should be taken in respect of the CPO.

5.8 If Counsel advises that there is less than a 50% chance of a successful challenge to the Secretary of State's decision on the CPO or the Stopping-Up Order then the Council may in its absolute discretion elect to proceed with a challenge.

- 5.9 The Council will inform the Developer as soon as reasonably practicable of any legal proceedings (including the granting of leave by the court to institute the same) against the Council or the Secretary of State concerning the CPO and any Stopping-Up Order and the following provisions will apply:
- (a) the Council shall as soon as reasonably practicable deliver all proceedings documents and correspondence received relating to such challenge to the Developer;
  - (b) the Council and the Developer will keep each other fully and regularly informed of all progress and likely liabilities in relation to any costs or damages suffered or properly payable in any such challenge or proceedings;
  - (c) the Council shall as soon as reasonably practicable instruct Counsel (provided always that the Developer has been consulted and the Council has had due regard to the Developer's comments pursuant to this Agreement);
  - (d) if Counsel advises that there is a 50% or better chance of success in defending or contesting such challenge the Council shall defend such a challenge and take all procedural steps necessary to diligently defend or contest such challenge, and keep the Developer informed at all times of the costs incurred by the Council in connection with the same; and
  - (e) if Counsel advises that there is a less than 50% chance of successfully defending or contesting such challenge the Council may in its discretion elect to defend or contest the challenge
- 5.10 The Council agrees unless required by a court having competent jurisdiction not to take any action for the making of any vesting declaration or serve any notice to treat pursuant to the CPO (if confirmed) without the Developer's prior written approval.
- 5.11 The Council agrees to notify the Developer of the service of and provide the Developer with a copy of any Blight Notice served on the Council and where requested to do so in writing by the Developer within 20 Working Days of the delivery of the copy of the Blight Notice to them to serve a counter-notice.
- 5.12 The Council agrees insofar as the Council does not fetter its discretion or its obliging it to act unlawfully imprudently or improperly or where it would be materially prejudicial to the Council not to withdraw the CPO or otherwise exclude from the CPO any interest in land without prior notification to the Developer.
- 5.13 The Council agrees not to agree or certify the amount of any Acquisition Cost pursuant to this Agreement without first obtaining the Developer's consent in writing of the particular Acquisition Cost except in respect of any Acquisition Cost arising from a decision of the Upper Tribunal (Lands Chamber).
- 5.14 The Council agrees it will (at the request of the Developer and subject to the Developer underwriting the costs incurred in so doing) seek access to any interests in land required for surveying and taking levels under the Compulsory Purchase Act 1965 Section 11(3).

6           **Transfer of interests and declaration of trust**

- 6.1           Where applicable, the SCPC's shall apply to the sale of the CPO Land.
- 6.2           Within 20 Working Days of obtaining vacant possession of those parts of the Site that are within the CPO following the implementation of the CPO the Council will transfer to the Developer (or to such third party as the Developer may direct) the CPO Land (with such title as the Council obtain under the CPO) at nil consideration.
- 6.3           As soon as the Council shall become entitled to an interest in land for which the Developer has paid the Acquisition Costs the Developer may have the use of that land provided that the Council is entitled thereto with vacant possession.

7           **Leasehold interests**

- 7.1           The Council and the Developer covenant with each other in the terms set out in this clause in relation to every such interest in land as is to be held by the Council in trust for the Developer where such interest in land is leasehold and the Developer are entitled to the interest immediately reversionary thereon.
- 7.2           Forthwith upon the Council becoming entitled to a leasehold interest referred to in clause 7.1 the Council will use reasonable endeavours to merge the leasehold interest into its freehold reversionary interest and to close the leasehold title.
- 7.3           Where a leasehold interest referred to in clause 7.1 is registered at H M Land Registry the Council and the Developer will jointly apply to the Chief Land Registrar to give effect to the provisions of this clause.

8           **Council's powers and duties**

- 8.1           Nothing herein contained or implied shall prejudice or affect the rights powers duties and obligations of the Council in the exercise of its functions as a local planning highway or buildings regulation authority or as a local authority under any other statutory provision.
- 8.2           The Council shall be entitled at any time to cancel this Agreement and discontinue the CPO and recover any resulting losses if the Developer or their employees or agents with or without their knowledge in respect of this Agreement or any other contract between them and the Council:
- 8.2.1           do anything improper to influence the Council; or
- 8.2.2           offer any fee or reward the acceptance of which would constitute an offence under the Prevention of Corruption Acts 1889 to 1916 or Section 117(2) of the Local Government Act 1972 and the provisions of the Local Government Act 2000.

9           **Expert determination**

- 9.1           Except as otherwise specifically provided by this Agreement any dispute or difference arising between the Parties as to their respective rights duties or obligations or as to any matter or thing arising out of or in connection with this Agreement shall unless the Parties otherwise agree be referred on the application of either of them for determination by an independent person (the **Expert**) who shall have been qualified in respect of the general

subject matter of the dispute or difference for not less than ten years and who shall be a specialist in relation to such subject matter.

9.2 The Expert to be appointed shall be agreed between the Parties or in default of agreement shall be appointed on the application of either Party by or on behalf of the President for the time being of the Royal Institution of Chartered Surveyors on such terms as to the liability and remuneration of the Expert as such President or his nominee shall direct.

9.3 The Expert appointed shall act as an independent expert and not as an arbitrator.

9.4 The determination shall be conducted as follows:

9.4.1 the Expert shall afford to the Parties an opportunity to make representations in writing;

9.4.2 the Expert shall consider any written representations made by or on behalf of the Parties which are received by him within 15 Working Days of his appointment (each Party being entitled to receive a copy of any such written representations made by or on behalf of the other party and within 10 Working Days of such receipt to make written counter representations) and shall be entitled to call for such independent expert advice on such matters as he shall think fit;

9.4.3 the Expert shall have an unfettered discretion to determine the reference to him;

9.4.4 the Expert may be required by the Parties to give written reasons for his decision; and

9.4.5 the costs of the Expert including the costs of any such independent expert advice as aforesaid shall be in his award but the Parties shall bear their own costs in connection with the reference to the Expert.

## 10 **Supplemental**

10.1 Neither the Developer nor the Council shall assign or transfer or purport to assign or transfer any of its rights or obligations hereunder.

10.2 All notices and other communications required or permitted to be given hereunder shall be given in writing as follows:

10.2.1 to the Developer at Level 6, 6 More London Place, Tooley Street, London SE1 2DA;

10.2.2 to the Council the Future Merton team, Merton Civic Centre, London Rd, Morden SM4 5DX;

10.3 or in each case at such other address or place as such party may subsequently designate in writing.

10.4 Any notice sent by post shall be deemed (in the absence of evidence or receipt) to have been delivered two days after despatch and in proving the fact of despatch it shall be sufficient to show that the envelope containing such notice was properly addressed and posted.

10.5 Any notice delivered personally or sent by facsimile transmission shall be deemed to have been delivered on the day of its despatch if transmitted during or prior to business hours but otherwise on the next business day thereafter.

10.6 This Agreement shall expire upon agreement between the Parties.

11 **Good faith**

The Parties acknowledge a duty of good faith to each other in relation to all matters arising under this Agreement.

12 **Value added tax**

All sums payable or deemed to have been paid or payable under this Agreement that may be subject to VAT or VAT exclusive sums and (unless otherwise stated) VAT is payable in addition to such sums on production of a valid VAT invoice.

**In witness whereof** the Parties hereto have executed this Agreement as a Deed on the day and year first before written.

## Schedule 1

### CPO Costs

In respect of the CPO and any directly associated Blight Notice, Stopping Up Orders or other ancillary orders:

- 1 the Acquisition Costs plus any compensation (including payment for severance, injurious affection or disturbance) arising out of the Land Compensation Acts for any Third Party Interests or New Rights and the settlement of any claims as a result of the CPO including any arising as a result of any Blight Notice served under section 150 of the 1990 Act;
- 2 any payment made under the Compulsory Purchase Act 1965 or the Land Compensation Acts 1961 and 1973 made as a result of the acquisition or interference with any Third Party interests or New Rights arising from the making or implementation of the CPO;
- 3 any interest, statutory or awarded in proceedings, payable in connection with any sums payable under this Agreement, including (without prejudice to the generality of the foregoing) interest that may be payable by virtue of the Council taking possession of any Third Party Interests or New Rights before the amount of any payment has been agreed;
- 4 the costs of any warrant procedures necessary to obtain possession of any Third Party Interests or New Rights;
- 5 all of the Council's legal, valuation, planning, highways and administrative costs including but not limited to those of the professional team instructed in connection with the making of the CPO and its submission to the Secretary of State including any appeal or challenges (instigated or defended) made pursuant to the CPO and the making of any highway Stopping Up Orders, ancillary orders or licences requested by the Developer or any other matter which is an obligation of the Council pursuant to this Agreement. For the avoidance of doubt reference to legal costs in this Agreement shall include reference to any Counsel appointed;
- 6 the Council's administrative and housing costs incurred directly as a result of the CPO from those seeking assistance and accommodation under housing legislation subject to an agreed methodology and plan being agreed between the Parties in this regard in advance of each Phase of the Development being carried out;
- 7 any legal, valuation or other expenses the Council is required to pay to an owner of any Third Party Interests or New Rights in respect of it or in connection with the negotiation of compensation or the transfer of title or the grant of any Third Party Interests and New Rights;
- 8 the Council's costs (including any costs awarded against it) of any Public Inquiry or Upper Tribunal (Lands Chamber) reference in connection with the CPO and of any subsequent litigation related thereto;
- 9 all disturbance and home loss payments basic loss payments or occupier's loss payments to which any owner or occupier is entitled as a result of service of a Blight Notice,

Purchase Notice or the vesting or taking of possession of any Third Party Interests or New Rights;

- 10 the purchase price or compensation (including any payment for severance or injurious affection or disturbance) the Council is required to pay as the result of the severance of land in common ownership, and the cost of accommodation works the Council is required to carry out as a direct result of the CPO in respect of land not included in the CPO and not otherwise acquired by the Council for the Development;
- 11 any Advance Payment the Council is required to make in respect of all or any part of the CPO Land under the provisions of sections 52 and 52A of the Land Compensation Act 1973;
- 12 any compensation payable pursuant to the provisions of sections 236 or 250 of the 1990 Act or section 203 of the Housing and Planning Act 2016;
- 13 any payments required to be made by the Council under the Land Compensation Act 1973 Parts I and II arising directly from and in connection with the Development;
- 14 any payments due to the Council pursuant to the Land Compensation Act 1973 section 42 in relation to the rehousing of any residential occupier;
- 15 any stamp duty land taxes and Land Registry and associated fees arising out of the purchase of any Third Party Interests or New Rights and the transfer of the CPO Land to the Developer;
- 16 any money awarded to an owner of a Third Party Interest or New Rights in respect of any reference to the Upper Tribunal (Lands Chamber) and any costs awarded to such a person by the Upper Tribunal (Lands Chamber);
- 17 any other compensation or costs lawfully required to be paid by the Council to a third party in connection with any interest of that third party affected by the CPO, highway Stopping Up Orders or ancillary orders made pursuant to this Agreement; and
- 18 a sum equal to any VAT input tax incurred that is paid by the Council (for whatever reasons and whether directly or indirectly) in respect of any of the CPO Costs, save to the extent that the Council obtains repayment or credit in respect of the input tax or would have done so had it used reasonable endeavours.

**Schedule 2**

**Site Plans**

Executed as a deed by **CLARION HOUSING** )  
**GROUP LIMITED** acting by a Director and a )  
Secretary/two Directors: )

\_\_\_\_\_  
Director

\_\_\_\_\_  
Director/Secretary

Executed as a Deed by affixing the **COMMON** )  
**SEAL of THE MAYOR AND BURGESSES of** )  
**THE LONDON BOROUGH OF MERTON** in the )  
presence of: )

\_\_\_\_\_  
Authorised Signatory

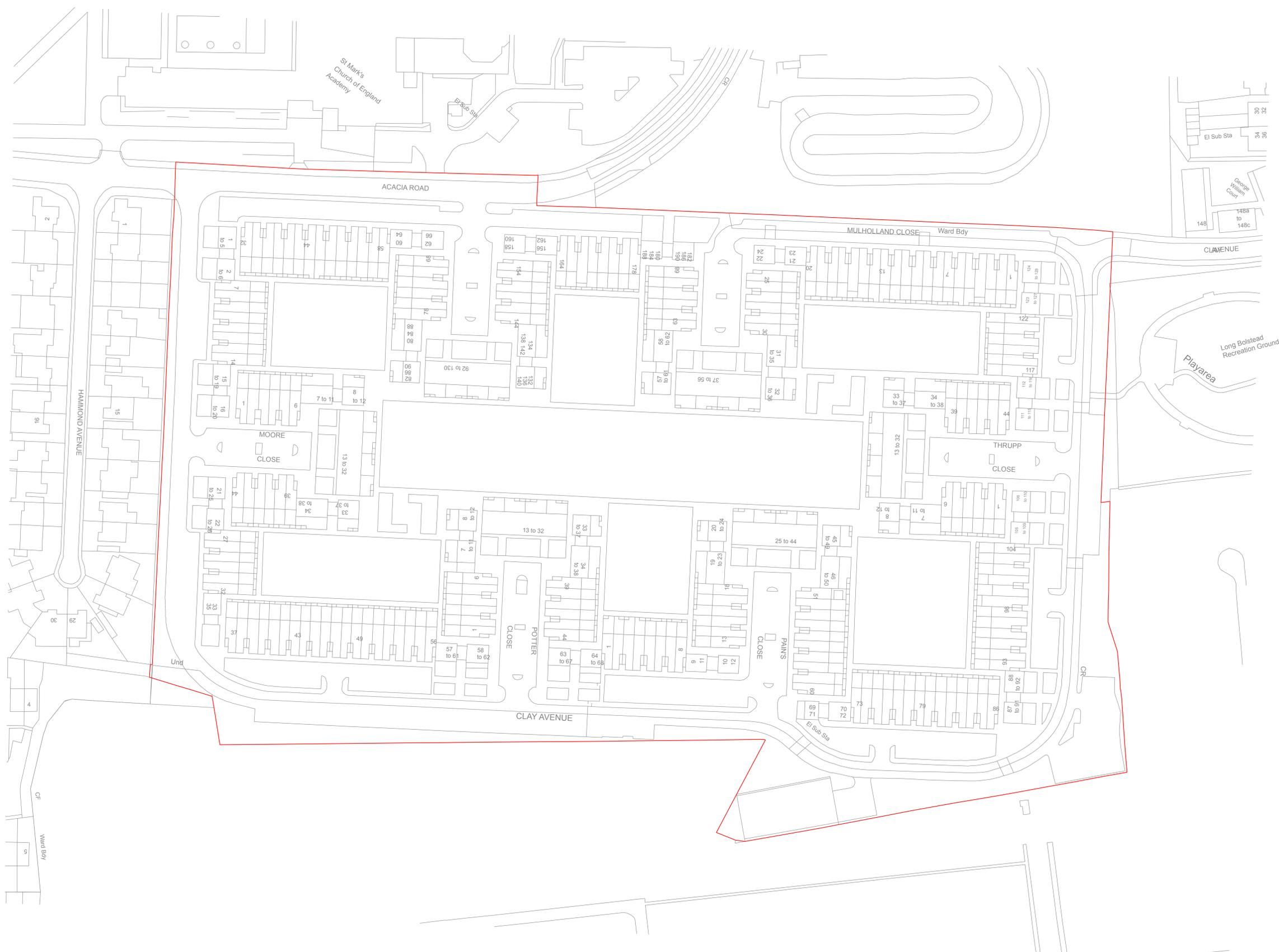
\_\_\_\_\_  
Authorised Signatory



NOTES:

1	FIRST DRAFT	SM 20 11 17
R	DESCRIPTION	BY DD/MM/YY

KEY:



COMMISSION:

EASTFIELDS, MERTON  
(2655)

DRAWING:

RED LINE BOUNDARY PLAN  
SHEET 1 OF 1

DRAWING NO.

PA-2655-RLB

DATE:

20/11/2017

SCALE:

1:500 @ A0

REVISION:

R1

DRAWN BY:

SM

Drawing units  
are in metres

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NOTES:

2	RLB AMENDED AROUND	SM 24 11 17
1	MARSH COURT	SM 20 11 17
R	FIRST DRAFT	BY DD MM YY
	DESCRIPTION	

KEY:

RED LINE BOUNDARY

COMMISSION:

HIGH PATH, MERTON  
(2654)

DRAWING:

RED LINE BOUNDARY PLAN  
SHEET 1 OF 1

DRAWING NO.

PA-2654-RLB

DATE:

24/11/2017

SCALE:

1:500 @ A0

REVISION:

R2

DRAWN BY:

SM

Drawing units  
are in metres

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NOTES:

1	FIRST DRAFT	SM 20 11 17
R	DESCRIPTION	BY DD MM YY

KEY:

RED LINE BOUNDARY

COMMISSION:

RAVENSBURY, MERTON  
(2653)

DRAWING:

RED LINE BOUNDARY PLAN  
SHEET 1 OF 1

DRAWING NO.

PA-2653-RLB

DATE:

20/11/2017

SCALE:

1:500 @ A0

REVISION:

R1

DRAWN BY:

SM

Drawing units  
are in metres

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## **Committee: Cabinet**

**Date: 15 January 2018**

Wards: all

## **Subject: Merton's Neighbourhood Fund**

Lead officer: James McGinlay, Head of Sustainable Communities

Lead member: Councillor Martin Whelton, Cabinet Member for Regeneration, Environment and Housing

Contact officer: Tim Catley, S.106/External Funding Officer, Future Merton (extension 3449)

### **Recommendations:**

---

1. Updates members on the Neighbourhood Fund
  2. Allocate £5,000 of Neighbourhood Funding per ward to small scale public space projects in consultation with ward councillors;
  3. Seek Cabinet authority to set aside £213,000 to partner fund the delivery of Merton's London Borough of Culture programme, subject to the council's bid to the Mayor of London being successful and subject to full assessment of competing bids for 2019 delivery.
  4. Seeks delegated authority to the Director of Environment and Regeneration in consultation with the Cabinet Member for Regeneration, Environment and Housing to allocate Neighbourhood Fund money to individual projects (including London Borough of Culture) received through the recent Neighbourhood Fund consultation, in line with Cabinet's agreed Neighbourhood fund criteria .
- 

## **1 PURPOSE OF REPORT AND EXECUTIVE SUMMARY**

- 1.1. This report has been brought before Cabinet due to the need to allocate Community Infrastructure Levy Neighbourhood Funding to schemes for delivery throughout 2018 and 2019.
- 1.2. In September 2017 Cabinet approved a report on the Community Infrastructure Levy Neighbourhood Fund. Subsequently public consultation took place from 31 October 2017 to 8 January 2018, asking people and organisations to suggest projects for Neighbourhood Funding.
- 1.3. It will take time to assess each of the consultation responses against the bidding criteria that Cabinet approved in September 2017. So as not to delay making funding decisions for the 2018-19 financial year, Cabinet is being asked to grant delegated authority to the Director of Environment and Regeneration in consultation with the Cabinet Member for Regeneration, Environment and Housing and to allocate Neighbourhood Fund money to individual projects in line with the criteria Cabinet have already approved.
- 1.4. In order to ensure that each ward receives some Neighbourhood Funding, Cabinet are asked to approve the allocation of £5,000 of Neighbourhood

Funding per ward for allocation to small scale public space projects which will be identified in consultation with ward councillors.

- 1.5. If approved, the recommendations set out in this report will ensure the timely allocation of Neighbourhood Fund money to schemes that will support the demands that development places on the borough and deliver an equitable allocation across the Borough contributing to the Community Plan priority to bridge the gap.

## **2 DETAILS**

- 2.1. Since 2014 the council has been collecting Community Infrastructure Levy funding and has received over £1.2 million to be spent on neighbourhood projects (the Neighbourhood Fund). None of this has been allocated or spent yet.
- 2.2. Under the CIL Regulations, the Neighbourhood Fund must be spent on local projects to support the demands development places on the area. Government guidance states that local authorities should engage local communities and agree with them how to best spend the Neighbourhood Fund, and that governance should be proportionate to the level of receipts.
- 2.3. On 19 September 2016 Cabinet authorised governance parameters and public consultation to identify the communities' priorities for spending the Neighbourhood Fund which was undertaken between 28 November 2016 and 28 January 2017.
- 2.4. On 18 September 2017 Cabinet agreed detailed governance arrangements and criteria through which it can assess and approve proposals for the allocation of funding.
- 2.5. A key aspect of the criteria approved by Cabinet is a requirement for bids to demonstrate how they would contribute to the Community Plan priority to bridge the gap. This provides support for allocating Neighbourhood CIL towards delivering a fairer distribution of the benefits of growth through investment into areas of the borough in the greatest need.
- 2.6. From 31 October 2017 the council published its consultation calling for bids to be submitted for allocation of Neighbourhood Fund money. The consultation closed on 8 January 2018 and a couple of organisations have asked for an extension of time until mid January 2018 to submit their consultation responses.

### Direct allocation

- 2.7. Neighbourhood fund money will be allocated directly to projects once bids submitted under the call for projects consultation have been fully assessed against the selection criteria that were agreed by Cabinet in September 2017. Bids that are considered supportable under the selection criteria will be put forward for funding. In order not to delay bid assessment and funding allocation, Cabinet is being asked to authorise delegated authority for the Cabinet Member for Regeneration, Environment and Housing and the Director of Environment and Regeneration to authorise the allocation of funding towards bids

### Ward allocation

- 2.8. In order to ensure that every ward in Merton has some funding to support the demand that development places on the area, it is recommended that Cabinet allocates £5,000 of Neighbourhood Fund CIL money per ward. With 20 wards, this would be £100,000 allocation in total. The proposal is for these funds to be used as a pilot to help determine whether an ongoing local improvement programme should continue in future years utilising a proportion of the Neighbourhood Fund.
- 2.9. Each £5,000 of the Neighbourhood Fund would be ring-fenced for each ward for public space improvements that are common across the whole borough, which could include measures such as
- Deep cleaning, gum removal or jet washing of pavements e.g. in front of local shopping parades
  - Replanting planters
  - Provision of new bins [where the contract does not currently provide for]
  - Painting lamp columns
  - Re-paving or re-designing streets and spaces
  - Replacement street furniture [e.g. benches, noticeboards]
- 2.10. The council would consult with Ward Councillors to identify measures to benefit from funding. It would verify any allocations before committing funding to projects and be responsible for the administration of the pots allocated to each ward.
- 2.11. This approach would provide the opportunity to fund projects in every ward in Merton that would generally accord with the Neighbourhood Fund criteria but which would amount to unnecessary spending on process administration if all 20 wards were expected to bid for each and every project.

### **London Borough of Culture – Merton's bid**

- 2.12. In December 2017 Merton Council bid to the Mayor of London to be London's Borough of Culture for 2019. The basis of Merton bid is to carry out a series of events throughout 2019, including 12 events that are devised and delivered by community groups borough-wide. The overall London borough of Culture winner will receive up to £1.1million for their programme and the Mayor has also set aside funding for exemplary projects that may be part of runner-up borough's bids.
- 2.13. A successful bid will draw a huge amount of positive attention to the borough as a place to live, work and visit and encourage investment including Merton CIL paying development into parts of the borough that

have not seen their fair share of the benefits of economic growth, supporting the regeneration of these areas and the Community Plan priority to bridge the gap.

- 2.14. Therefore Cabinet authority is sought to set aside £213,000 from Neighbourhood CIL subject to:
- all or any part of Merton’s London Borough of Culture bid being successful;
  - full assessment of all Neighbourhood Fund bids for delivery in 2019 including the London Borough of Culture bid.
- 2.15. This report seeks delegated authority to the Director of Environment and Regeneration in consultation with the Cabinet Member for final approval of all Neighbourhood CIL funding bids, which would include London Borough of Culture.

**Funding from Section 106 agreements**

- 2.16. Funding is also available from money paid under S.106 agreements. S.106 agreements are made between the council as Local Planning Authority and developers as a means to secure measures or funding towards measures to make a development that is subject of a planning permission acceptable in planning terms.
- 2.17. The introduction of Community Infrastructure Levy in April 2014 largely replaced S106 contributions except for, affordable housing, historic planning permissions and on substantial sites.
- 2.18. Officers will work to recommend allocations for this S106 funding to councillors as part of the council’s financial management processes and in line with any legal restrictions on its use as set out in each S106 agreement
- 2.19. A breakdown of the amounts of S.106 funding available is provided at Appendix A, with headline points as follows:
- 2.20. **Affordable housing:** £3,652,384 for new affordable housing raised under our Core Planning Strategy policy CS8 and continues to be secured as it is exempt from the statutory pooling restrictions that affect other S.106 contributions.
- 2.21. **Other S106 funding** totalling secured prior to April 2014 (i.e. prior to the statutory pooling restrictions coming into force) The table below summarises this

Summary of what S106 can be used for	Amount
improvements to schools and education facilities across the borough	£895,061
Measures for parks and open spaces	£260,672

For sustainable transport & public realm improvements at a range of locations across the borough	£404,621
To help support the local economy	£67,206
<b>TOTAL</b>	<b>£1,627,560</b>

2.22. It is important to note that most of this “other S106 funding” set out above is ring-fenced to particular geographic areas or issue in accordance with specific details set out in each S.106 agreement. Appendix A summarises what this funding can be used for.

2.23. Where bids are considered suitable candidates for S.106 funding, officers will consider prioritising this form of funding over CIL funding as the council has the option to spend CIL funding on other infrastructure. Subject to the type of scheme and amount of funding required, allocations will be authorised under delegated officer authority, Cabinet or Full Council.

### **3 ALTERNATIVE OPTIONS**

3.1. One alternative option would be not to delegate Neighbourhood CIL funding allocation. However the allocation of monies would help support the demands of development places on the borough benefiting local communities and attracting further investment into the borough and for this reason delays would be counterproductive.

3.2. Cabinet previously authorised the carrying out of consultations and the criteria for bid selection and allocation so that the benefits of CIL for neighbourhoods can be captured, and respondents have been asked to submit their projects based on these approved criteria. The proposal to grant delegated authority for the allocation of the fund will help meet the timescale and allow for allocation of schemes for delivery in 2018.

3.3. Para 2.12 and Appendix A identifies alternative funding, paid to the council under S.106 Agreements, that may be available for schemes subject to unsuccessful bids for Neighbourhood CIL Funding.

### **4 CONSULTATION UNDERTAKEN OR PROPOSED**

4.1. As set out in the body of this report.

### **5 TIMETABLE**

5.1. As set out in the body of this report

### **6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS**

6.1. There is currently £1.2million of Neighbourhood Funding. Forecasts based on planning applications granted that attract Merton’s CIL mean that the council expects to receive circa £300,000 into the Neighbourhood Fund per annum.

6.2. As set out in the body of this report. Cabinet approved the following Neighbourhood Fund bid assessment criteria in September 2017 and delegated authority is sought in this report to assess bids based on these criteria:

## Assessment criteria

- a. Spending Neighbourhood CIL would need to accord with the CIL Regulations and government guidance on CIL.
- b. The proposal must comprise an appropriate use of use of the funds; consistent with government rules and Merton's community plan and/or business plan priorities.
- c. Scheme should not have any unacceptable revenue or capital implications on the council or any other body.
- d. Estimated cost of scheme should be over £20,000.
- e. Scheme should be deliverable and capable of being started within the year ahead.
- f. Proposal should have endorsement by at least one ward member.
- g. Proposal should clearly demonstrate how it meets neighbourhood priorities. We will be looking for projects that clearly fall within one or more of the priorities favoured by the neighbourhood where the proposal would be located (or neighbourhood that would benefit most from the proposal) as demonstrated by the results of the Neighbourhood CIL public consultation (Nov 2016-Jan 2017).

## **7 LEGAL AND STATUTORY IMPLICATIONS**

- 7.1. Under the CIL Regulations the Neighbourhood Fund, must be spent on local projects to support the demands development places on the area.
- 7.2. Government guidance states that local authorities should engage local communities and agree with them how to best spend the Neighbourhood Fund, and that administration should be proportionate to the level of receipts.

## **8 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS**

- 8.1. None for the purposes of this report. Projects will be selected against the criteria that Cabinet approved in September 2017 such as consideration of Merton's Community Plan, which include matters addressing equalities and community cohesion.

## **9 CRIME AND DISORDER IMPLICATIONS**

- 9.1. None for the purposes of this report. Projects will be selected against the criteria that Cabinet approved in September 2017 such as consideration of Merton's Community Plan, which include matters relating to minimising crime and disorder.

## **10 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS**

- 10.1. None for the purposes of this report.

## **11 APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT**

- Appendix A: summary of S.106 funding available.

## **12 BACKGROUND PAPERS**

- Cabinet meeting 18 September 2017: Minutes and Agenda Item 4 –  
Neighbourhood Fund  
<https://mertonintranet.moderngov.co.uk/ieListDocuments.aspx?CId=146&MId=2773&Ver=4>
- Cabinet meeting 19 September 2016: Minutes and Agenda Item 6 –  
Neighbourhood Fund  
<https://mertonintranet.moderngov.co.uk/ieListDocuments.aspx?CId=146&MId=2487&Ver=4>

## Appendix A - S.106 amounts available

### Affordable Housing

New affordable housing (anywhere in the borough)	£ 3,652,384
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### EDUCATION

<u>Unrestricted</u>	£ 571,153
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#### Restricted

To be spent in the vicinity of the development that provided the funding	£ 121,022
--	-----------

serve development To spent on education measures to serve the development that provided the funding	£ 143,942
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Facilities only (can't be spent on services)	£ 2,112
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Secondary schools only	£ 56,832
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<b>Total Education</b>	<b>£ 895,061</b>
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### Open Space

Unrestricted	£ 103,823
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#### Restricted

Improvements generally (not geographically restricted)	£ 45,739
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Restricted to be spent in the vicinity of the site usually also restricted to improvements	£ 103,069
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Restricted to play space, usually on improvements	£ 8,040
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<b>Total Open Space</b>	<b>£ 260,672</b>
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**Public Realm/ Travel/ Town Centre**

Unrestricted sustainable transport	£185,818
Pedestrian/cycle network	£11,377
Wimbledon Town Centre - Town centre, community facilities and sustainable transport initiatives	£101,743
Colliers Wood - Town centre and sustainable transport initiatives	£24,570
Raynes Park - excludes project specific contributions	£5,067
Willow Lane Industrial Estate - sustainable transport improvements	£6,957
Wimbledon Tennis - sustainable transport improvements in vicinity of All England Lawn Tennis Club	£20,543
General geographic restrictions; must be in vicinity of development (various)	£48,546
<b>total Public Realm/ Travel/ Town Centre</b>	<b>£404,621</b>

**Economy**

Business investment (unrestricted, borough wide)	£ 9,074
investment to support the quality/quantity of business premises borough wide	£ 13,964
Towards economic strategy initiatives / schemes	£ 11,301
Skills training borough wide	£ 32,866
<b>total economy</b>	<b>£ 67,206</b>

<b>sub total (excl affordable housing)</b>	<b>£ 1,627,560</b>
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## Committee: Cabinet

Date: 15<sup>th</sup> January 2018

Wards: All

## Subject: Residual waste container size

Lead officer: Graeme Kane, Assistant Director of Public Space

Lead member: Cllr Ross Garrod, Cabinet Member for Street cleanliness and Parking

Contact officer: Graeme Kane, Assistant Director of Public Space

### Recommendations:

- 
1. Wheeled bins are due to be introduced in October 2018 for residual/ general waste and for paper and card. It is now appropriate to choose the final size of the wheeled bin. Members are requested to consider the bin size options and decide on either option A or B. Option A is recommended.

	<b>Residual/ general waste</b>	<b>Paper and card</b>
<b>Option A</b>	180l wheeled bin	180l wheeled bin
<b>Option B</b>	240l wheeled bin	240l wheeled bin

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## 1 PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1. The decision to introduce wheeled bins for residual/general waste and a separate wheeled bin for paper and card was made by Cabinet in July 2016. The Cabinet are asked to confirm the size of wheeled bin to be used. The service is due to be introduced in October 2018 in order to: encourage greater recycling; keep Merton's streets cleaner; be safer for residents and operatives, and; be cost-effective.

## 2 DETAILS

- 2.1. In accordance with the contract and previous decisions by Cabinet, service changes will be implemented for the waste and recycling services from the autumn of 2018. The introduction of alternate weekly waste and recycling collections is expected to incentivise recycling, particularly the use of the food waste service. The introduction of wheeled bins is intended to keep Merton's streets cleaner as well as providing a more cost effective and safer method of collection. The collection regime is similar to many boroughs and councils across the country, including those with the highest rates of recycling. Advice for residents is already provided on LBM's website to help residents keep their bins clean. <https://www.merton.gov.uk/rubbish-and-recycling/changes-from-2018>
- 2.2. Plans for the service changes are being developed by Veolia in conjunction with LBM officers and the South London Waste Partnership (SLWP). The plans will include: ordering, delivering and commissioning of new vehicles; ordering and delivering of new bins; and route adjustments and day changes. A crucial work stream will be the development of clear and comprehensive communications to residents. An update on the planned service changes will be presented to the

Sustainable Communities Panel in February 2018 for their information and comment.

- 2.3. Originally the size of both wheeled bins was to be 240litres. Based on analysis of operations in other local authorities, a review of best practice and taking note of guidance from WRAP, it is recommended that both wheeled bins should be 180litres. This reduction in size is expected to: encourage food and dry recycling; reduce waste disposal tonnages and costs; and, make the bins easier for residents to store and handle. A presentation is attached in Appendix A. This outlines the issues to be considered in deciding on the appropriate size of the wheeled bin for residual waste.
- 2.4. Through informal feedback regarding the service change, residents have indicated their concern about the size of wheeled bins in relation to their properties. These views have influenced the decision to recommend a 180l wheeled bin over a larger one. By listening and responding to residents, it is hoped their concerns will be alleviated to some degree.
- 2.5. Once the new service has been introduced, residents in larger households (likely to be those with 5 or more permanent occupants) will be able to request a 240l wheeled bin for residual waste and residents who prefer a 140l wheeled bin for residual waste will have the option to request one. These alternatives will be developed further by officers during the later planning stages of the new service.

2.6. **ALTERNATIVE OPTIONS**

- 2.7. Members have the choice of either option A or B.

	<b>Residual/ general waste</b>	<b>Paper and card</b>
<b>Option A</b>	180l wheeled bin	180l wheeled bin
<b>Option B</b>	240l wheeled bin	240l wheeled bin

- 2.8. The use of smaller bins as the standard sized wheeled bin is are considered to be inappropriate as it risks providing residents with insufficient capacity to safely contain and dispose of their waste. Insufficient capacity can lead to increased fly-tipping, additional visits to the Household Reuse and Recycling Centre, and the need for increased street cleansing.

2.9. **CONSULTATION UNDERTAKEN OR PROPOSED**

- 2.10. No formal consultation has contributed to the creation of this report.

2.11. **FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS**

- 2.12. Revenue

- 2.13. Option A may result in reduced Capital costs but it is too early to determine at this stage. If a smaller bin (180l rather than 240l) encourages greater recycling and an overall reduction in residual/ general waste then this will have a positive effect on LBM's waste disposal costs. The scale of these changes is not yet known.

- 2.14. Capital

- 2.15. The approved Capital Programme 2017-21 contains £2.674 million in 2018/19 for the purchase of Waste Bins.

**2.16. LEGAL AND STATUTORY IMPLICATIONS**

2.17. There are no legal or statutory implications as a result of this report.

**2.18. HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS**

2.19. There are no human rights, equalities or community cohesion implications as a result of this report.

**2.20. CRIME AND DISORDER IMPLICATIONS**

2.21. There are no crime or disorder implications as a result of this report.

**2.22. RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS**

2.23. There are no risk management or health and safety implications as a result of this report.

**2.24. APPENDICES - THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT**

2.25. Appendix A: Powerpoint presentation: "Waste/ recycling service change: Autumn 2018: Wheeled bin size".

**2.26. BACKGROUND PAPERS**

2.27. N/A

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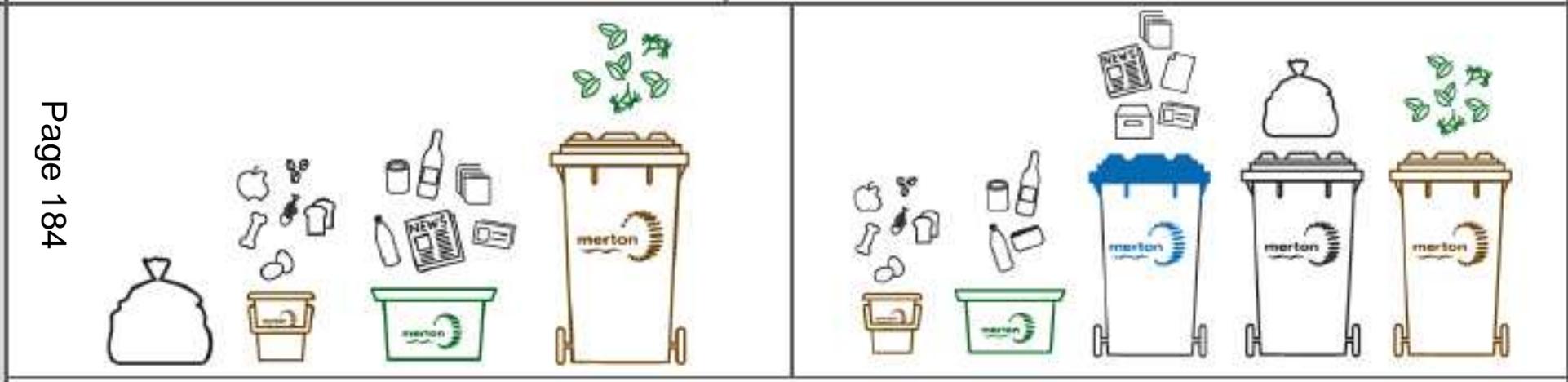
# Waste/ recycling service change: Autumn 2018

Wheeled bin size

# New service model

## Existing

## Veolia's original bid



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Residual	Food	Recycling	Garden
unlimited	23l	55l	240l*

Food	Mixed recycling	Paper/card	Residual	Garden
23l	55l	240l	240l	240l*

\*Optional paid-for service

# Recommendation

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Food	Mixed recycling	Paper/card	Residual	Garden
23l	55l	180l	180l	240l*

\*Optional paid-for service

# WRAP study (2012/13)

- Key determinates to higher recycling rates include:
  - The affluence of the area (more affluent = higher recycling)
  - The urban/rural nature of the authority (more rural = higher recycling)
  - Whether the authority provided a food waste service (food waste = higher recycling overall)
  - The capacity (in litres) of the general waste collection (lower capacity of general waste = higher recycling)

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Whilst WRAP have established a link between capacity and recycling rate, they do not conclude the optimum size of wheeled bin.

[http://www.wrap.org.uk/sites/files/wrap/priv\\_download/Analysis\\_of\\_recycling\\_performance\\_and\\_waste\\_arisings%20in%20the%20UK%202012%2013.pdf](http://www.wrap.org.uk/sites/files/wrap/priv_download/Analysis_of_recycling_performance_and_waste_arisings%20in%20the%20UK%202012%2013.pdf)

# Potential savings

- Theoretically based on the WRAP study:

Bin size	Collection frequency	Effective capacity/week	Increase in recycling rate	Savings/yr (approx)	Cumulative savings/yr
40l bin	weekly	240l	0%	0	0
40l bin	fortnightly	120l	7.2%	£91,300	£91,300
180l bin	fortnightly	90l	+ 1.8%	+£22,800	£114,100
140l bin	fortnightly	70l	+ 1.2%	+£15,200	£129,300

- Actual savings will depend on the real reduction in overall general waste achieved and the increase in recycling. There are many contextual factors that determine these changes, many of which are outside of the local authority's control.
- If the size of the bin proves to be insufficient, it is likely it will cause additional fly-tipping and 'side-waste', which is costly to clean up thus negating any savings in waste disposal.

# London authorities

Local Authority - London	Residual			Dry Recycling				Recycling % (2015/16)
	(all those with AWC residual)	AWC	Container	Volume (l)	Weekly	AWC	Container	
Islington	Yes	blk sack	240/360	Yes		reusable sacks, boxes, wheeled bins	35-180	29.4
Sutton	Yes	Wheeled bin	140/240		Yes	Wheeled bin	140/240	34.7
Southwark	Yes	Wheeled bin	240	Yes	Yes	Wheeled bin/boxes	240	35.0
Haringey	Yes	Wheeled bin	180/240	Yes		Wheeled bin	180/240	36.2
Croydon	Yes	Wheeled bin	180/240	Yes		Boxes	55	37.8
Brent	Yes	Wheeled bin	140/240	Yes		Wheeled bin	240	38.4
Bromley	Yes	blk sack	-		Yes	Boxes	55	45.9
Kingston	Yes	Wheeled bin	180/240	Yes		Boxes, reusable sacks	-	45.8

- These figures indicate that there are a range of collection services in operation. Range between 240l/week capacity to 70l/week.
- These services have been introduced at different points in time and have been introduced for a range of different reasons depending on factors at that time. In some cases the service has been changed since the last officially recorded recycling rates from Defra e.g. Sutton.
- There is no clear link between container size and recycling rates.

# Bin dimensions

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Volume (litres)	140	180	240
Height (mm)	1070	1080	1080
Width (mm)	490	480	580
Depth (mm)	550	725	730
Indicative price	£14.38	£17.37	£18.42

Sample only: prices & dimensions differ between manufacturers



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**Committee:** Cabinet

**Date:** 15 January 2018

Wards: All

**Subject:** London Councils Grants Scheme  
Subscription for 2018/19

Lead officer: Roger Kershaw, Interim Assistant Director of Resources

Lead member: Councillor Edith Macauley, Cabinet Member for Community Safety, Engagement and Equalities

Contact officer: Amanda Roberts, Policy, Strategy and Partnerships Officer  
(020 8545 4685 / [amanda.roberts@merton.go.uk](mailto:amanda.roberts@merton.go.uk))

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**Recommendations:**

- A. That Cabinet approves the council's contribution to the London Councils Grants Scheme 2018/19 as per the subscription set by London Councils Leaders' Committee on 5 December 2017.

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**1 PURPOSE OF REPORT AND EXECUTIVE SUMMARY**

- 1.1 The London Councils Leaders' Committee has set a revised budget for the London Councils Grants Scheme (LCGS) for 2018/19. The LCGS is governed by statute which requires the budget to be approved by two thirds of London boroughs by 19 January 2018.
- 1.2 This report seeks Cabinet's approval for Merton's contribution to the LCGS for 2018/19, which the London Councils Leaders' Committee has determined should be £155,574. This can be met within existing resources.

**2 DETAILS**

- 2.1 The LCGS funds a range of services across London with financial contributions from all London boroughs. The budget for the grants scheme is determined by the London Councils Leaders' Committee and boroughs are asked to confirm their contributions each year.
- 2.2 In 2017/18 the London Councils Leaders' Committee determined Merton's contribution to be £180,853. This reduction on the previous year followed the conclusion of the Grants Review during 2015/16, which included two public consultations and consideration of a wide range of evidence including equalities impact information.
- 2.3 For 2018/19 London Councils Leaders' Committee has determined Merton's contribution to be £155,574, which represents a £25,279 reduction compared to 2017/18.

### **3 ALTERNATIVE OPTIONS**

- 3.1 Merton could decide not to approve the proposed contribution. However, if at least two thirds of London boroughs approve the budget it will apply to all councils.
- 3.2 If at least two thirds of constituent councils do not agree the revised budget within the timescales, then the subscription levied for 2017/18 (£180,853) will apply in 2018/19.

### **4 CONSULTATION UNDERTAKEN OR PROPOSED**

- 4.1 The London Councils Leaders' Committee approved the overall revenue budget for London Councils for 2018/19 and the level of borough subscriptions and charges for the year on 5 December 2017, including those relating to the LCGS.
- 4.2 The LCGS borough subscriptions 2018-19 are attached to this report as Appendix I.

### **5 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS**

- 5.1. The subscription for 2018/19 can be met within existing resources and a saving of £19k for 2018/19 was agreed in light of the known reductions in this area.

### **6 LEGAL AND STATUTORY IMPLICATIONS**

- 7.1 The LCGS is governed by statute which requires at least two thirds of London boroughs to approve the budget in order for the budget to apply to all councils. If at least two thirds of constituent councils do not agree the revised budget within the timescales, then the subscription levied for 2017/18 of £180,853 will apply for 2018/19.
- 7.2 The LCGS can only be revoked if a majority of the member councils so decide. In such circumstances the revocation would take effect from the end of any financial year after that in which the decision to revoke is made. The Council cannot, therefore, unilaterally withdraw from the scheme and is bound to make a contribution to the scheme in 2018/19.

### **7 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS**

- 7.1. None for the purposes of this report.

### **8 CRIME AND DISORDER IMPLICATIONS**

- 8.1. None for the purposes of this report.

### **9 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS**

- 9.1. None for the purposes of this report.

### **10 APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT**

- Appendix I: London Councils Grants Scheme – Proposed Borough Subscriptions 2018-19

### **11 BACKGROUND PAPERS**

- 11.1. None.

# Borough Subscriptions 2018/19

# Appendix B

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ONS Mid-2015 Estimate of Population ('000)	%	2017/18 Base Borough Contribution (£)		ONS Mid-2016 Estimate of Population ('000)	%	2018/19 Base Borough Contribution (£)	Base Difference from 2017/18 (£)
<b>Inner London</b>							
241.06	2.74%	213,113	Camden	246.18	2.80%	186,799	-26,314
8.76	0.10%	7,744	City of London	9.40	0.11%	7,133	-612
274.80	3.13%	242,941	Greenwich	279.77	3.18%	212,286	-30,655
269.01	3.06%	237,823	Hackney	273.53	3.11%	207,551	-30,271
179.41	2.04%	158,610	Hammersmith and Fulham	179.65	2.04%	136,316	-22,294
227.69	2.59%	201,293	Islington	232.87	2.65%	176,699	-24,594
157.71	1.79%	139,426	Kensington and Chelsea	156.73	1.78%	118,925	-20,501
324.43	3.69%	286,818	Lambeth	327.91	3.73%	248,814	-38,003
297.33	3.38%	262,859	Lewisham	301.87	3.44%	229,056	-33,804
308.90	3.52%	273,088	Southwark	313.22	3.56%	237,668	-35,420
295.24	3.36%	261,012	Tower Hamlets	304.85	3.47%	231,317	-29,695
314.54	3.58%	278,074	Wandsworth	316.10	3.60%	239,853	-38,221
242.30	2.76%	214,209	Westminster	247.61	2.82%	187,884	-26,326
<b>3,141.18</b>	<b>35.74%</b>	<b>2,777,011</b>		<b>3,189.69</b>	<b>36.30%</b>	<b>2,420,301</b>	<b>-356,710</b>
<b>Outer London</b>							
201.98	2.30%	178,564	Barking and Dagenham	206.46	2.35%	156,660	-21,904
379.69	4.32%	335,671	Barnet	386.08	4.39%	292,953	-42,718
242.14	2.76%	214,068	Bexley	244.76	2.79%	185,721	-28,347
324.01	3.69%	286,446	Brent	328.25	3.74%	249,072	-37,374
324.86	3.70%	287,198	Bromley	326.88	3.72%	248,033	-39,165
379.03	4.31%	335,088	Croydon	382.30	4.35%	290,085	-45,003
343.06	3.90%	303,288	Ealing	343.20	3.91%	260,416	-42,871
328.43	3.74%	290,354	Enfield	331.40	3.77%	251,463	-38,891
272.86	3.10%	241,226	Haringey	278.45	3.17%	211,285	-29,942
247.13	2.81%	218,479	Harrow	248.75	2.83%	188,749	-29,731
249.09	2.83%	220,212	Havering	252.78	2.88%	191,807	-28,405
297.74	3.39%	263,222	Hillingdon	302.47	3.44%	229,511	-33,711
268.77	3.06%	237,610	Hounslow	271.14	3.09%	205,738	-31,873
173.53	1.97%	153,412	Kingston upon Thames	176.11	2.00%	133,630	-19,782
204.57	2.33%	180,853	Merton	205.03	2.33%	155,574	-25,279
332.82	3.79%	294,235	Newham	340.98	3.88%	258,732	-35,503
296.79	3.38%	262,382	Redbridge	299.25	3.41%	227,068	-35,314
194.73	2.22%	172,154	Richmond upon Thames	195.85	2.23%	148,609	-23,545
200.15	2.28%	176,946	Sutton	202.22	2.30%	153,442	-23,504
271.17	3.09%	239,732	Waltham Forest	275.84	3.14%	209,304	-30,428
<b>5,532.55</b>	<b>62.96%</b>	<b>4,891,141</b>		<b>5,598.20</b>	<b>63.70%</b>	<b>4,247,851</b>	<b>-643,290</b>
<b>8,673.73</b>	<b>98.70%</b>	<b>7,668,152</b>	<b>Totals</b>	<b>8,787.89</b>	<b>100.00%</b>	<b>6,668,152</b>	<b>-1,000,000</b>

7,668,152

6,668,152

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## Cabinet

**Date: 15 January 2018**

**Subject: Financial Report 2017/18 – November 2017**

Lead officer: Roger Kershaw

Lead member: Mark Allison

### Recommendations:

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- A. That Cabinet note the financial reporting data relating to revenue budgetary control, showing a forecast net overspend at year end of £1.1million, 0.3% of the gross budget.

That Cabinet note the adjustments to the Capital Programme contained in Appendix 5b and approve the following adjustments to the Capital Programme

Scheme	2017/18 Budget	2018/19 Budget	2019/20 Budget	2020/21 Budget	Funding/Re-profiling
<b>Corporate Services</b>	£	£			
Westminster Council Coroners Court	0	460,000	0	0	New Scheme Merton Funded
Housing Company	(8,238,530)	1,486,190	4,942,360	1,809,980	Re-profiling
Bidding Fund	(1,216,400)	1,216,400	0	0	Re-profiling
Acquisitions Budget	(791,770)	791,770	0	0	Re-profiling
<b>Children, Schools and Families</b>					
Harris Academy Morden	(50,000)	(1,349,940)	1,399,940	0	Re-profiling
Harris Academy Merton	(220,000)	220,000			Re-profiling
St Mark's Academy	0	(1,423,600)	(1,128,700)	2,552,300	Re-profiling
New School	(566,260)	266,260	300,000	0	Re-profiling
<b>Environment &amp; Regeneration</b>					
Wimbledon Park Lake De-Silting	(106,500)	(1,143,500)	1,250,000	0	Re-profiling
Morden Leisure Centre	(705,360)	632,960	72,400	0	Re-profiling
Fleet Vehicles	(142,000)	142,000	0	0	Re-profiling
Merton Priory Chapter House Visitors' Centre	370,370	0	0	0	HLF/S106 Funded Scheme
<b>Total</b>	<b>(11,666,450)</b>	<b>1,298,540</b>	<b>6,836,000</b>	<b>4,362,280</b>	

- B. That Cabinet approve £170,540 Section 106 funding for Merton Priory Chapter House Visitor Centre for 2017/18.

### 1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 This is the financial monitoring report for period 8, 30<sup>th</sup> November 2017 presented in line with the financial reporting timetable.

This financial monitoring report provides:-

- The income and expenditure at period 8 and a full year forecast projection.
- An update on the capital programme and detailed monitoring information;
- An update on Corporate Items in the budget 2017/18;
- Progress on the delivery of the 2017/18 revenue savings

## 2. THE FINANCIAL REPORTING PROCESS

2.1 The budget monitoring process in 2017/18 will continue to focus on adult social care and children's social care as these areas overspent in 2016/17 and continue to have budget pressures.

2.2 Chief Officers, together with budget managers and Service Financial Advisers are responsible for keeping budgets under close scrutiny and ensuring that expenditure within budgets which are overspending is being actively and vigorously controlled and where budgets are underspent, these underspends are retained until year end. Any final overall overspend on the General Fund will result in a call on balances as has been the case for the last two financial years, however this action is not sustainable longer term.

### 2.3 2017/18 FORECAST OUTTURN BASED UPON LATEST AVAILABLE DATA

**Executive summary** – At period 8 to 30<sup>th</sup> November 2017, the year end forecast is a net £1.1m overspend compared to the current budget or 0.3% of the gross budget.

#### Summary Position as at 30th November 2017

	Current Budget 2017/18	Full Year Forecast (Nov)	Forecast Variance at year end (Nov)	Forecast Variance at year end (Oct)	Outturn variance 2016/17
	£000s	£000s	£000s	£000s	£000s
<b>Department</b>					
3A. Corporate Services	11,582	11,165	(417)	(383)	(1,287)
3B. Children, Schools and Families	53,915	55,915	2,000	1,558	1,154
3C. Community and Housing	64,424	65,775	1,351	1,423	10,124
3D. Public Health	0	0	0	(20)	16
3E. Environment & Regeneration	23,379	22,604	(775)	(520)	1,011
Overheads	0	0	0	0	12
<b>NET SERVICE EXPENDITURE</b>	<b>153,300</b>	<b>155,459</b>	<b>2,159</b>	<b>2,058</b>	<b>11,030</b>
<b>3E. Corporate Items</b>					
Impact of Capital on revenue budget	13,415	13,265	(150)	(150)	193
Other Central budgets	(21,707)	(22,621)	(914)	(464)	(8,329)
Levies	933	933	0	0	0
<b>TOTAL CORPORATE PROVISIONS</b>	<b>(7,359)</b>	<b>(8,423)</b>	<b>(1,064)</b>	<b>(614)</b>	<b>(8,136)</b>
<b>TOTAL GENERAL FUND</b>	<b>145,941</b>	<b>147,036</b>	<b>1,096</b>	<b>1,444</b>	<b>2,894</b>
<b>FUNDING</b>					
Revenue Support Grant	(15,520)	(15,520)	0	0	0
Business Rates	(35,483)	(35,483)	0	0	0
Other Grants	(10,733)	(10,733)	0	0	(537)
Council Tax and Collection Fund	(84,329)	(84,329)	0	0	0
<b>FUNDING</b>	<b>(146,065)</b>	<b>(146,065)</b>	<b>0</b>	<b>0</b>	<b>(537)</b>
					<b>0</b>
<b>NET</b>	<b>(124)</b>	<b>971</b>	<b>1,096</b>	<b>1,444</b>	<b>2,357</b>

The current level of GF balances is £12.778m and the minimum level reported to Council for this is £12.27m. This means that another reserve or further savings will need to be found to offset the

remaining £0.6m overspend.

Chart 1 below shows the forecast year end variance for departmental expenditure with a comparison against prior years.

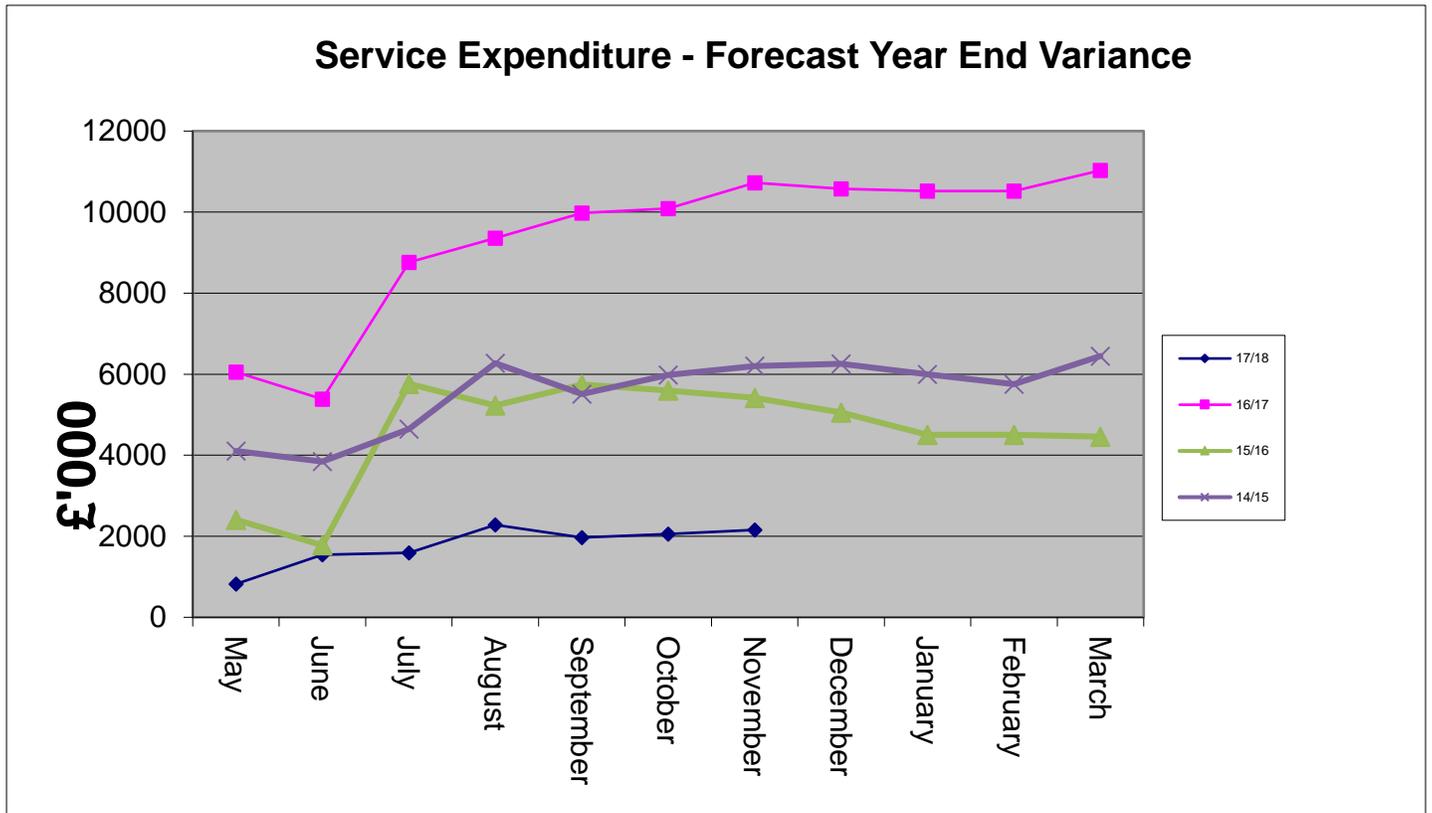
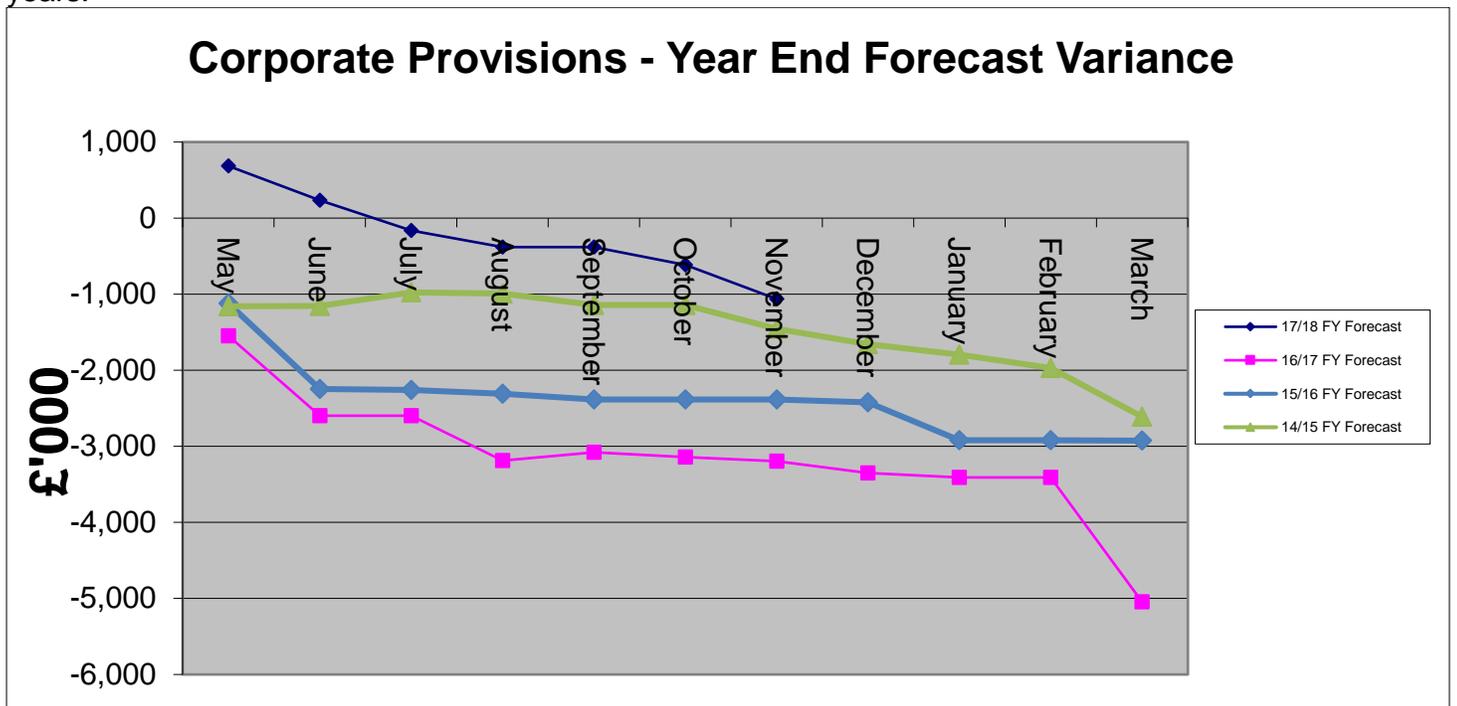


Chart 2 shows the forecast year end variance for corporate provisions with a comparison against prior years.



## Corporate Services

	2017/18 Current Budget	Full year Forecast November	Forecast variance at year end  November	Forecast variance at year end  October	2016/17 Outturn Variance
	£000	£000	£000	£000	£000
Business Improvement	3,129	3,087	-42	-55	-54
Infrastructure & Transactions	9,544	9,589	45	57	-431
Resources	6,496	6,674	178	221	-314
Human Resources	1,948	1,910	-38	-3	-34
Corporate Governance	2,491	2,406	-86	-94	-330
Customer Services	2,328	2,087	-241	-221	-164
Corporate Items including redundancy costs	1,002	769	-233	-290	40
<b>Total (controllable)</b>	<b>26,939</b>	<b>26,522</b>	<b>-417</b>	<b>-383</b>	<b>-1,287</b>

### Overview

At the end of period 8 (November) the Corporate Services (CS) department is forecasting an underspend of £417k at year end

### Business Improvement - £42k under

The systems and projects team is forecasting an underspend of £100k. This is due to vacant posts and recharges to CHAS. This underspend is offset by a projected shortfall on saving CSD42 which is not expected to be fully achieved in 17/18.

### Infrastructure & Transactions - £45k over

There are budget pressures in several teams.

The professional development centre (Chaucer Centre) is expected to under-achieve on income by £110k. Bookings year to date are lower than previous years.

The transactional services team are forecasting an overspend of £90k mainly because saving CS70 which is to charge for paper copies of invoices is unachievable due to delays in the implementation of e5, SharePoint and EDRMS.

The Garth Road income target is forecast to under-achieve by approximately £60k and there is a projected overspend in the Commercial Services team on staffing costs of £90k. This team is currently being restructured and therefore agency staff are in post until the vacant posts are recruited into. This team is essential in driving and delivering procurement savings across the Council.

These forecast overspends are partly offset by over-achievement of income on printing and the new rental agreement with CHAS 2013 Limited for occupancy of half of the 14<sup>th</sup> floor in the Civic Centre.

### **Resources - £178k over**

The division is forecasting to overspend due to staffing, including one case of long term sickness. There are ongoing additional staffing costs of e5 being funded within the division as system changes are identified and implemented. Some additional support days were necessary from the provider for system changes. The bank reconciliation function has also had additional consultancy days from the provider to increase automation.

There were some additional costs for the external audit which were due to the implementation of the new financial system, as discussed at the Standards & General Purposes Committee in September.

The closing of accounts process for 2016/17 and the external auditors have highlighted a few areas of concern in meeting the early closure deadlines for next year. Some additional short-term resources are required to address these issues and a project plan has been developed.

### **Human Resources – £38k under**

The forecast cost of the payroll service with Agilisys has increased by 30% (approx. £90k) since Richmond left the shared service. This is being offset by a number of vacant posts within the division. There is an expected shortfall on schools buy back income of £78k.

### **Corporate Governance - £86k under**

The forecast underspend is partly due to a £27k underspend in Internal Audit and £23k in Benefits Investigation where a 18/19 saving has been captured early.

There are other forecast underspends on non salary budgets across the division.

The South London legal partnership (SLLp) has budget pressures on staffing costs but this is being recovered by hard charging to the five boroughs in the partnership. There are numerous agency staff as recruitment is becoming increasingly difficult in certain teams. This is being closely monitored and is reported to all partnership boroughs.

### **Customer Services - £241k under**

The Merton Bailiff Service is forecasting over-achieving income by £345k but this is offset by a forecast £70k under-achievement of income in the Shared Bailiff Service.

The Communications Service is under-achieving on advertising the income target which is partially offset by underspends elsewhere in the service. The team are working to address the likely failure to achieve income targets through a review of the strategy. A task and finish group has been established to take this forward with the aim of a refreshed strategy and agreed targets being drafted by the financial year end.

### **Corporate Items - £233k under**

Redundancy costs are forecast to be approximately £400k over budget based on year to date actuals.

This is being offset by a reduction in the housing benefit provision.

The coroners' court is expected to overspend by £150k. Further information has been requested from Westminster, the lead borough.

£60k forecast spend is projected to address cyber security issues following recent security threats. Credit card charges which are currently passed on to customers will also cease in January 2018 and the forecast part year costs are approx. £25k. The additional cost of Microsoft Enterprise licenses of £140k is also being met from this budget.

The budget monitoring process will focus on pressures to ensure remedial action is taken and underspends can be held to offset any overspends.

## Environment & Regeneration

Environment & Regeneration	2017/18 Current Budget	Full year Forecast (Nov)	Forecast Variance at year end (Nov)	Forecast Variance at year end (Oct)	2016/17 Outturn Variance
	£000	£000	£000	£000	£000
Public Protection	(10,514)	(12,160)	(1,646)	(1,441)	1,290
Public Space	15,232	15,985	753	665	510
Senior Management	1,015	1,012	(3)	(12)	(44)
Sustainable Communities	12,221	12,342	121	268	(745)
<b>Total (Controllable)</b>	<b>17,954</b>	<b>17,179</b>	<b>(775)</b>	<b>(520)</b>	<b>1,011</b>

Description	2017/18 Current Budget	Forecast Variance at year end (Nov)	Forecast Variance at year end (Oct)	2016/17 Variance at year end
	£000	£000	£000	£000
Overspend within Regulatory Services	627	182	210	(34)
Underspend within Parking & CCTV Services	(11,617)	(1,787)	(1,616)	1,442
Underspend within Safer Merton	476	(41)	(35)	(118)
<b>Total for Public Protection</b>	<b>(10,514)</b>	<b>(1,646)</b>	<b>(1,441)</b>	<b>1,290</b>
Overspend within Waste Services	13,979	259	365	168
Underspend within Leisure & Culture	898	(85)	(89)	(72)
Overspend within Greenspaces	1,307	386	214	206
Overspend within Transport Services	(952)	193	175	342
<b>Total for Public Space</b>	<b>15,232</b>	<b>753</b>	<b>665</b>	<b>510</b>
Underspend within Senior Management & Support	1,015	(3)	(12)	(44)
<b>Total for Senior Management</b>	<b>1,015</b>	<b>(3)</b>	<b>(12)</b>	<b>(44)</b>
Underspend within Property Management	(2,604)	(267)	(149)	(564)
Overspend within Building & Development Control	(332)	434	452	(157)
Underspend within Future Merton	15,157	(46)	(35)	(158)
<b>Total for Sustainable Communities</b>	<b>12,221</b>	<b>121</b>	<b>268</b>	<b>(789)</b>
<b>Total Excluding Overheads</b>	<b>17,954</b>	<b>(775)</b>	<b>(520)</b>	<b>1,011</b>

### Overview

The department is currently forecasting an underspend of £775k at year end. The main areas of variance are Regulatory Services, Parking Services, Waste Services, Greenspaces, Transport Services, Property Management, and Building & Development Control.

## **Public Protection**

### **Regulatory Services overspend of £182k**

The forecast overspend is as a result of a few factors. Firstly, a 2017/18 saving (E&R14) of £100k relating to further expansion of the Regulatory Services Partnership to include the London Borough of Wandsworth, will not be achieved this year, as it is expected that the expansion will not commence until April 2018. Secondly, it was necessary for the Partnership to engage the services of a project manager to develop the expanded Shared service business model. The funding of this is split between the participating authorities and Merton's share of this is expected to be around £33k. Thirdly, an underachievement of Licensing income of £39k is forecast, which is associated with a 2016/17 saving (E&R13) of £50k. Finally, the section is liable for any Mortuary costs, which is not within their control. An overspend of £27k related to this service is being forecast.

### **Parking & CCTV Services underspend of £1,787k**

The underspend is mainly as a result of the protracted timeframe for the implementation of the ANPR system across the borough. The section did not have a fully functional system until February 2017, but the necessary upgrades and camera performance reviews conducted by the contractor and officers from the team have now been completed. The positive effects of this fully functional system e.g. improved traffic flow are expected to be realised during the year. The later start of the ANPR enforcement has resulted in a delay in motorist compliance with traffic regulations and the revenue generated reflecting this. It is difficult to predict when compliance will begin to set in and how this will affect revenue but this will be closely monitored and future forecasts amended accordingly.

Included within this forecast is an employee related overspend of c£337k due to a combination of savings not yet implemented and increased demand. Due to the implementation of the diesel surcharge and the delay in fully implementing ANPR the section has been forced to delay implementing certain savings, whilst needing to recruit additional agency staff to manage PCN and permit demands. This pressure is being offset by an over-recovery in permit revenue (£386k).

## **Public Space**

### **Waste Services overspend of £259k**

The forecast overspend relates mainly to the Phase C contract (£614k), which has been rolled out successfully delivering in excess of £1.3m savings. However, as part of the approved MTFs savings, the budget has been reduced by in excess of £1.9m. This budget pressure is mitigated next year when the new wheelie bin service is rolled out along with reduced frequency of collection, which will deliver additional savings in the contract cost for the service. This overspend is being partially mitigated from in-year underspends on disposal costs (£361k).

### **Greenspaces overspend of £386k**

Although significant savings have already been realised, the section is forecasting to overspend on its Phase C contract by around £95k. This overspend is not expected to repeat next year.

In addition, arboriculture is forecast to overspend by c£160k as a result of work required on the borough's trees in order to avoid accidents or damage. The team is undertaking a review of work to ensure only essential work is completed for the remainder of the year. From April next year, this work is expected to be carried out by IDVerde and will benefit from the lower rates available through the

## Phase C arrangements.

The section is also currently forecasting to underachieve on its income expectations in the following areas. Firstly, on events related income (£103k), whereby related savings of £170k have been implemented in the last two years, and whilst one event boosted the income, work continues to identify how income from events in parks, including developing working partnerships with external event production companies, can be generated.

Secondly, due to a delay in the implementation of 2016/17 saving E&R26 (£60k) i.e. P&D within certain parks. This is due to be partially implemented this autumn leading to an expectation that only £5k of the associated saving will be achieved this year. The revised income figure is, in part, a consequence of the outcome of the formal consultation on the parking scheme that occurred during summer 2017. The consequence of this consultation was that the parking charge proposals at one location, and at all other locations on Saturdays, were dropped by the Council, meaning that the initial income expectations of £60k thereby became unrealistic.

These forecast overspends are being partially mitigated from other grants and contributions.

### **Transport services overspend of £193k**

The overspend relates to the Operations and Workshop side of the section. Within Transport Operations, an employee overspend of £58k is forecast mainly as a result of additional agency and overtime requirements due to covering sick leave and vacancies. This also causes a knock on effect for covering core routes, whereby, the only option on occasions is to utilise third party transport providers to cover the routes, which results in further unrecoverable costs (£57k).

Within the Workshop section, the overspend (£70k) relates to invoices for payment relating to good/services received prior to 1<sup>st</sup> April, at which point the workshop was transferred to Veolia.

## **Sustainable Communities**

### **Building & Development Control overspend of £434k**

The section is forecasting to underachieve on income by £520k, in particular within Building Control. This reflects the continued reduction in the Authority's market share. This downward trend has also impacted on the section's ability to meet some of its associated 2017/18 savings, notably ENV20, D&BC1, D&BC2, D&BC3, D&BC5, and D&BC6 i.e. Increased income from building control services, fast tracking of householder applications, commercialisation of the service, and removal of the Planning Duty service. Replacement savings have been agreed by Cabinet that will help mitigate this pressure from 2018/19.

The section is also forecasting a reduction, when compared to 2016/17, in development control income of around £434k due to a downturn of around 10% in planning applications and fewer planning performance agreements being secured so far this year. This results in only an underachievement against budget of £48k, but is a considerable decrease in expected income levels.

### **Property Management underspend of £267k**

The main reason for the forecast underspend is as a result of exceeding their commercial rental income expectations by £428k mainly due to conducting the back log of rent reviews in line with the tenancy agreements. £316k relates to ongoing rental income but £112k is back rent due this year only. This overachievement of income is being partially offset by an overspend within Employees (£29k), buildings and grounds maintenance (£52k), and supplies & services (£71k).

## Children Schools and Families

Children, Schools and Families	2017/18 Current Budget £000	Full year Forecast (Nov) £000	Forecast Variance at year end (Nov) £000	Forecast Variance at year end (Oct) £000	2016/17 Variance at year end £000
Education	16,431	15,933	(498)	(636)	(874)
Social Care and Youth Inclusion	20,752	23,676	2,924	2,541	3,259
Cross Department budgets	1,668	1,590	(78)	(36)	(271)
PFI	7,916	7,723	(193)	(156)	(549)
Redundancy costs	2,083	1,928	(155)	(155)	(411)
<b>Total (controllable)</b>	<b>48,850</b>	<b>50,350</b>	<b>2,000</b>	<b>1,558</b>	<b>1,154</b>

### Overview

At the end of November Children Schools and Families had a forecast overspend of £2.000m on local authority funded services. Although the department received £1m growth which was allocated against placement budgets, there were pressures over and above the growth allocated to the department some of which were offset by planned underspends and management action in year. Whilst some planned underspends continued, the majority of the underspend used to offset cost pressures last year were either non-recurrent management action or one-off windfalls which are not guaranteed or expected in the current financial year.

The forecast overspend also includes the cost for agency staff (£480k) which was funded from the Corporate Contingency for the last three years to enable the department to maintain safe caseloads as part of our agreed approach and service model.

Due to the volatile nature of placement and SEN transport budgets and the current volume of CSC activity and EHCP requests we are exercising appropriate demand management balancing our education and social care statutory duties with careful and considered oversight of spend.

### Local Authority Funded Services

Significant cost pressures and underspends identified to date are detailed below:

Description	Budget £000	Nov £000	Oct £000	2016/17 £000
Procurement & School organisation	592	(361)	(366)	(448)
SEN transport	4,131	591	396	394
Early achievement of savings	200	(200)	(200)	0
SEN statement support team	394	(78)	(80)	(7)
My futures team	517	(110)	(101)	(35)
Staffing underspends across Early Years services	1,477	(170)	(102)	(333)
Other small over and underspends	9,120	(170)	(183)	(445)
<b>Subtotal Education</b>	<b>16,431</b>	<b>(498)</b>	<b>(636)</b>	<b>(874)</b>
Fostering and residential placements (ART)	5,226	419	288	611
Supported lodgings/housing	1,645	111	154	1,110
Un-accompanied asylum seeking children (UASC)	534	826	831	579
Community Placement		500		0
No Recourse to Public Funds (NRPF)	21	345	347	484

Social Work staffing	4,714	549	672	282
Family and Adolescent Services	43	31	17	0
MOSAIC implementation support	0	86	63	0
Other small over and underspends	8,569	57	169	288
<b>Subtotal Children's Social Care and Youth Inclusion</b>	<b>20,752</b>	<b>2,924</b>	<b>2,541</b>	<b>3,259</b>

### Education Division

Procurement and school organisation budgets are forecast to underspend by £361k as a result of lower spend on re-venue budgets. This budget relates to construction projects that cannot be classified as capital. The majority of this is required for temporary classrooms due to rising pupil demand when it is not viable to provide permanent buildings.

The SEN transport budget is forecasting to overspend by £591k at the end of the financial year. As at 4 December of 222 current service agreements (i.e. individual taxi routes), two thirds have been procured via the Adam e-tendering system since January 2017. The bulk of re-tendering was conducted over the summer holiday period and has produced savings (estimated at between 15-19% on those routes) which has enabled us to contain expenditure despite the increased number of children transported. We have seen a 15% increase with 216 children using taxis in September 2016 and 249 in November 2017.

A full review of the routes purchased from taxi providers was conducted prior to the summer procurement programme and this identified routes to be prioritised for tendering and those where it was considered not to be sensible to re-procure at the time for reasons related to the needs of the individual service user or where savings could be achieved by re-negotiating the existing service agreement e.g. by adding or removing clients and adjusting the cost accordingly. A further full review will be undertaken in January to determine whether existing routes should be re-tendered although any benefit would largely be in the next financial year.

Education savings was brought forward by a year which will result in a one-off in-year underspend of £200k.

The SEN support team is forecasting a £78k underspend on staffing due to difficulties in recruiting appropriate staff to vacancies. Recruitment continues to ensure we can meet our statutory duties in relation to EHCP timeliness.

The My Futures team is estimated to underspend by £110k due to vacancies held during the year while team was restructured.

As part of management action, where possible, recruitment to vacancies in some early years service areas was delayed with the aim to reduce the overall in-year departmental overspend. This is estimated to result in an overall underspend of £170k.

There are various other small over and underspends forecast across the division netting to a £170k underspend. These combine with the items described above to arrive at the total reported divisional underspend of £498k.

## Children's Social Care and Youth Inclusion Division

While the numbers of Looked after Children (LAC) remain relatively stable, and indeed Merton maintains relatively low levels of children in care, the complexity of a significant proportion of cases is causing cost pressures as detailed below. Placement costs are reviewed on a monthly basis and assumptions reviewed quarterly to ensure that projections of spend are as accurate as possible.

Service	Budget £000	Forecast spend £000	Variance		Placements	
			Nov £000	Oct £000	Nov Nr	Oct Nr
Residential Placements	2,239	2,234	(5)	(123)	12	11
Independent Agency Fostering	1,789	1,896	107	113	46	48
In-house Fostering	964	1,181	217	207	59	57
Secure accommodation	134	4	(130)	(134)	0	0
Mother and baby	100	330	230	225	2	2
<b>Total</b>	<b>5,226</b>	<b>5,645</b>	<b>419</b>	<b>288</b>	<b>119</b>	<b>118</b>

The ART service seeks to make placements with in-house foster carers wherever possible and in line with presenting needs, however, the needs of some looked after children mean that placements with residential care providers or independent fostering agencies are required. Some specific provision is mandated by the courts.

- The residential placement expenditure is forecast to underspend by £5k. This change from last month is due to an additional young person moving into a children's home. There is also additional respite provision included in this forecast.
- The agency fostering placement expenditure is expected to overspend in November by £107k. This change is due to additional costs for 2 placements. This is a very volatile budget and therefore subject to fluctuation during the year.
- The in-house foster carer expenditure is forecast to overspend by £217k. We had 3 new placements and one ended in November.
- We had one young person in secure accommodation for a few days. He has now left.
- There are no new Mother and Baby placement in November but one placement has been extended.

The budget for semi-independent and supported lodgings/housing placements are estimated to overspend by £111k. The cost reduction is due to 4 young people being offered permanent housing starting in January. This budget is used to finance placements for young people aged 16/17 and above. These are for young people who require semi-independent provision and for Care Leavers through to independence or, in some cases, through to the age of 21 (older in exceptional circumstances), as part of our statutory duties. There were 64 semi-independent placements for young people at the end of November 2017.

The UASC placements are expected to overspend by £826k this year.

Service	Budget £000	Forecast spend £000	Variance		Placements	
			Nov £000	Oct £000	Nov Nr	Oct Nr
Independent Agency Fostering	369	231	(138)	(164)	8	7
In-house Fostering	0	365	365	365	15	14
Supported lodgings/housing	165	764	599	630	29	29
<b>Total</b>	<b>534</b>	<b>1,360</b>	<b>826</b>	<b>831</b>	<b>52</b>	<b>49</b>

At the end of November we had 52 UASC placements with a number of young people aged 18+ with

no recourse to public funds in semi-independent accommodation.

We are forecasting an additional £500k overspend on a community placement from this month. This provision relates to a complex case currently under discussion between the CCG and the local authority. Although we have been aware of this case since late last year, we have to date only been including costs for adaptations, equipment, a commissioning officer and direct payments paid by Merton. The forecast overspend relate to nursing care which has recently been claimed for by the CCG at a much higher cost than originally expected and is currently being disputed. The figure is our best estimate at this stage but is subject to change.

The NRPF budget is expected to overspend by £345k in the current financial year. The NRPF worker is working closely with housing colleagues to manage cases as they arise and is also reviewing historic cases to identify ones where claimant circumstances has changed and can therefore be stepped down from services. We continue to use the Connect system to progress cases and continue to review open cases with the aim to limit the cost pressure on the council.

The Central Social Work, MASH, First Response, CASA, Bond Road and CWD team's staffing costs are expected to overspend by £549k. The majority of this is due to additional social work capacity required to manage safe caseloads, previously funded by the council's contingency, and are kept under regular review as they are covered by agency. On top of the additional staff, the team also has to cover vacancies with agency staff due to difficulty in recruiting permanent members of staff.

The Family and Adolescent Services staffing budget is expected to overspend by £31k. This is due to the head of service post which had been deleted as part of the 2017/18 savings being covered by an agency member of staff due to short term service requirements. These arrangements ceased in September.

Following the implementation of MOSAIC, some changes and service support is still required which is now funded from the departmental budgets rather than from the project. The support is expected to be required until the end of December and the estimated cost of £86k is expected to increase towards year-end.

There are various other small over and underspends forecast across the division netting to a £57k overspend. These combine with the items described above to arrive at the total reported divisional overspend of £2,924k.

### **Dedicated Schools Grant**

DSG funded services is forecast to overspend by £1.534m. These budgets are not within the council's general fund and cannot be offset against the local authority funded budgets. Any overspend will be funded from the DSG reserve and applied after consultation with Schools Forum. Variances between individual subjectives have been shown in the overall departmental analyses.

The main reasons for the forecast relates to an estimated overspend of £1.099m on Independent Day School provision, £363k on EHCP allocations to maintained primary and secondary schools and £521k on additional school business rate adjustments primarily due to the revaluation of properties in the beginning of 2017. This is offset by an estimated £323k underspend on Independent residential School provision.

There are various other smaller over and underspends forecast across the DSG netting to a £126k underspend which, combined with the items above, equates to the net overspend of £1.534m.

## Management Action

### New burdens

There are a number of duties placed on the Local Authority which have not been fully funded or not funded at all through additional burdens funding from Central Government. £1m growth was added by the council in 2017/18 to the supported housing/lodgings budget. Excluding the cost of these duties would leave a net departmental overspend of £718k, however that figure masks substantial once off windfalls and non-recurrent and recurrent management action. The table below highlights the continued estimated overspends relating to these unfunded duties:

Description	Budget £000	Nov overspend forecast £000	Oct overspend forecast £000
Supported lodgings/housing	1,645	111	154
Un-accompanied asylum seeking children (UASC)	534	826	831
No Recourse to Public Funds (NRPF)	21	345	347
<b>Total</b>	<b>2,200</b>	<b>1,282</b>	<b>1,332</b>

Following changes introduced through the Children & Social Work Act, local authorities will take on new responsibilities in relation to children in care and care leavers. Local authorities will be required to offer support from a Personal Adviser to all care leavers to age 25. New burdens funding will be provided to support implementation of this change.

### Staffing

Agency cost continues to be a cost pressure for the department as permanent social worker recruitment continues to be challenging. We are operating, however at our lowest level of agency staff in 3 years. The continued recruitment drive including recruitment of NQSWs, temporary to permanent initiatives and retention payments will all have a positive impact on the current financial year and we will continue to take action to bring down anticipated overspends on agency/staffing costs.

### Placements

Our strong management oversight enables us to ensure that an appropriate entry to care threshold is well-maintained. The impact of increased numbers of UASC is in particular affecting our LAC and care leaver numbers and we remain in the lowest rate of care range in London.

Work continues to ensure we lever in appropriate health contribution to children with complex needs and our ART service is driving down placement costs including through regional partnership commissioning.

Our ART Fostering Recruitment and Assessment team is continuing to recruit new foster carers who will offer locally based placements. This continues to enable a reduction in more expensive agency foster placements, but there is a time lag.

Our ART Placement service is working with providers to establish more local provision and offer better value placements to the Council. There is now an established agreed cost framework for semi-independent providers and this has resulted in more appropriately priced placements for Care Leavers and older LAC.

We have contracted with a provider to block purchase five independent units for care leavers aged

18+. This will act as a step down into permanent independent living. For the total 5 placements in the provision, this cost is £1,400 per week. This is a significantly better financial deal than using the semi-independent market for our care leavers. We have three young people already living there and a fourth will be joining in December. The fifth young person will join early in the New Year. Many of these young people will also be eligible to claim Housing Benefit.

We have updated our Staying Put policy for young people aged 18+ to enable them to remain with their foster carers as recommended following our Ofsted inspection. We currently have 6 young people remaining with in house foster carers. Financially this is a more cost effective offer than semi-independent provision. However, the increased use of Staying Put for young people aged 18+ impacts on available placements for younger teenagers and therefore there is a likelihood of an increase in the use further IFA placements in the near future. We continue to focus our foster carer recruitment on carers for teenagers to mitigate these potential additional costs.

### General

The department continues to scrutinise all budgets to see how we can offset the above costs pressures and others created by growing demographics and new burdens. Where possible we will use grant and income flexibly to bring our anticipated spend in line with available budgets.

## Community and Housing Current Summary Position

### Overview

Community and Housing is now forecasting an overspend of £1.35m as at November 2017. This is due to a reduction of £51k since period 7 (October).

The position has remained stable although the service continues to encounter many challenges.

The main variance is in the Adult Social Care division of Access & Assessment. Community and Housing and is therefore supported by other under spends in other Adult Social Care divisions and Merton Adult Learning.

The 2017/18 budget was set on the basis of period 9 2016/17 budget forecast. Between period 9 and the year end, placements expenditure increased by £700k against the forecast. In addition, the service was hit with a late clawback of Better Care Fund (BCF) monies due to the late reporting of performance on the main factor in the BCF risk share agreement. The service therefore has a financial hit of £275k in 2017/18.

<b>Community and Housing</b>	<b>2017/18 Current Budget</b>	<b>Full Year Forecast (Nov)</b>	<b>Forecast Variance (Nov)</b>	<b>Forecast Variance (Oct)</b>	<b>2016/17 Outturn Variance</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
<b>Access and Assessment</b>	46,799	48,026	1,227	1,288	9,432
<b>Commissioning</b>	4,233	4,213	(20)	(30)	67
<b>Direct Provision</b>	4,373	4,170	(203)	(186)	(169)
<b>Directorate</b>	755	865	110	90	(274)
<b>Adult Social Care</b>	<b>56,160</b>	<b>57,274</b>	<b>1,114</b>	<b>1,162</b>	<b>9,056</b>
<b>Libraries and Heritage</b>	1,975	1,970	(4)	4	(88)
<b>Merton Adult Education</b>	0	0	0	0	501
<b>Merton Adult Education- Commissioning Model</b>	48	42	(6)	(6)	0
<b>Housing General Fund</b>	1,937	2,186	249	263	655
<b>Sub-total</b>	<b>60,120</b>	<b>61,472</b>	<b>1,352</b>	<b>1,423</b>	<b>10,124</b>
<b>Public Health</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(20)</b>	<b>16</b>
<b>Grand Total</b>	<b>60,120</b>	<b>61,472</b>	<b>1,352</b>	<b>1,403</b>	<b>10,140</b>

### Adult Social Care

The collaborative focus on spend has continued to stabilise and improve the forecast outturn. Spend is being pulled wherever this is possible, which has resulted in a further £49k reduction in the forecasted outturn.

Meetings are taking place with the mental health provider to identify actions to bring the expenditure on mental placements back in line with the budget. Mental Health is a major contributor to the departments current forecast overspend on placements of £2.4m.

### **Access & Assessment - £1.2m overspend**

The forecast outturn has improved by £62k. The key reason for this is the newly formed Outcome Forum having an impact. Placements spend has reduced by £89k as a result. The Outcome Forum focusses on challenging and improving practice in assessment and support planning. A full review of staff costs has resulted in some changes in the forecast, and funding from the Better Care Fund (agreed with Merton CCG) has been applied to local budgets.

This section is forecasting an over spend which made up of under and overspends as follows:-

<b>Access &amp; Assessment</b>	<b>Forecast Variances (Nov) £00</b>	<b>Forecast Variances (Oct) £000</b>
Underspend on Concessionary Fares	(92)	(92)
Overspend on Better Care Fund Risk Share for 2016/17	275	275
Other	(4)	(18)
Placements	2,434	2,523
Income	(1,386)	(1,400)
<b>Total</b>	<b>1,227</b>	<b>1,288</b>

### **Commissioning - £20k underspend**

The forecast outturn as worsened by £10k, largely due to the costs of implementing a new payment card for Direct Payments. This is a one-off cost necessitated by the withdrawal of the current card provider from this market.

### **Direct Provision - £203k underspend**

This service is currently forecasting an under spend of £202k which is due to the transfer of existing expenditure to the Disability Facilities Grant (DFG).

This service has also seen an improved income collection due to the increase number of self funders accessing the Eastways day centre.

### **Directorate - £110k overspend**

The directorate forecasted expenditure has increased by £19k due to the extension of current contracts to facilitate the completion of a project.

### **Adult Social Care: other management action 2017/18**

The service continues to monitor its action plan in place to ensure issues are identified and resolved quickly. A highlighted report is updated and reviewed each Monday by the Director at the weekly budget meeting.

## **C&H-Other Services**

### **Libraries- £4k underspend**

This service is expecting to underspend by £4k. This is a reduction of £8k since November and is attributable to a reduction in agency staffing costs and an improved income position.

### **Adult Learning - £6k underspend**

The Adult Learning forecast remains unchanged since September budget monitoring report.

This budget is fully reliant on ESFA funding. This has two elements:-

1. Formula funding (payment on delivery); and
2. Community learning (block grant that can be used at the services discretion for adult learning purposes).

The £6k underspend is from fees collected by the service for the in house Learning Difficulties and Disabilities provision provided.

### **Housing - £249k overspend**

This is a statutory and demand led service. There continues to be budget pressures on the service and an over spend is currently forecast reflective of continued cost pressures, including temporary accommodation subsidy arrangement.

However, despite this being such a volatile service the service continues to prevent homelessness, thus avoiding expensive placements into temporary accommodation and as at the end of November there had been a slight reduction of the numbers placed. There were 178 Households in TA as at the end of November compared to 180 in October.

The service also continues to maximise income collection for clients living in temporary accommodation by collecting personal contributions from clients, Housing Benefit and Universal Credit

The service is currently working towards implementing the Homeless Reduction Act and will proceed with a planned restructure to meet the new legislative requirements and any savings which are required.

<b>Housing</b>	<b>Forecast Variances (Nov) £'000</b>	<b>Forecast Variances (Oct) £'000</b>	<b>Forecast Variances (Sept) £'000</b>
Temporary Accommodation-Expenditure	992	981	1,031
Temporary Accommodation-Client Contribution	(611)	(611)	(624)
Temporary Accommodation-Housing			

Benefit Income	(361)	(361)	(445)
Temporary Accommodation-Subsidy Shortfall	582	582	621
Temporary Accommodation- Grant	(406)	(406)	(406)
<b>Total Temporary Accommodation</b>	<b>196</b>	<b>185</b>	<b>177</b>
Housing Other- Over(under)spends	53	78	80
<b>Total</b>	<b>249</b>	<b>263</b>	<b>257</b>

### Public Health – Forecasting a breakeven position

Public Health underspend is now forecasting a breakeven position.

### Corporate Items

The details comparing actual expenditure up to 30 November 2017 against budget are contained in Appendix 2. The main areas of variance as at 30 November 2017 are:-

Corporate Items	Current Budget 2017/18 £000s	Full Year Forecast (Nov.) £000s	Forecast Variance at year end (Nov.) £000s	Forecast Variance at year end (Oct.) £000s	2016/17 Year end Variance £000s
<b>Impact of Capital on revenue budget</b>	<b>13,415</b>	<b>13,265</b>	<b>(150)</b>	<b>(150)</b>	<b>193</b>
Investment Income	(1,186)	(800)	386	386	(176)
Pension Fund	3,350	3,350	0	0	(498)
Pay and Price Inflation	736	486	(250)	(100)	(739)
Contingencies and provisions	4,406	3,356	(1,050)	(750)	(3,495)
Income Items	(1,152)	(1,152)	0	0	(330)
Appropriations/Transfers	(5,543)	(5,543)	0	0	(3,091)
<b>Central Items</b>	<b>611</b>	<b>(303)</b>	<b>(914)</b>	<b>(464)</b>	<b>(8,329)</b>
Levies	933	933	0	0	0
Depreciation and Impairment	(22,318)	(22,318)	0	0	0
<b>TOTAL CORPORATE PROVISIONS</b>	<b>(7,359)</b>	<b>(8,423)</b>	<b>(1,064)</b>	<b>(614)</b>	<b>(8,136)</b>

There are several changes in the forecast since October:-

- It is anticipated that the provision for utilities inflation will underspend by £150k.
- There has been a further review of the corporate contingency and it is considered that £150k of this can be released at this stage to offset the net overspend in service departments.
- A budget of £450k was provided for the apprenticeship levy in 2017/18 and currently £263k has been paid over. It is expected that there will be an underspend of £50k against this budget at year end.

Finally, in terms of budgeted funding, following a review of the amount anticipated from New Homes Bonus in 2017/18 it is forecast that there will be a shortfall of £82k against the budgeted income of £4.150m.

#### 4. CAPITAL PROGRAMME 2017-21

4.1 The Table below shows the movement in the 2017/21 corporate capital programme since the last meeting of Cabinet:

Depts	Current Budget 17/18	Variance	Revised Budget 17/18	Current Budget 18/19	Variance	Revised Budget 18/19	Revised Budget 19/20	Variance	Revised Budget 19/20	Revised Budget 20/21	Variance	Revised Budget 20/21
<b>CS</b>	23,745	(10,277)	13,468	18,508	3,924	22,432	10,626	4,942	15,568	2,135	1,810	3,945
<b>C&amp;H</b>	1,802	0	1,802	773	0	773	480	0	480	630	0	630
<b>CSF</b>	7,835	(772)	7,062	17,449	(2,291)	15,158	7,536	571	8,107	650	2,552	3,202
<b>E&amp;R</b>	18,146	(439)	17,707	25,086	(3,233)	21,853	7,738	1,322	9,060	5,017	0	5,017
<b>TOTAL</b>	<b>51,528</b>	<b>(11,488)</b>	<b>40,039</b>	<b>61,816</b>	<b>(1,600)</b>	<b>60,216</b>	<b>26,380</b>	<b>6,836</b>	<b>33,216</b>	<b>8,432</b>	<b>4,362</b>	<b>12,794</b>

4.2 The table below summarises the position in respect of the Capital Programme as at November 2017. The detail is shown in Appendix 5a

#### Merton Summary Capital Report – November 2017 Monitoring

Department	Actuals to September	Profiled Budget to September	Variance	Final Budget	Final Forecast	Full Year Variance
Corporate Services	1,537,829	10,020,299	(8,482,470)	13,468,250	13,777,644	309,394
Community and Housing	472,573	942,030	(469,457)	1,801,580	1,739,090	(62,490)
Children Schools & Families	3,574,985	6,847,990	(3,273,005)	7,062,350	6,990,292	(72,058)
Environment and Regeneration	7,768,155	13,160,069	(5,391,914)	17,707,050	16,914,069	(792,981)
<b>Capital</b>	<b>13,353,542</b>	<b>30,970,388</b>	<b>(17,616,846)</b>	<b>40,039,230</b>	<b>39,421,095</b>	<b>(618,135)</b>

a) Corporate Services:

Virements - A virement of £30k is being made from the Bidding Fund to Children's Safeguarding in CSF to undertake essential works

Reprofiling – The following Schemes have been re-profiled across the approved capital programme:

Scheme	2017/18 Budget	2018/19 Budget	2019/20 Budget	2020/21 Budget	Funding/Re-profiling
	£	£			
Housing Company	(8,238,530)	1,486,190	4,942,360	1,809,980	Re-profiling
Bidding Fund	(1,216,400)	1,216,400	0	0	Re-profiling
Acquisitions Budget	(791,770)	791,770	0	0	Re-profiling

New Scheme – One new scheme has been added to the departments programme that of Westminster Council Coroners Court for Merton's share of the scheme to bring facilities up to the required standard.

Projected Outturn - Currently officers are projecting an overspend on Customer Contact /EDRMS of £710k, Social Care IT System £185k - the split between capital and revenue budgets is currently being finalised. There are currently four projected underspends the Acquisitions Budget £0.5million, £41k SCIS/FIS Scanning Solution, £25k on Works to Other Buildings and £19k on IT System Projects.

- b) Community and Housing Projected Outturn – Officers are projecting a full spend on all budgets apart from Disabled Facilities Grants which is showing a year-end underspend of £62k.
- c) Children, Schools and Families  
Virements – the following virements are proposed:

	2017/18 Virements
	£
Dundonald	20,000
Hatfeild	(26,000)
Joseph Hood	(4,500)
Lonesome	1,400
Malmesbury	(1,400)
Pelham	(8,200)
Singlegate	(60,290)
St Mark's	12,600
Wimbledon Chase	1,600
Wimbledon Park	4,500
Perseid	60,290
Children's Safeguarding (from Bidding Fund)	30,000

Re-profiling – the following re-profiling is proposed:

Scheme	2017/18 Budget	2018/19 Budget	2019/20 Budget	2020/21 Budget	Funding/Re-profiling
	£	£	£	£	
<b>Children, Schools and Families</b>					
Harris Academy Morden	(50,000)	(1,349,940)	1,399,940	0	Re-profiling
Harris Academy Merton	(220,000)	220,000			Re-profiling
St Mark's Academy	0	(1,423,600)	(1,128,700)	2,552,300	Re-profiling
New School	(566,260)	266,260	300,000	0	Re-profiling
Perseid	40,000	(40,000)	0	0	Re-profiling
School Equipment Loans	(4,900)	4,900			Re-profiling

Projected Outturn – All schemes are projected to fully spend apart from Unallocated SEN which is showing an in year variance of £72k.

- d) Environment and Regeneration

Virement – One virement is proposed of £74k from Figges Marsh to Casualty Reduction and Schools which are both TfL Schemes.

Changes to funding – the following amendments to the funding levels of schemes are proposed (including a new scheme for Merton Priory Chapter House):

	2017-18 Adjustments	2018/19 Adjustments	
	£	£	
Morden Shop Front Improvement	32,300		Additional Section 106 Funding
Bungalow A	40,000		Funded by a Revenue Contribution
Merton Priory Chapter House Visitor Centre	370,790		Mixture of HLF and S106 Match Funding
Unallocated TfL		(864,800)	Confirmed allocation from TfL £1.4 m of which an estimated £400k is Revenue
Morden TfL		(2,000,000)	It is envisaged that this allocation will form part of latter years funding
Beddington Lane Cycle Route	40,000		Additional TfL Funding
TfL Cycle Quietways	27,650		Additional TfL Funding
TfL Principal Road Maint	18,680		Additional TfL Funding
CIL IT System – Scheme removed	(15,000)		Scheme completed without utilising this funding

Re-profiling– The following re-profiling is proposed:

Scheme	2017/18 Budget	2018/19 Budget	2019/20 Budget	2020/21 Budget	Funding/Re-profiling
	£	£			
Wimbledon Park Lake De-Silting	(106,500)	(1,143,500)	1,250,000	0	Re-profiling
Morden Leisure Centre	(705,360)	632,960	72,400	0	Re-profiling
Fleet Vehicles	(142,000)	142,000	0	0	Re-profiling

**Outturn** – Officers are currently projecting four underspends compared to current year budget (CCTV £13k, Tackling Traffic Congestion £26k, Mitcham Area Regeneration £609k, Borough Regeneration £18k and Parks £161k) and one in year overspend against budget Colliers Wood Area Regeneration.

4.3 Appendix 5b details the adjustments being made to the Capital Programme this month. The following adjustment will require Cabinet approval:

Scheme	2017/18 Budget	2018/19 Budget	2019/20 Budget	2020/21 Budget	Funding/Re-profiling
	£	£			
<b>Corporate Services</b>					
Westminster Council Coroners Court	0	460,000	0	0	New Scheme Merton Funded
Housing Company	(8,238,530)	1,486,190	4,942,360	1,809,980	Re-profiling
Bidding Fund	(1,216,400)	1,216,400	0	0	Re-profiling
Acquisitions Budget	(791,770)	791,770	0	0	Re-profiling
<b>Children, Schools and Families</b>					
Harris Academy Morden	(50,000)	(1,349,940)	1,399,940	0	Re-profiling
Harris Academy Merton	(220,000)	220,000			Re-profiling
St Mark's Academy	0	(1,423,600)	(1,128,700)	2,552,300	Re-profiling
New School	(566,260)	266,260	300,000	0	Re-profiling
<b>Environment &amp; Regeneration</b>					
Wimbledon Park Lake De-Silting	(106,500)	(1,143,500)	1,250,000	0	Re-profiling
Mordend Leisure Centre	(705,360)	632,960	72,400	0	Re-profiling
Fleet Vehicles	(142,000)	142,000	0	0	Re-profiling
Merton Priory Chapter House Visitors' Centre	370,370	0	0	0	HLF/S106 Funded Scheme
<b>Total</b>	<b>(11,666,450)</b>	<b>1,298,540</b>	<b>6,836,000</b>	<b>4,362,280</b>	

4.4 Appendix 5c details the impact of all the adjustments to the Capital Programme have on the funding of the programme in 2017/18 and 2020/21. The table below summarises the movement in 2017/18 funding since the October 2017 Monitoring Report:

Depts.	Approved Budget 17/18	Adjustments	New External Funding	New Internal Funding	Re-profiling	Revised Budget 17/18
Corporate Services	23,745	(30)			(10,247)	13,468
Community & Housing	1,802					1,802
Children Schools & Families	7,835	30			(802)	7,063
Environment and Regeneration	18,146		286	228	(954)	17,707
<b>Total</b>	<b>51,528</b>	<b>0</b>	<b>286</b>	<b>228</b>	<b>(12,003)</b>	<b>40,039</b>

4.5 The table below compares capital expenditure (£000s) to November 2017 to that achieved over the last few years:

Depts.	Spend To November 2014	Spend To November 2015	Spend To November 2016	Spend to November 2017	Variance 2014 to 2017	Variance 2015 to 2017	Variance 2016 to 2017
CS	415	529	348	1,538	1,122	1,009	1,190
C&H	679	690	1,386	473	(207)	(217)	(914)
CSF	11,314	9,975	9,684	3,575	(7,739)	(6,400)	(6,109)
E&R	2,995	4,393	7,834	7,768	4,773	3,375	(65)
<b>Total Capital</b>	<b>15,405</b>	<b>15,587</b>	<b>19,252</b>	<b>13,354</b>	<b>(2,051)</b>	<b>(2,233)</b>	<b>(5,898)</b>

Outturn £000s	36,869	29,327	30,626	
Budget £000s				40,039
Projected Spend November 2017 £000s				39,421
Percentage Spend to Budget				33.35%
% Spend to Outturn/Projection	41.78%	53.15%	62.86%	33.87%
Monthly Spend to Achieve Projected Outturn £000s				6,517

4.6 The table shows that spend during November 2017 was considerably below this target. Officers will be undertaking a detailed review of profiles and year end projections as part of November Monitoring to improve in year budget profiling and year end projection:

Department	Spend To October 2017 £000s	Spend To November 2017 £000s	Increase £000s
CS	1,386	1,538	152
C&H	392	473	80
CSF	2,746	3,575	829
E&R	6,332	7,768	1,436
<b>Total Capital</b>	<b>10,856</b>	<b>13,354</b>	<b>2,497</b>

## 5. DELIVERY OF SAVINGS FOR 2017/18

Department	Target Savings 2017/18	Projected Savings 2017/18	Period 8 Forecast Shortfall	Period 7 Forecast Shortfall	Period Forecast Shortfall (P8)	2018/19 Expected Shortfall
	£000	£000	£000	£000	%	£000
Corporate Services	1,484	1,248	236	236	15.9%	158
Children Schools and Families	1,110	1,079	31	17	2.8%	0
Community and Housing	2,673	2,018	655	655	24.5%	250
Environment and Regeneration	3,050	1,408	1,642	1,642	53.8%	0
<b>Total</b>	<b>8,317</b>	<b>5,753</b>	<b>2,564</b>	<b>2,550</b>	<b>30.8%</b>	<b>408</b>

Appendix 6 details the progress on savings for 2017/18 by department.

Progress on savings 2016/17

Department	Target Savings 2016/17	2016/17 Shortfall	2017/18 Projected shortfall	2018/19 Projected shortfall
	£000's	£000's	£000's	£000's
Corporate Services	2,316	288	30	30
Children Schools and Families	2,191	0	0	0
Community and Housing	5,379	1,727	C&H Savings in 16/17 is mitigated by growth received in 17/18.	0
Environment and Regeneration	4,771	2,269	627	240
<b>Total</b>	<b>14,657</b>	<b>4,284</b>	<b>657</b>	<b>270</b>

Appendix 7 details the progress on savings for 2016/17 by department and the impact on the current year.

**6. CONSULTATION UNDERTAKEN OR PROPOSED**

6.1 All relevant bodies have been consulted.

**7. TIMETABLE**

7.1 In accordance with current financial reporting timetables.

**8. FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS**

8.1 All relevant implications have been addressed in the report.

**9. LEGAL AND STATUTORY IMPLICATIONS**

9.1 All relevant implications have been addressed in the report.

**10. HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS**

10.1 Not applicable

**11. CRIME AND DISORDER IMPLICATIONS**

11.1 Not applicable

## **12. RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS**

- 12.1 The emphasis placed on the delivery of revenue savings within the financial monitoring report will be enhanced during 2016/17, the risk of part non-delivery of savings is already contained on the key strategic risk register and will be kept under review.

## **13. APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT**

- Appendix 1- Detailed position table
- Appendix 2 – Detailed Corporate Items table
- Appendix 3 – Pay and Price Inflation
- Appendix 4 – Treasury Management: Outlook
- Appendix 5a – Current Capital Programme 2017/18
- Appendix 5b – Adjustments to the Current Capital Programme 2017/18
- Appendix 5c – Funding Current Capital Programme 2017/18 & 2018/19
- Appendix 6 – Progress on savings 2017/18
- Appendix 7 – Progress on savings 2016/17

## **14. BACKGROUND PAPERS**

- 14.1 Budgetary Control files held in the Corporate Services department.

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## APPENDIX 1

### Summary Position as at 30th November 2017

	Original Budget 2017/18 £000s	Current Budget 2017/18 £000s	Year to Date Budget (Nov) £000s	Year to Date Actual (Nov) £000s	Full Year Forecast (Nov) £000s	Forecast Variance at year end (Nov) £000s	Forecast Variance at year end (Oct) £000s	Outturn variance 2016/17 £000
<b>Department</b>	-	-	-	-	-	-	-	-
3A. Corporate Services	10,865	11,582	17,703	17,781	11,165	(417)	(383)	(1,287)
3B. Children, Schools and Families	52,579	53,915	123,613	19,166	55,915	2,000	1,558	1,154
<b>3C. Community and Housing</b>	-	-	-	-	-	-	-	-
Adult Social Care	59,401	59,465	32,778	29,159	60,578	1,113	1,162	9,056
Libraries & Adult Education	2,693	2,739	1,735	1,490	2,727	(11)	(2)	413
Housing General Fund	2,222	2,221	1,201	1,373	2,470	249	263	655
3D. Public Health	0	(0)	(958)	(2,843)	0	0	(20)	16
3E. Environment & Regeneration	23,183	23,379	10,212	(6,092)	22,604	(775)	(520)	1,011
Overheads	0	0	0	0	0	0	0	12
<b>NET SERVICE EXPENDITURE</b>	<b>150,942</b>	<b>153,300</b>	<b>186,284</b>	<b>60,035</b>	<b>155,459</b>	<b>2,159</b>	<b>2,058</b>	<b>11,030</b>
<b>3E. Corporate Items</b>	-	-	-	-	-	-	-	-
Impact of Capital on revenue budget	13,415	13,415	3,910	4,139	13,265	(150)	(150)	193
Other Central items	(19,224)	(21,707)	(5,972)	(741)	(22,621)	(914)	(464)	(8,329)
Levies	933	933	655	655	933	0	0	0
<b>TOTAL CORPORATE PROVISIONS</b>	<b>(4,876)</b>	<b>(7,359)</b>	<b>(1,408)</b>	<b>4,052</b>	<b>(8,423)</b>	<b>(1,064)</b>	<b>(614)</b>	<b>(8,136)</b>
<b>TOTAL GENERAL FUND</b>	<b>146,066</b>	<b>145,941</b>	<b>184,876</b>	<b>64,088</b>	<b>147,036</b>	<b>1,096</b>	<b>1,444</b>	<b>2,894</b>
<b>Funding</b>	-	-	-	-	-	-	-	-
- Business Rates	(35,483)	(35,483)	(6,333)	(6,333)	(35,483)	0	0	0
- RSG	(15,520)	(15,520)	(11,665)	(11,665)	(15,520)	0	0	0
- Section 31 Grant	(1,035)	(1,035)	(853)	(853)	(1,035)	0	0	5
- New Homes Bonus	(4,150)	(4,150)	(3,131)	(3,131)	(4,068)	82	0	(542)
- PFI Grant	(4,797)	(4,797)	(2,398)	(2,398)	(4,797)	0	0	0
- Adult Social Care Grant 2017/18	(751)	(751)	(583)	(583)	(751)	0	0	0
<b>Grants</b>	<b>(61,736)</b>	<b>(61,736)</b>	<b>(24,964)</b>	<b>(24,964)</b>	<b>(61,654)</b>	<b>82</b>	<b>0</b>	<b>(537)</b>
Collection Fund - Council Tax Surplus(-)/Deficit	(1,386)	(1,386)	0	0	(1,386)	0	0	0
Collection Fund - Business Rates Surplus(-)/Deficit	(380)	(380)	0	0	(380)	0	0	0
<b>Council Tax</b>	-	-	-	-	-	-	-	-
- General	(82,244)	(82,244)	0	0	(82,244)	0	0	0
- WPCC	(318)	(318)	0	0	(318)	0	0	0
<b>Council Tax and Collection Fund</b>	<b>(84,329)</b>	<b>(84,329)</b>	<b>0</b>	<b>0</b>	<b>(84,329)</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>FUNDING</b>	<b>(146,065)</b>	<b>(146,065)</b>	<b>(24,964)</b>	<b>(24,964)</b>	<b>(145,983)</b>	<b>82</b>	<b>0</b>	<b>(537)</b>
<b>NET</b>	<b>1</b>	<b>(124)</b>	<b>159,912</b>	<b>39,123</b>	<b>1,053</b>	<b>1,178</b>	<b>1,444</b>	<b>2,357</b>

## Appendix 2

3E. Corporate Items	Council 2017/18 £000s	Original Budget 2017/18 £000s	Current Budget 2017/18 £000s	Year to Date Budget (Nov) £000s	Year to Date Actual (Nov) £000s	Full Year Forecast (Nov) £000s	Forecast Variance at year end (Nov) £000s	Forecast Variance at year end (Oct) £000s	Outturn Variance 2016/17 £000s
Cost of Borrowing	13,415	13,415	13,415	3,910	4,139	13,265	(150)	(150)	193
Use for Capital Programme							0	0	0
<b>Impact of Capital on revenue budget</b>	<b>13,415</b>	<b>13,415</b>	<b>13,415</b>	<b>3,910</b>	<b>4,139</b>	<b>13,265</b>	<b>(150)</b>	<b>(150)</b>	<b>193</b>
<b>Investment Income</b>	<b>(1,186)</b>	<b>(1,186)</b>	<b>(1,186)</b>	<b>(692)</b>	<b>(265)</b>	<b>(800)</b>	<b>386</b>	<b>386</b>	<b>(176)</b>
<b>Pension Fund</b>	<b>3,350</b>	<b>3,350</b>	<b>3,350</b>	<b>0</b>	<b>0</b>	<b>3,350</b>	<b>0</b>	<b>0</b>	<b>(498)</b>
Provision for excess inflation	451	451	436		0	336	(100)	(100)	(439)
Utilities Inflation Provision	300	300	300		0	150	(150)	0	(300)
<b>Pay and Price Inflation</b>	<b>751</b>	<b>751</b>	<b>736</b>	<b>0</b>	<b>0</b>	<b>486</b>	<b>(250)</b>	<b>(100)</b>	<b>(739)</b>
Contingency	1,500	1,500	1,500		0	1,000	(500)	(250)	(821)
Single Status/Equal Pay	100	100	100		3	100	0	0	(60)
Bad Debt Provision	500	500	500		0	500	0	0	(271)
Loss of income arising from P3/P4	400	400	400		0	0	(400)	(400)	(400)
Loss of HB Admin grant	200	200	179		0	79	(100)	(100)	(200)
Reduction in Education Services Grant	819	819	0		0	0	0	0	0
Apprenticeship Levy	450	450	450	263	175	400	(50)	0	0
Revenues and miscellaneous	889	889	1,276		656	1,276	0	0	(1,743)
<b>Contingencies and provisions</b>	<b>4,858</b>	<b>4,858</b>	<b>4,406</b>	<b>263</b>	<b>834</b>	<b>3,356</b>	<b>(1,050)</b>	<b>(750)</b>	<b>(3,495)</b>
Other income	0	0	0	0	(12)	0	0	0	(280)
CHAS IP/Dividend	(1,152)	(1,152)	(1,152)		0	(1,152)	0	0	(50)
<b>Income items</b>	<b>(1,152)</b>	<b>(1,152)</b>	<b>(1,152)</b>	<b>0</b>	<b>(12)</b>	<b>(1,152)</b>	<b>0</b>	<b>0</b>	<b>(330)</b>
Appropriations: CS Reserves	(667)	(667)	(1,451)	(1,451)	(661)	(1,451)	0	0	0
Appropriations: E&R Reserves	4	4	(450)	(450)	(143)	(450)	0	0	2
Appropriations: CSF Reserves	283	283	2	2	2	2	0	0	0
Appropriations: C&H Reserves	(104)	(104)	(150)	(150)	(46)	(150)	0	0	0
Appropriations: Public Health Reserves	(600)	(600)	(600)	(600)	0	(600)			0
Appropriations: Corporate Reserves	(2,443)	(2,443)	(2,893)	(2,893)	(450)	(2,893)	0	0	(3,093)
<b>Appropriations/Transfers</b>	<b>(3,528)</b>	<b>(3,528)</b>	<b>(5,543)</b>	<b>(5,543)</b>	<b>(1,298)</b>	<b>(5,543)</b>	<b>0</b>	<b>0</b>	<b>(3,091)</b>
<b>Depreciation and Impairment</b>	<b>(22,318)</b>	<b>(22,318)</b>	<b>(22,318)</b>	<b>0</b>	<b>0</b>	<b>(22,318)</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Other Central Items</b>	<b>(19,224)</b>	<b>(19,224)</b>	<b>(21,707)</b>	<b>(5,972)</b>	<b>(741)</b>	<b>(22,621)</b>	<b>(914)</b>	<b>(464)</b>	<b>(8,329)</b>
<b>Levies</b>	<b>933</b>	<b>933</b>	<b>933</b>	<b>655</b>	<b>655</b>	<b>933</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL CORPORATE PROVISIONS</b>	<b>(4,876)</b>	<b>(4,876)</b>	<b>(7,359)</b>	<b>(1,408)</b>	<b>4,052</b>	<b>(8,423)</b>	<b>(1,064)</b>	<b>(614)</b>	<b>(8,136)</b>

### Pay and Price Inflation as at November 2017

In 2017/18, the budget includes 1% for increases in pay and 1.5% for increases in general prices, with an additional amount of £0.451m which is held to assist services that may experience price increases greatly in excess of the inflation allowance provided when setting the budget. With CPI inflation currently at 3.0% and RPI at 3.9% this budget will be held and it will only be released when it is certain that it will not be required.

#### Pay:

The local government pay award for 2017/18 was agreed last year covering 2016/17 and 2017/18. For the lowest paid (those on spinal points 6-17) this agreed a pay rise of between 6.6% and 1.01% in the first year, and between 3.4% and 1.3% in 2017/18. Those on spinal points 18-49 received 1% in year one and the same again in 2017/18. The offer also included a joint review of the NJC pay spine and term-time working for school support staff. Departmental budgets include provision for the 2017/18 pay award.

#### Prices:

The Consumer Prices Index (CPI) 12-month rate was 3.1% in November 2017, up from 3.0% in October 2017; it was last higher in March 2012.

CPIH, a measure of UK consumer price inflation that includes owner occupiers' housing costs, 12-month inflation rate was 2.8% in November 2017, unchanged from October 2017.

The largest upward contribution to change in both the CPIH and CPI rates came from air fares which fell between October and November but by less than a year ago.

Rising prices for a range of recreational and cultural goods and services, most notably computer games, also had an upward effect. Falling prices in the miscellaneous goods and services category (covering products such as travel goods and financial services) provided the largest offsetting downward contribution.

The RPI 12-month rate for November 2017 stood at 3.9%, down from 4.0% in October 2017.

#### Outlook for inflation:

The Bank of England's Monetary Policy Committee (MPC) sets monetary policy to meet the 2% inflation target and in a way that helps to sustain growth and employment. At its meeting ending on 13 December 2017, the MPC voted unanimously to maintain Bank Rate at 0.5%. The Committee voted unanimously to maintain the stock of sterling non-financial investment-grade corporate bond purchases, financed by the issuance of central bank reserves, at £10 billion. The Committee also voted unanimously to maintain the stock of UK government bond purchases, financed by the issuance of central bank reserves, at £435 billion. The November 2017 Inflation Report was published on the 2 November 2017. The next announcement on the Bank Base Rate will be on 4 February 2018.

In the November 2017 Inflation Report, the MPC noted that "CPI inflation rose to 3.0% in September. It is expected to peak at 3.2% in October, as increases in imported costs — stemming from the past fall in sterling and a more recent pickup in global energy prices — are passed on to consumer prices. Inflation is then expected to fall back as past rises in energy prices drop out of the annual comparison and as the pass-through of rises in other import prices progresses. Alongside that moderation in external pressures, however, domestic inflationary pressures are likely to build to more normal levels."

In the minutes to its December 2017 meeting the MPC commented that "CPI inflation was 3.1% in

November. It remains the case that inflation has been pushed above the target by the boost to import prices that resulted from the past depreciation of sterling. The MPC judges that inflation is likely to be close to its peak, and will decline towards the 2% target in the medium term. In line with the procedure set out in the MPC's remit, the Governor will be writing an open letter to the Chancellor of the Exchequer, accounting for the overshoot relative to the target and explaining the MPC's policy strategy to return inflation sustainably to the target. This letter will be published alongside the minutes of the February 2018 MPC meeting and the accompanying Inflation Report."

The latest inflation and unemployment forecasts for the UK economy, based on a summary of independent forecasts are set out in the following table:-

**Table 11: Forecasts for the UK Economy**

Source: HM Treasury - Forecasts for the UK Economy (December 2017)			
	Lowest %	Highest %	Average %
2017 (Quarter 4)			
CPI	2.6	3.2	3.0
RPI	3.3	4.2	3.9
LFS Unemployment Rate	3.9	4.7	4.3
2018 (Quarter 4)	Lowest %	Highest %	Average %
CPI	1.7	3.0	2.4
RPI	2.4	3.8	3.1
LFS Unemployment Rate	3.8	5.1	4.4

Clearly where the level of inflation during the year exceeds the amount provided for in the budget, this will put pressure on services to stay within budget and will require effective monitoring and control.

Independent medium-term projections for the calendar years 2017 to 2021 are summarised in the following table:-

Source: HM Treasury - Forecasts for the UK Economy (November 2017)					
	2017	2018	2019	2020	2021
	%	%	%	%	%
CPI	2.7	2.6	2.2	2.1	2.0
RPI	3.6	3.5	3.1	3.2	3.1
LFS Unemployment Rate	4.4	4.4	4.5	4.4	4.5

## Treasury Management: Outlook

At its meeting ending on 13 December 2017, the MPC voted unanimously to maintain Bank Rate at 0.5%. The Committee voted unanimously to maintain the stock of sterling non-financial investment-grade corporate bond purchases, financed by the issuance of central bank reserves, at £10 billion. The Committee also voted unanimously to maintain the stock of UK government bond purchases, financed by the issuance of central bank reserves, at £435 billion.

In the minutes to the December meeting, the MPC noted that it “remains of the view that, were the economy to follow the path expected in the November Inflation Report, further modest increases in Bank Rate would be warranted over the next few years, in order to return inflation sustainably to the target. Any future increases in Bank Rate are expected to be at a gradual pace and to a limited extent. The Committee will monitor closely the incoming evidence on the evolving economic outlook, including the impact of last month’s increase in Bank Rate, and stands ready to respond to developments as they unfold to ensure a sustainable return of inflation to the 2% target.”

The MPC also commented that “although it was too early to arrive at a comprehensive view of the effect of November’s rise in Bank Rate on the economy, the impact on interest rates faced by households and firms had been consistent with previous experience. The latest Bank of England/TNS Inflation Attitudes Survey, which had been conducted in the days immediately following the November rate increase, had contained encouraging signs that the general public accepted the case for higher interest rates, and believed that interest rates were likely to rise further. “

In the Bank of England’s quarterly Inflation report for November 2017, the MPC set out its most recent assessment of the outlook for inflation and activity and outlined its view on the long-term outlook for interest rates. The MPC’s view is that the Brexit negotiations are weighing heavily on the UK economic outlook and that “the overshoot of inflation throughout the forecast predominantly reflects the effects on import prices of the referendum-related fall in sterling. Uncertainties associated with Brexit are weighing on domestic activity, which has slowed even as global growth has risen significantly. And Brexit-related constraints on investment and labour supply appear to be reinforcing the marked slowdown that has been increasingly evident in recent years in the rate at which the economy can grow without generating inflationary pressures.”

In terms of prospects for future changes to the Bank Base Rate the MPC in the November 2017 Inflation Report state that “Over the past few months, market expectations for the path of Bank Rate have risen. The MPC’s projections are conditioned on a path that implies a gradual rise in Bank Rate to 1.0% by the end of 2020, and is around ¼ percentage point higher than that in the August 2017 Report. The exchange rate has been volatile but starts the projection at a similar level to August. Overall, there is a little less monetary stimulus in these projections than assumed in August. The 18% decline in sterling since late 2015 largely reflects financial market participants’ judgements about the impact of Brexit on the United Kingdom. Those judgements depend on assumptions about the United Kingdom’s trading relationships after Brexit and about the transition to those arrangements.”

Any future increases in Bank Rate are expected to be at a gradual pace and to a limited extent.

The MPC’s forecasts of Bank Base Rate in recent Quarterly Inflation Reports which were made pre-Brexit up to May 2016 are summarised in the following table:-

	End Q,4 2017	End Q,1 2018	End Q,2 2018	End Q,3 2018	End Q,4 2018	End Q,1 2019	End Q,2 2019	End Q,3 2019	End Q,4 2019	End Q,1 2020	End Q,2 2020	End Q,3 2020	End Q,4 2020
Nov.'17	0.4	0.5	0.6	0.7	0.7	0.8	0.8	0.8	0.9	0.9	0.9	1.0	1.0
Aug.'17	0.3	0.4	0.4	0.5	0.5	0.5	0.6	0.6	0.7	0.7	0.7	0.8	
May '17	0.2	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.5	0.5	0.5		
Feb'17	0.3	0.3	0.4	0.4	0.4	0.5	0.5	0.6	0.6	0.7			
Nov.'16	0.2	0.2	0.2	0.3	0.3	0.3	0.3	0.4	0.4				
Aug.'16	0.1	0.1	0.1	0.1	0.2	0.2	0.2	0.2					
May '16	0.5	0.6	0.6	0.6	0.7	0.7	0.8						
Feb. '16	0.8	0.8	0.9	1.0	1.0	1.1							
Nov '15	1.0	1.1	1.1	1.2	1.3								
Aug.'15	1.5	1.6	1.7	1.7									
May '15	1.3	1.3	1.4										
Feb.'15	1.1	1.1											
Nov '14	1.7												

Source: Bank of England Inflation Reports

The MPC makes its decisions in the context of the monetary policy forward guidance announced alongside the publication of the August 2013 Inflation Report. This guidance was summarised and reported in the July 2013 monitoring report.

The Inflation Report for February 2014 provided a summary of the Bank of England's approach to its proposed monetary policy as the economy recovers and once the unemployment threshold has been reached:-

- The MPC sets policy to achieve the 2% inflation target, and, subject to that, to support the Government's economic policies, including those for growth and employment.
- Despite the sharp fall in unemployment, there remains scope to absorb spare capacity further before raising Bank Rate.
- When Bank Rate does begin to rise, the appropriate path so as to eliminate slack over the next two to three years and keep inflation close to the target is expected to be gradual.
- The actual path of Bank Rate over the next few years will, however, depend on economic developments.
- Even when the economy has returned to normal levels of capacity and inflation is close to the target, the appropriate level of Bank Rate is likely to be materially below the 5% level set on average by the Committee prior to the financial crisis.
- The MPC intends to maintain the stock of purchased assets at least until the first rise in Bank Rate.
- Monetary policy may have a role to play in mitigating risks to financial stability, but only as a last line of defence if those risks cannot be contained by the substantial range of policy actions available to the Financial Policy Committee and other regulatory authorities.

Changes to the Bank Base Rate will depend on how quickly the economy recovers and will be set to achieve the inflation target of 2%.

The MPC sets monetary policy to meet the 2% target in the medium term and in a way that helps to sustain growth and employment.

## Capital Programme November 2017 Monitoring

	Year to Date			Annual	Full Year Forecast	
	Actuals	Budget	Variance	Final Budget	Final Forecast	Full Year Variance
<b>Capital</b>	<b>13,353,542</b>	<b>30,970,388</b>	<b>(17,616,846)</b>	<b>40,039,230</b>	<b>39,421,095</b>	<b>(618,134)</b>
<b>Corporate Services</b>	<b>1,537,829</b>	<b>10,020,299</b>	<b>(8,482,470)</b>	<b>13,468,250</b>	<b>13,777,644</b>	<b>309,394</b>
Business Improvement	193,363	477,933	(284,570)	1,810,280	2,685,674	875,394
Customer Contact Programme	6,557		6,557	1,006,420	1,716,118	709,698
IT Systems Projects	98,975	265,163	(166,188)	405,460	386,260	(19,200)
Social Care IT System	87,831	212,770	(124,939)	398,400	583,296	184,896
Facilities Management Total	574,384	(115,834)	690,218	2,658,030	2,633,030	(25,000)
Works to other buildings	187,847	337,500	(149,653)	457,500	432,500	(25,000)
Civic Centre	938	141,666	(140,728)	275,000	275,000	0
Invest to Save schemes	381,409	(835,000)	1,216,409	1,478,720	1,478,720	0
Water Safety Works	11,123	90,000	(78,877)	153,990	153,990	0
Asbestos Safety Works	(6,933)	150,000	(156,933)	292,820	292,820	0
Infrastructure & Transactions	767,932	915,000	(147,068)	2,268,190	2,268,190	0
Disaster recovery site	91,340	280,000	(188,660)	513,790	513,790	0
Planned Replacement Programme	676,591	635,000	41,591	1,754,400	1,754,400	0
Resources	2,150	147,800	(145,650)	165,870	124,870	(41,000)
Financial System	(1,450)		(1,450)	18,070	18,070	0
ePayments System	3,600	106,800	(103,200)	106,800	106,800	0
Invoice Scanning SCIS/FIS		41,000	(41,000)	41,000	0	(41,000)
Corporate Items		8,595,400	(8,595,400)	6,565,880	6,065,880	(500,000)
Acquisitions Budget			0	5,580,410	5,080,410	(500,000)
Capital Bidding Fund		(592,600)	592,600	0		0
Housing Company		9,188,000	(9,188,000)	949,470	949,470	0
Multi Functioning Device (MFD)			0	36,000	36,000	0
Other - Coroners Court						
<b>Community and Housing</b>	<b>472,573</b>	<b>942,030</b>	<b>(469,457)</b>	<b>1,801,580</b>	<b>1,739,090</b>	<b>(62,490)</b>
Adult Social Care	17,323	67,312	(49,989)	39,850	39,850	0
ASC IT Equipment	17,323	23,562	(6,239)	39,850	39,850	0
Housing	426,356	181,958	244,398	962,490	900,000	(62,490)
Disabled Facilities Grant	439,954	181,958	257,996	962,490	900,000	(62,490)
Major Projects - Social Care H	(13,598)		(13,598)			0
Libraries	28,894	692,760	(663,866)	799,240	799,240	0
Library Enhancement Works	2,782	200,000	(197,218)	200,000	200,000	0
Major Library Projects	25,832	542,760	(516,928)	599,240	599,240	0
Libraries IT	280	(50,000)	50,280			0

## Capital Programme November 2017 Monitoring

	Year to Date			Annual	Full Year Forecast	
	Actuals	Budget	Variance	Final Budget	Final Forecast	Full Year Variance
<b>Children Schools &amp; Families</b>	<b>3,574,985</b>	<b>6,847,990</b>	<b>(3,273,005)</b>	<b>7,062,350</b>	<b>6,990,292</b>	<b>(72,057)</b>
Primary Schools	(133,907)	946,810	(1,080,717)	1,188,140	1,188,140	0
West Wimbledon		43,910	(43,910)	50,000	50,000	0
Hatfeild	8,112	55,870	(47,758)	43,200	43,200	0
Hillcross	35,559	40,310	(4,751)	40,310	40,310	0
Joseph Hood	14,919	25,500	(10,581)	23,720	23,720	0
Dundonald	(120,771)	50,000	(170,771)	136,070	136,070	0
Merton Abbey	45		45			0
Merton Park	10,469	10,900	(431)	10,900	10,900	0
Pelham		50,000	(50,000)	41,800	41,800	0
Poplar	(8,569)		(8,569)	1,000	1,000	0
Wimbledon Chase	48,824	81,000	(32,176)	82,600	82,600	0
Wimbledon Park		20,000	(20,000)	24,500	24,500	0
Malmesbury		33,400	(33,400)	32,000	32,000	0
Morden	46,900	110,000	(63,101)	110,000	110,000	0
Liberty		16,360	(16,360)	16,360	16,360	0
Links	1,458	16,050	(14,592)	16,050	16,050	0
Singlegate	17,639	64,000	(46,361)	153,000	153,000	0
St Marks	69,556	93,300	(23,744)	105,900	105,900	0
Lonesome	34,287	37,000	(2,713)	99,900	99,900	0
Sherwood		82,510	(82,510)	82,510	82,510	0
Stanford	14,319	48,000	(33,681)	48,000	48,000	0
William Morris	26,000	40,200	(14,200)	41,820	41,820	0
Unlocated Primary School Proj	(316,315)		(316,315)			0
St Mary's (RC)	(16,338)	28,500	(44,838)	28,500	28,500	0
<b>Secondary School</b>	<b>2,687,987</b>	<b>4,567,950</b>	<b>(1,879,963)</b>	<b>3,621,700</b>	<b>3,621,691</b>	<b>(8)</b>
Harris Academy Morden			0	0		0
Harris Academy Merton	2,411,191	2,410,480	711	2,840,940	2,840,932	(8)
St Mark's Academy			0			0
Rutlish	71,910	(8,000)	79,910	80,000	80,000	0
Harris Academy Wimbledon	204,885	2,165,470	(1,960,585)	700,760	700,759	0
<b>SEN</b>	<b>778,308</b>	<b>1,131,080</b>	<b>(352,772)</b>	<b>1,758,630</b>	<b>1,686,581</b>	<b>(72,049)</b>
Perseid	603,991	870,010	(266,019)	1,377,560	1,377,720	160
Cricket Green	760	273,140	(272,380)	273,140	273,140	0
Secondary School Autism Unit		20,000	(20,000)	30,000	30,000	0
Unlocated SEN	173,557	(32,070)	205,627	77,930	5,721	(72,209)
<b>CSF Schemes</b>	<b>242,597</b>	<b>202,150</b>	<b>40,447</b>	<b>493,880</b>	<b>493,880</b>	<b>0</b>
CSF - IT Schemes			0			0
Children's Safeguarding				30,000	30,000	0
School Equipment Loans			0	100,000	100,000	0
Devolved Formula Capital	242,597	202,150	40,447	363,880	363,880	0

## Capital Programme November 2017 Monitoring

	Year to Date			Annual	Full Year Forecast	
	Actuals	Budget	Variance	Final Budget	Final Forecast	Full Year Variance
<b>Environment and Regeneration</b>	<b>7,768,155</b>	<b>13,160,069</b>	<b>(5,391,914)</b>	<b>17,707,050</b>	<b>16,914,069</b>	<b>(792,981)</b>
Public Protection and Development	182,132	126,544	55,588	203,240	190,000	(13,240)
Off Street Parking - P&D			0			0
CCTV Investment	171,172	115,044	56,128	191,740	179,000	(12,740)
Public Protection and Development	10,960	11,500	(540)	11,500	11,000	(500)
Street Scene & Waste	(74,213)	1,564,580	(1,638,793)	1,498,080	1,517,080	19,000
Fleet Vehicles	142,302	350,000	(207,698)	208,000	208,000	0
GPS Vehical Tracking Equipment	71,778	109,990	(38,212)	159,990	172,990	13,000
Alley Gating Scheme	28,118	20,000	8,118	40,000	46,000	6,000
Smart Bin Leases - Street Scene			0	5,500	5,500	0
Waste SLWP	(316,412)	1,084,590	(1,401,002)	1,084,590	1,084,590	0
<b>Sustainable Communities</b>	<b>7,660,237</b>	<b>11,468,945</b>	<b>(3,808,709)</b>	<b>16,005,730</b>	<b>15,206,989</b>	<b>(798,741)</b>
Street Trees	7,656	52,300	(44,644)	60,000	60,000	0
Highways & Footways	2,956,381	3,918,042	(961,662)	4,507,430	4,507,430	0
Cycle Route Improvements	340,791	576,780	(235,989)	972,090	972,090	(0)
Mitcham Transport Improvements	1,775	164,737	(162,963)	233,880	233,880	0
Electric Vehicle Infrastructure		15,000	(15,000)	15,000	15,000	0
Unallocated TfI			0			0
Tackling Traffic Congestion	334,026	311,648	22,378	410,950	385,000	(25,950)
Colliers Wood Area Regeneration	145,827	188,610	(42,783)	188,610	203,610	15,000
Mitcham Area Regeneration	1,043,141	1,104,650	(61,509)	2,082,260	1,473,480	(608,780)
Morden Area Regeneration			0			0
Borough Regeneration	88,813	129,870	(41,057)	557,960	539,760	(18,200)
Morden Leisure Centre	2,513,287	4,798,938	(2,285,651)	6,068,350	6,068,348	(2)
Sports Facilities	28,277	66,500	(38,223)	424,460	424,460	0
Parks	200,264	363,850	(163,586)	430,850	270,041	(160,809)
Mortuary Provision		53,890	(53,890)	53,890	53,890	0

**Virement, Re-profiling and New Funding - November 2017**

Appendix 5b

	2017/18 Budget	Virements	Adjusted & New Funding	Reprofiling	Revised 2017/18 Budget	2018/19 Budget	Reprofiling	Revised 2018/19 Budget	Narrative
	£	£	£	£	£	£	£	£	
<b>Corporate Services</b>									
Westminster Council Coroners Court	(1) 0				0	0	460,000	460,000	Proportion of Costs of Scheme to be funded by Merton
Housing Company	(1) 9,188,000			(8,238,530)	949,470	8,101,000	1,486,190	9,587,190	Re-profiling to match projected spend
Bidding Fund	(1) 1,246,400	(30,000)		(1,216,400)	0	0	1,186,400	1,186,400	£60k vired to Children's Safeguarding - remaining budget re-profiled into 2018/19
Acquisitions Budget	(1) 6,372,180			(791,770)	5,580,410	5,000,000	791,770	5,791,770	Re-profiled into 2018/19
<b>Children School &amp; Families</b>									
Dundonald	30,000	20,000			50,000	0		0	Virements within Schools Capital Maintenance Budget
Hatfield	55,870	(26,000)			29,870	0		0	Virements within Schools Capital Maintenance Budget
Joseph Hood	25,500	(4,500)			21,000	0		0	Virements within Schools Capital Maintenance Budget
Lonesome	98,500	1,400			99,900	0		0	Virements within Schools Capital Maintenance Budget
Malmesbury	33,400	(1,400)			32,000	0		0	Virements within Schools Capital Maintenance Budget
Pelham	50,000	(8,200)			41,800	0		0	Virements within Schools Capital Maintenance Budget
Singlegate	213,290	(60,290)			153,000	0		0	Virement to Perseid
St Mark's	93,300	12,600			105,900	0		0	Virements within Schools Capital Maintenance Budget
Wimbledon Chase	81,000	1,600			82,600	0		0	Virements within Schools Capital Maintenance Budget
Wimbledon Park	20,000	4,500			24,500	0		0	Virements within Schools Capital Maintenance Budget
Harris Academy Morden	(1) 50,060			(50,060)	0	2,193,500	(1,349,940)	843,560	Re-profiling in accordance with projected spend
Harris Academy Merton	(1) 3,061,900			(220,960)	2,840,940	100,000	220,960	320,960	Re-profiling in accordance with projected spend
St Mark's Academy	(1) 0				0	1,623,600	(1,423,600)	200,000	Re-profiling in accordance with projected spend
New School	(1) 1,267,020			(566,260)	700,760	5,474,230	266,260	5,740,490	Re-profiling in accordance with projected spend
Perseid	1,277,270	60,290		40,000	1,377,560	650,000	(40,000)	610,000	Virement from Singlegate
School Equipment Loans	104,900			(4,900)	100,000	104,000	4,900	108,900	Re-profiling in accordance with projected spend
Children's Safeguarding	0	30,000			30,000	0	30,000	30,000	£60k vired from the Bidding Fund
<b>Environment &amp; Regeneration</b>									
Wimbledon Park Lake De-Silting	(1) 106,500			(106,500)	0	1,250,000	(1,143,500)	106,500	Re-profiling in accordance with projected spend
Morden Leisure Centre	(1) 6,773,710			(705,360)	6,068,350	5,756,360	632,960	6,389,320	Re-profiling in accordance with projected spend
Morden Shop Front Improvement	80,800		32,300		113,100	0		0	Additional Section 106 Funding
Bungalow A	0		40,000		40,000	0		0	Funded by a revenue contribution
Fleet Vehicles	(1) 350,000			(142,000)	208,000	400,000	142,000	542,000	Want to re-profile into 2018/19
Merton Priory Chapter House Visitor Centre	(1) 0		370,790		370,790	0		0	Mixture of HLF and S106 Match Funding
Unallocated TIL	(1) 0				0	1,864,800	(864,800)	1,000,000	Confirmed allocation from TIL £1.4 m of which an estimated £400k is Revenue
Morden TIL	(1) 0				0	2,000,000	(2,000,000)	0	It is envisaged that this allocation will form part of latter years funding
Figges Marsh	74,000	(74,000)			0	0		0	Virement between TIL Schemes
Casualty Reduction & Schools	304,840	74,000			378,840	0		0	Virement between TIL Schemes
Beddington Lane Cycle Route	339,750		40,000		379,750	0		0	Additional TIL Funding
TIL Cycle Quietways	157,290		27,650		184,940	0		0	Additional TIL Funding
Til Principal Road Maint	408,820		18,680		427,500	0		0	Additional TIL Funding
CIL IT System	15,000		(15,000)		0	0		0	Scheme completed without utilising this funding
<b>Total</b>	<b>31,879,300</b>	<b>0</b>	<b>514,420</b>	<b>(12,002,740)</b>	<b>20,390,980</b>	<b>34,517,490</b>	<b>(1,600,400)</b>	<b>32,917,090</b>	

1) Requires Cabinet Approval

**Virement, Re-profiling and New Funding - November 2017**

Appendix 5b

	2019/20 Budget	Reprofiling	Revised 2019/20 Budget	2020/21 Budget	Reprofiling	Revised 2020/21 Budget	Narrative
	£	£	£	£	£	£	
<b>Corporate Services</b>							
Housing Company	(1) 8,146,000	4,942,360	13,088,360	0	1,809,980	1,809,980	Re-profiling in accordance with projected spend
<b>Children, Schools and Families</b>							
Harris Academy Morden	(1) 800,000	1,399,940	2,199,940	0	0	0	Re-profiling in accordance with projected spend
St Mark's Academy	(1) 3,681,000	(1,128,700)	2,552,300	0	2,552,300	2,552,300	Re-profiling in accordance with projected spend
New School	(1) 1,300,000	300,000	1,600,000	0	0	0	Re-profiling in accordance with projected spend
<b>Environment &amp; Regeneration</b>							
Wimbledon Park Lake De-Silting	(1) 0	1,250,000	1,250,000	0	0	0	Re-profiling in accordance with projected spend
Morden Leisure Centre	(1) 169,190	72,400	241,590	0	0	0	Re-profiling in accordance with projected spend
<b>Total</b>	<b>14,096,190</b>	<b>6,836,000</b>	<b>20,932,190</b>	<b>0</b>	<b>4,362,280</b>	<b>4,362,280</b>	

## Capital Programme Funding Summary 2017/18

Narrative	Funded from Merton's Resources	Funded by Grant & Capital Contributions	Total
	£000s	£000s	£000s
<b>Approved Programme - October Monitoring</b>	<b>38,697</b>	<b>12,831</b>	<b>51,528</b>
<b><u>Corporate Services</u></b>	0	0	0
Housing Company	(8,239)	0	(8,239)
Bidding Fund	(1,216)	0	(1,216)
Acquisitions Budget	(792)	0	(792)
<b><u>Children, Schools and Families</u></b>			
Harris Academy Morden	(50)	0	(50)
Harris Academy Merton	(221)	0	(221)
New School	(566)	0	(566)
Perseid	40	0	40
School Equipment Loans	(5)	0	(5)
<b><u>Environment and Regeneration</u></b>			
Wimbledon Park Lake De-Silting	(107)	0	(107)
Morden Leisure Centre	(705)	0	(705)
Morden Shop Front Improvement	32	0	32
Bungalow A	40	0	40
Fleet Vehicles	(142)	0	(142)
Merton Priory Chapter House Visitor Centre	171	200	371
Beddington Lane Cycle Route	0	40	40
TfL Cycle Quietways	0	28	28
TfI Principal Road Maint	0	19	19
CIL IT System	(15)	0	(15)
<b>Revised Funding - November Monitoring</b>	<b>26,922</b>	<b>13,118</b>	<b>40,039</b>

## Capital Programme Funding Summary 2018/19

Narrative	Funded from Merton's Resources	Funded by Grant & Capital Contributions	Total
	£000s	£000s	£000s
<b>Approved Programme - October Monitoring</b>	<b>40,690</b>	<b>21,126</b>	<b>61,816</b>
<b><u>Corporate Services</u></b>			
Westminster Coroners Court	460	0	460
Housing Company	1,486	0	1,486
Bidding Fund/Safeguarding	1,186	0	1,186
Acquisitions Budget	292	500	792
<b><u>Children, Schools and Families</u></b>			
Harris Academy Morden	(1,350)	0	(1,350)
Harris Academy Merton	221	0	221
St Mark's Academy	(1,424)	0	(1,424)
New School	266	0	266
Perseid	(40)	0	(40)
School Equipment Loans	5	0	5
Children's Safeguarding	30	0	30
<b><u>Environment and Regeneration</u></b>			
Wimbledon Park Lake De-Silting	(1,144)	0	(1,144)
Morden Leisure Centre	52	581	633
Fleet Vehicles	142	0	142
Unallocated TfL	0	(865)	(865)
Morden TfI	0	(2,000)	(2,000)
<b>Proposed Programme - November Monitoring</b>	<b>40,874</b>	<b>19,342</b>	<b>60,216</b>

## Capital Programme Funding Summary 2019/20

	Funded from Merton's Resources	Funded by Grant & Capital Contributions	Total
	£000s	£000s	£000s
<b>Approved Programme - October Monitoring</b>	<b>23,537</b>	<b>2,843</b>	<b>26,380</b>
<u>Corporate Services</u>			
Housing Company	4,942	0	4,942
<u>Children, Schools and Families</u>			
Harris Academy Morden	571	829	1,400
St Mark's Academy	0	(1,129)	(1,129)
New School	0	300	300
<u>Environment and Regeneration</u>			
Wimbledon Park Lake De-Silting	1,250	0	1,250
Morden Leisure Centre	72	0	72
<b>Revised Programme - November Monitoring</b>	<b>30,373</b>	<b>2,843</b>	<b>33,216</b>

## Capital Programme Funding Summary 2020/21

	Funded from Merton's Resources	Funded by Grant & Capital Contributions	Total
	£000s	£000s	£000s
<b>Approved Capital Programme 1-3-17</b>	<b>7,782</b>	<b>650</b>	<b>8,432</b>
<u>Corporate Services</u>			
Housing Company	1,810	0	1,810
<u>Children, Schools and Families</u>			
St Mark's Academy	856	1,696	2,552
<b>Revised Programme - November Monitoring</b>	<b>10,448</b>	<b>2,346</b>	<b>12,794</b>

## DEPARTMENT: COMMUNITY &amp; HOUSING SAVINGS PROGRESS 2017/18-Nov 2017

Ref	Description of Saving	2017/18 Savings Required £000	2017/18 Expected Savings £000	Shortfall £000	RAG	2017/18 Mitigated by Growth £000	2018/19 Savings Expected £000	2018/19 Expected Shortfall £000	18/19 RAG	Responsible Officer	Comments	R /A Included in Forecast Over/Underspend ? Y/N
<b>Adult Social Care</b>												
CH38, CH1	<b>Placements</b> (replaces three original savings proposals). Given ongoing market pressures and extensive work already undertaken to review OP packages, the savings can only be achieved by more targeted work to manage demand. There will be a focus on three areas: 1) demand coming through transition into adulthood, 2) maximising reablement opportunities to reduce long term needs, 3) Reviewing equity of access and resource in areas such as 1:1 care, night cover, double-up care, 15 min daytime visits and multiple provisions.	827	827	0	G		827	0	G	Richard Ellis	There is a focus on learning disabilities where package costs tend to be much higher and direct payments. 622 reviews have been carried out across all care package groups, savings £523k to the end of October. The Outcomes Forum is now also reviewing all requests for package increases.	Y
CH20, CH58, CH54, CH 37, CH59	<b>Staff savings:</b> most were brought forward to 2016/17. These represent the residual savings in Direct provision	100	100	0	G		100	0	G	Andy Ottaway-Searle	Achieved	Y
CH57	<b>Staff savings:</b> transfer of savings from housing	50	0	50	R		0	(50)	R	Richard Ellis	deferred	Y
CH2, CH3	<b>Contracts:</b> re-commissioning of home care contracts. Moving packages from high cost spot purchased care to contract rate.	215	97	118	A		215	0	G	Richard Ellis	The new contracts will be in place by February 2018. The ability to transfer current spot purchased packages depends on the ability of the new providers to recruit carers. Issues with the call monitoring system have been resolved	Y
CH35, CH36, CH52	<b>Supporting People:</b> re-commissioning of former Supporting People contracts. Savings can be achieved by removing funding from community alarms and reducing the capacity for housing support (including single homeless, mental health and young people at risk)	100	0	100	R		0	(100)	R	Richard Ellis	Further work on the options and impacts of changes to the housing support model will be undertaken in the light of the Homelessness Reduction Act requirements.	Y

## DEPARTMENT: COMMUNITY &amp; HOUSING SAVINGS PROGRESS 2017/18-Nov 2017

Ref	Description of Saving	2017/18 Savings Required £000	2017/18 Expected Savings £000	Shortfall £000	RAG	2017/18 Mitigated by Growth £000	2018/19 Savings Expected £000	2018/19 Expected Shortfall £000	18/19 RAG	Responsible Officer	Comments	R /A Included in Forecast Over/Underspend ? Y/N
CH35, CH36, CH52	<b>Supporting People:</b> re-commissioning of former Supporting People contracts. Savings can be achieved by removing funding from community alarms and reducing the capacity for housing support (including single homeless, mental health and young people at risk)	356	0	356	A	(356)	356	0	G	Richard Ellis	Further work on the options and impacts of changes to the housing support model will be undertaken in the light of the Homelessness Reduction Act requirements.	Y
CH53	<b>Vol orgs Grant</b>	600	669	(69)	G		600	0	G	Richard Ellis	Achieved Additional savings have been identified from reductions in demand led budgets.	Y
<b>Page 233</b>	<b>Subtotal Adult Social Care</b>	<b>2,248</b>	<b>1,693</b>	<b>555</b>		<b>(356)</b>	<b>2,098</b>	<b>(150)</b>				
	<b>Library &amp; Heritage Service</b>											
	Introduce self-serve libraries at off peak times: Smaller libraries to be self-service and supported only by a security guard during off peak times (nb. Saving would be reduced to £45k if Donald Hope and West Barnes libraries are closed). 3.5FTE at risk	90	90	0	A		90	0	A	Anthony Hopkins	These savings were delivered as part of a full organisational review, which has reduced the workforce by approx. 33%. The new delivery model has been in place since 1 May 2017.	Y
CH49	Additional staff savings (Deletion of 1.5xFTE)	38	38	0	A		38	0	A	Anthony Hopkins	Current issue with agency spend but working to deliver savings	Y
CH50	Deletion of Projects & Procurement Manager post (Deletion of 0.6xFTE)	22	22	0	A		22	0	A	Anthony Hopkins		Y
CH70	Additional staffing efficiencies and consolidation of branch managers	63	63		A		63	0	A	Anthony Hopkins		
CH71	Reduction in People's Network costs	40	40	0	G		40	0	G	Anthony Hopkins		Y
	<b>Housing Needs &amp; Enabling</b>											
CH9	Rationalisation of admin budget :	36	36	0	G		36	0	G	Steve Langley		Y
CH10	Deletion of one staffing post	36	36	0	G		36	0	G	Steve Langley	Service currently restructuring to achieve savings. Service is awaiting information on HRA settlement in November	Y
CH43	Further Staff reductions. This will represent a reduction in staff from any areas of the HNES & EHH :	100		100	R		0	(100)	A	Steve Langley		Y

## DEPARTMENT: CHILDREN, SCHOOLS AND FAMILIES - PROGRESS ON SAVINGS 17-18

Ref	Description of Saving	2017/18 Savings Required £000	2017/18 Savings Expected £000	Shortfall	17/18 RAG	2018/19 Savings Expected £000	2018/19 Expected Shortfall £000	18/19 RAG	Responsible Officer	Comments	R /A Included in Forecast Over/Unders pend? Y/N
	<b><u>Cross cutting</u></b>										
CSF2016-01	Deletion of Assistant Director, Service Manager and half an admin support posts as part of phased restructure of the department.	224	193	31	A	224	0	G	Paul Angeli	Due to the number of management changes affecting social care and the preparation required for the OFSTED inspection, it is required to provide cover for the Service Manager reduction in the short term. Quantification of this shortfall is reviewed monthly.	Y
	<b><u>Contracts and School Organisation</u></b>										
CSF2015-05	1 FTE staff saving in property and contracts team.	65	65	0	G	65	0	G	Jane McSherry		
	<b><u>Early Years</u></b>										
CSF2013-01	Substantial reduction in EY budgets whilst retaining existing Children's Centres targeted work in areas of higher deprivation (up to 10% reduction overall to Children's Centre services). Reduction in funding and in kind contributions to voluntary sector organisations	250	250	0	G	250	0	G	Jane McSherry		
CSF2014-09	We are working on the detailed proposals which will in essence reduce the service to paid-for childcare (parents and DSG) with a very limited targeted service for highly vulnerable families.	296	296	0	G	296	0	G	Jane McSherry	Consulted on and implemented changes to the Children's Centre model, focusing on first time parents and babies & vulnerable families. Rationalised the childcare service, reducing the number of sites delivered from and a review of fee structure/pricing policy.	
	<b><u>School Standards and Quality</u></b>										
CSF2013-02	Reduced service offer from School improvement service.	75	75	0	G	75	0	G	Jane McSherry		
	<b><u>Schools</u></b>										
CSF2015-03	Increased income from schools and/or reduced LA service offer to schools.	200	200	0	G	200	0	G	Jane McSherry		
	<b>Total Children, Schools and Families Department Savings for 2017/18</b>	<b>1,110</b>	<b>1,079</b>	<b>31</b>		<b>1,110</b>	<b>0</b>				

## DEPARTMENT: CORPORATE SERVICES - PROGRESS ON SAVINGS 17-18

Ref	Description of Saving	2017/18 Savings Required £000	2017/18 Savings Expected £000	Shortfall	17/18 RAG	2018/19 Savings Expected £000	2018/19 Expected Shortfall £000	18/19 RAG	Responsible Officer	Comments	R /A Included in Forecast Over/Underspend? Y/N
<b>Customer Services</b>											
CS60	Deletion of Assistant Director post	109	109		G	109		G	Caroline Holland		N
CSD17	Reduce Marketing budget - Increase self service by using Panacea - marketing solution software in order to reduce designer costs for smaller marketing jobs	73	73		G	73		G	Sophie Poole		N
CS2015-04	Increase in Registrars income	25	25		G	25		G	Sean Cunniffe/Tomas Dyson		N
CS2016 -04	Increase income through Registrars service	15	15		G	15		G	Sean Cunniffe/Tomas Dyson		N
<b>Business Improvement</b>											
CS63	Reorganisation of systems development and support arrangements.	74	74		G	74		G	Clive Cooke		N
CSD42	Restructure functions, delete 1 AD and other elements of management	170	100	70	R	100	70	R	Sophie Ellis		Y
CS2015-08	Staffing support savings	13	0	13	R	0	13	R	Sophie Ellis		N
<b>I &amp; T</b>											
CS70	Apply a £3 administration charge to customers requesting a hard copy paper invoice for services administered by Transactional Services team	35	0	35	R	0	35	R	Pam Lamb	Due to delays in implementation of e5, Sharepoint and EDRMS there will be a delay in achieving this. Alternative to be identified within the division.	N
CS71	Delete two in house trainers posts	42	42		G	42		G	Richard Warren		N
CS72	Consolidation of Infrastructure & Transactions revenue budgets	34	34		G	34		G	Tina Dullaway		N
CS2015-09	Restructure of Safety Services & Emergency Planning team	18	18		G	18		G	Adam Vicarri		N
CS2015-08	Potential income derived from letting two floors of vacant office space within the Civic centre to external/partner organisations.	90	90		G	90		G	Mark Humphries		N
<b>CEX</b>											
CS2015-07	Reduction in running cost budgets	28	28		G	28		G	Sophie Jones		N
<b>Resources</b>											
CS46	Resources -Deletion of 3 Posts within the Division	78	78		G	78		G	R Kershaw		N
CS66	Review recharges of Resources support function to pension fund	47	47		G	47		G	R Kershaw/Paul Audu		N
CSD20	Increased income	16	16		G	16		G	R Kershaw		N
CSD23	Cut running costs budgets	3	3		G	3		G	Bindi Lakhani		N
CSD26	Delete 1 Business Partner	78	0	78	R	78		G	Caroline Holland	Due to delays in projects this saving will not be achieved until 18/19	N
CSD46	Reduce budget for LCGS to match actual contribution	81	81		G	81		G	John Dimmer		N
CS2016-01	Reduction in contribution to insurance fund	100	100		G	100		G	R Kershaw/Paul Audu		N
<b>Human Resources</b>											
CSD34	Learning and Development admin support	18	18		G	18		G	Kim Brown		N
CSD35	Learning and Development Budget	134	134		G	134		G	Kim Brown		N
<b>Corporate Governance</b>											
CS73	Saving from 4 borough shared legal service	20	20		G	20		G	Fiona Thomsen		N
CSD43	Share FOI and information governance policy with another Council	40	0	40	R	0	40	R	Graham Owen		N
CSD45	Share audit and investigation service	20	20		G	20		G	Margaret Culleton		N

## DEPARTMENT: CORPORATE SERVICES - PROGRESS ON SAVINGS 17-18

Ref	Description of Saving	2017/18 Savings Required £000	2017/18 Savings Expected £000	Shortfall	17/18 RAG	2018/19 Savings Expected £000	2018/19 Expected Shortfall £000	18/19 RAG	Responsible Officer	Comments	R /A Included in Forecast Over/Underspend? Y/N
CS2015-13	Reduction in capacity and service efficiency in Investigation service	40	40		G	40		G	Margaret Culleton		
CS2015-14	Reduction in capacity and service efficiency in Audit service	33	33		G	33		G	Margaret Culleton		
CS2016-03	Supplies & Services	50	50		G	50		G	Julia Regan		
	<b>Total Corporate Services Department Savings for 2017/18</b>	<b>1,484</b>	<b>1,248</b>	<b>236</b>		<b>1,326</b>	<b>158</b>				

## DEPARTMENT: ENVIRONMENT &amp; REGENERATION SAVINGS PROGRESS: 2017-18

Ref	Description of Saving	2017/18 Savings Required £000	2017/18 Savings Expected £000	Shortfall	17/18 RAG	2018/19 Savings Expected £000	2018/19 Expected Shortfall £000	18/19 RAG	Responsible Officer	Comments	R /A Included in Forecast Over/Underspend? Y/N
<b>SUSTAINABLE COMMUNITIES</b>											
ER23b	Restructure of team to provide more focus on property management and resilience within the team.	18	0	18	R	18	0	A	James McGinlay	Business Case for restructure in progress, but due to the delay it's unlikely to be fully achieved this financial year. Saving being achieved through rents (reported through monthly budget return).	Y
E&R5	Team transformation and asset review	82	82	0	A	82	0	A	James McGinlay	Business Case for restructure in progress, but expecting to achieve this saving once implemented. Saving being achieved through rents (reported through monthly budget return).	Y
D&BC1	Fast track of householder planning applications	55	0	55	R	55	0	G	James McGinlay	This saving is not currently being achieved. The team is extremely short of management support and has no resource available to launch this complex new service. A replacement saving, to be implemented in 2018/19, was agreed by Cabinet in November 2017.	Y
D&BC2	Growth in PPA and Pre-app income	50	0	50	R	50	0	G	James McGinlay	Monitor throughout the year. A replacement saving, to be implemented in 2018/19, was agreed by Cabinet in November 2017.	Y
D&BC3	Commercialisation of building control	50	0	50	R	50	0	G	James McGinlay	This saving is not currently being achieved. A replacement saving, to be implemented in 2018/19, was agreed by Cabinet in November 2017.	Y
D&BC4	Deletion of 1 FTE (manager or deputy) within D&BC	45	45	0	G	45	0	G	James McGinlay		N
D&BC5	Eliminate the Planning Duty service (both face to face and dedicated phone line) within D&BC	35	0	35	R	35	0	G	James McGinlay	A replacement saving, to be implemented in 2018/19, was agreed by Cabinet in November 2017.	Y
D&BC6	Stop sending consultation letters on applications and erect site notices only	10	0	10	R	10	0	G	James McGinlay	Not implemented. Linked to national planning fee increase. A replacement saving, to be implemented in 2018/19, was agreed by Cabinet in November 2017.	Y
E&R32	Income from wifi concessionary contract to be let from 2015/16	5	0	5	R	5	0	G	James McGinlay	Not yet fully installed - lamp post issues. Income in 2018/19	Y
ENV20	Increased income from building control services.	35	0	35	R	35	0	G	James McGinlay	A replacement saving, to be implemented in 2018/19, was agreed by Cabinet in November 2017.	Y
ENV24	Cease subscription to Urban London and Future London Leaders	10	10	0	G	10	0	G	James McGinlay		N
ENV34	Increased income from the non-operational portfolio.	8	8	0	G	8	0	G	James McGinlay		N
<b>PUBLIC PROTECTION</b>											
EV11	Increase all pay and display charges for on and off street parking by 10%. it should be noted that no allowance has been made for elasticity of demand this figure could reduce by 25%	125	125	0	G	125	0	G	John Hill		N
E&R7	Due to additional requests from residents, the budget will be adjusted to reflect the demand for and ongoing expansion of Controlled Parking Zone coverage in the borough.	163	163	0	A	163	0	A	John Hill	The 2017/18 saving is expected to be achieved based on the latest CPZ forecast.	N
E&R8	In response to residents concerns about traffic congestion, enforcement of moving traffic contraventions, following the Implementation of ANPR.	-1,540	-1,540	0	G	-1540	0	G	John Hill		N
E&R14	Further expansion of the Regulatory shared service.	100	0	100	R	100	0	A	John Hill	Wandsworth staff will transfer under TUPE to Merton on 1st November with the new expanded service formally going live on 1st April 2018.	Y
E&R43	Reprofiling how Safer Merton will achieve savings of £70,000 in 2017-18. The reprofiling will see staff levels maintained and budget reductions met through cutting back on non statutory budgetary spend.	70	70	0	G	70	0	G	John Hill	Due to the delay in recruiting the Integrated Offender Management co-ordinator this saving will not be met in full during 2017/18. The shortfall relates to the IOM salary.	Y
ENV02	Review the current CEO structure, shift patterns and hours of operation with the intention of moving toward a two shift arrangement based on 5 days on/2 days off.	190	0	190	R	190	0	A	John Hill	This saving is not currently being achieved as the there has been slippage in the timetable for the restructure. Mitigation could come from increased revenue.	Y
ENV03	Reduction number of CEO team leader posts from 4 to 3	45	0	45	R	45	0	A	John Hill	This saving is not currently being achieved for the same reasons as those given in respect of ENV02.	Y

ENV04	Improved management of traffic flows/congestion and availability of parking space through increase compliance	250	250	0	A	250	0	A	John Hill	Saving expected to be achieved but too early in the year to be certain.	N
ENV05	Review the back office structure based upon the anticipated tailing off of ANPR activity and the movement of CCTV into parking services.	70	0	70	R	70	0	A	John Hill	The implementation of this saving has been delayed by the slower than anticipated implementation of ANPR and its effect on the back office function. The review can take place when a full year's ANPR impact can be measured (which will be late Autumn 2017)	Y
ENV06	Reduction in transport related budgets	46	0	46	R	46	0	G	John Hill	A replacement saving, to be implemented in 2018/19, was agreed by Cabinet in November 2017.	Y
ENV09	Investigate potential commercial opportunities to generate income	50	25	25	R	50	0	A	John Hill	Although early in the process, there may be difficulty in achieving the full year effect for 2017/18. The income generating RSP Business Development team is scheduled to become operational in September 2018.	Y
ENV10	Reduction in Transport/Supplies and Services budget through greater efficiency	10	10	0	G	10	0	G	John Hill		N
ENV33	Development of emissions based charging policy for resident/business permits recognising the damage particularly from diesel engine motor vehicles	250	250	0	G	250	0	G	John Hill		N
ENR3	Increase the cost of existing Town Centre Season Tickets in Morden, Mitcham and Wimbledon.	16	16	0	G	16	0	G	John Hill		N
<b>SENIOR MANAGEMENT</b>											
ENV01	Reduce the level of PA support to Heads of Service by 0.6fte.	19	19	0	G	19	0	G	Chris Lee		N
<b>PUBLIC SPACE</b>											
E&R1	Arts Development - further reduce Polka Theatre core grant	5	5	0	G	5	0	G	Graeme Kane		N
E&R2	Water sports Centre - Additional income from new business - Marine College & educational activities.	10	10	0	G	10	0	G	Graeme Kane		N
E&R3	Various Budgets - Reduction in supplies & services &/or increased income over expenditure	16	16	0	G	16	0	G	Graeme Kane		N
E&R16	Joint procurement of waste, street cleansing, winter maintenance and fleet maintenance services (Phase C)	1,500	1,100	400	R	1500	0	G	Graeme Kane	Full savings not achieved in Year 1 of contract. Actual savings delivered are being monitored closely	Y
E&R20	To contribute to a cleaner borough, enforcement of litter dropping under LPA/ ASB legislation with FPN fines for contraventions.	-3	-3	0	G	-3	0	G	Graeme Kane		Y
E&R25	Joint procurement of greenspace services as part 2 of the Phase C SLWP procurement contract with LB Sutton	160	160	0	G	160	0	G	Graeme Kane		N
ENV11	Outsource leisure and sports activities	59	59	0	G	59	0	G	Graeme Kane		N
ENV12	Loss of head of section/amalgamated with head of Greenspaces	70	0	70	R	70	0	A	Graeme Kane	Expected to be achieved in 2018/19.	Y
ENV13	Staff savings through the reorganisation of the back office through channel shift from phone and face to face contact.	70	0	70	R	70	0	G	Graeme Kane	Saving forms part of Phase C, but may not be achieved this financial year.	Y
ENV18	Increased income from events in parks	100	0	100	R	100	0	G	Graeme Kane	This saving is not currently being achieved. A replacement saving, to be implemented in 2018/19, was agreed by Cabinet in November 2017.	Y
ENV19	Planned re-distribution of North East Surrey Crematorium funds	90	90	0	G	90	0	G	Graeme Kane		N
ENV21	Reduction in the grant to Wandle Valley Parks Trust	6	0	6	R	6	0	G	Graeme Kane	Cut now deferred for 2017/18	Y
ENV22	Reduction in grant to Mitcham Common Conservators.	24	24	0	G	24	0	G	Graeme Kane		N
ENV23	Further savings from the phase C procurement of Lot 2.	160	89	71	R	160	0	A	Graeme Kane	Saving forms part of Phase C, but may not be achieved this financial year.	Y
ENV25	Department restructure of the waste section	191	0	191	R	191	0	G	Graeme Kane	Saving forms part of Phase C, but may not be achieved this financial year.	Y
ENV26	Re-balancing of rounds	20	20	0	G	20	0	G	Graeme Kane	Saving forms part of Phase C, but may not be achieved this financial year.	Y
ENV27	Remove free provision of food waste liners	66	66	0	G	66	0	G	Graeme Kane	Saving forms part of Phase C, but may not be achieved this financial year.	Y
ENV28	Divert gully waste and mechanical Street sweepings from landfill through pre-treatment and recycling	37	37	0	A	37	0	A	Graeme Kane	Working closely with SLWP to prioritise this project.	Y
ENV29	Realign budget to reflect actual income achieved through sale of textiles	20	20	0	A	20	0	A	Graeme Kane	Price of textiles continue to fall. Income levels to be monitored closely.	Y
ENV30	Increase annual Garden Waste subscription fees by £5 p.a.	30	30	0	G	30	0	G	Graeme Kane	Saving forms part of Phase C, but may not be achieved this financial year.	Y
ENV31	Commencing charging schools for recyclable waste (17/18) and food waste (18/19) collection	102	102	0	G	102	0	G	Graeme Kane	Saving forms part of Phase C, but may not be achieved this financial year.	Y
ENV36	Review and removal of NRCs	50	50	0	G	50	0	G	Graeme Kane		Y
<b>Total Environment and Regeneration Savings 2017/18</b>		<b>3,050</b>	<b>1,408</b>	<b>1,642</b>		<b>3,050</b>	<b>0</b>				

Ref	Description of Saving	2016/17 Savings Required £000	2016/17 Expected Savings £000	Shortfall £000	RAG
	<b>Adult Social Care</b>				
CH02	<b>Promoting Independence</b> - Public Value Review - Efficiencies to be found in hospital discharge process and by enabling customers to regain and maintain independence	100	79	22	G
CH29	<b>Older People - Managing Crisis (including hospital discharge) admissions to residential care.</b> This would include a number of activities designed to reduce admissions to residential care placements. We would be looking to families to continue to support people at home for longer. This would fit in with our overall approach to enable independence.	125	0	125	R
CH34	<b>Substance Misuse Placements - Actively manage throughput in residential rehab placements</b> - A reduction in the placements available for Substance misuse clients	6	0	6	R
CH05	<b>Realise benefits of new prevention programme in terms of reduced demand for statutory services, or alternatively if these benefits have not occurred then to reduce investment in the prevention programme through reduced grants to Voluntary Organisations.</b> -Reduced demand for statutory services or reduced level of preventative services. In the latter case people would lose some of the services which make their life fuller.	500	500	0	G
CH04	<b>Reduce Management costs and reduction in staffing costs Access &amp; Assessment-</b> Staffing restructure to deliver efficient processes, and building on planned shift of some customers to manage their own processes.	100	100	0	G

## DEPARTMENT: COMMUNITY &amp; HOUSING SAVINGS PROGRESS 2016/17- Nov2017

## APPENDIX 7

Ref	Description of Saving	2016/17 Savings Required £000	2016/17 Expected Savings £000	Shortfall £000	RAG
CH20	<b>Access and Assessment Employees - Staff Savings</b> 12 FTE to be deleted in 2016/17 12 FTE in 17/18, 12 FTE in 18/19 - These savings will come from across Access and Assessment, covering all service areas. - Reduction in the ability to carry out assessments and reviews, social work support, safeguarding activities, DOLs responsibilities and financial assessments.	511	511	0	G
CH58	<b>Access and Assessment Employees - Staff Savings</b>	700	700	0	G
CH22	<b>Commissioning Employees- Staff Savings- 4 FTE to be deleted-</b> Reduced capacity to monitor quality within provider services, reduced capacity to monitor performance within services and a reduced capacity to proactively work to sustain and develop a local provider market.	156	156	0	G
CH21	<b>Direct Provision Employees - Staff Savings 11FTE to be deleted-</b> Less activities available both at day centres and in the community. Clients would spend more time in larger congregated settings with less choice of activities. These savings would be made across the three LD and PD day centres.	274	274	0	G
CH59	<b>Direct Provision Residential and supported living management -staff reductions-</b> We would expect to keep front line support staff but reduce management. This would mean less resource to provide outreach and the emphasis would primarily on providing core services (Bring forward savings -CH37) 2 FTEs	100	100	0	G
CH23	<b>Directorate- Staff Savings - 0.46 FTE to be deleted- None, post now funded by Public Health</b>	21	21	0	G
CH64	<b>Directorate- Staff Savings - (Budget contribution to Joint Public Health consultant post to be deleted)- None, post now funded by Public Health</b>	30	30	0	G

Ref	Description of Saving	2016/17 Savings Required £000	2016/17 Expected Savings £000	Shortfall £000	RAG
CH24	<b>Learning Disabilities- High Cost Packages - Review of High Cost Packages with a view to promoting independence</b> This would be a holistic review of 17 identified high cost placements (i.e. those receiving packages of care over £1,500 per week and not health funded). We will use promoting Independence as the basis of these reviews. We are designing these figures based on a 6% reduction in support for the identified client group.	100	0	100	R
CH25	<b>Learning Disabilities- Medium Cost Packages- Review of medium cost packages with a view of promoting independence</b> -This would be a holistic review of identified medium cost placements of care of between £400 -£1,500 per week and not health funded). We will use the promoting independence model as the basis for these reviews. We are designing these figures based on a 10% reduction in support for the relevant clients within the identified group.	400	0	400	R
CH26	<b>Learning Disabilities - Direct Payments-</b> Review of all Direct Payments in Learning Disabilities with a view to promoting independence .We will review the Direct Payments received by clients to assess whether it is still set at the appropriate level for their needs and whether the full payment is being utilised. We will use the promoting independence model as the basis of these reviews. We anticipate this being a reduction of 7% for the individual support packages within this client group. There are currently 98 packages in this group.	50	50	0	R

Ref	Description of Saving	2016/17 Savings Required £000	2016/17 Expected Savings £000	Shortfall £000	RAG
CH27	<b>Mental Health- Care Packages - Review of support packages within all areas of Mental Health services.</b> - We anticipate this being a reduction of 5% across all support packages and will include a review of Direct Payments within this area. Options include less use of residential placements and quicker reviews as part of a recovery model.	76	0	76	R
CH28	<b>Older People- Home Care Review of Home Care within support packages.</b> There are currently 596 Older People within Merton receiving home care within their support packages. This represents an average reduction of 9% in home care support packages.	387	0	387	R
CH30	<b>Older People - Review of Direct Payments support packages</b> -Review of Direct Payments in Older People using the enablement model. We will review the Direct Payments received by clients to assess whether the full payment is being utilised. We will use the enablement model as the basis of these reviews. We anticipate this being an average reduction of 15% for individual support packages within this client group. There are currently 225 packages.	345	345	0	G
CH31	<b>Physical Disabilities- Review of all Direct Payments for clients with physical disabilities using promoting independence.</b> -We will review the Direct Payments received by clients to assess whether it is still set at the appropriate level for their needs and whether the full payment is being utilised. We will use the promoting independence model as the basis of these reviews. We anticipate this being a reduction of 10% for the individual support packages within this client group. There are currently 150 packages in this group.	134	0	134	R

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Ref	Description of Saving	2016/17 Savings Required £000	2016/17 Expected Savings £000	Shortfall £000	RAG
CH32	<b>Physical Disabilities - Home Care</b> -The saving would be delivered through a review of home care provision within support packages. There are currently 89 Physical Disabilities clients within Merton receiving home care within their support packages. The proposed savings represents an average reduction of 8% in home care for this group.	48	0	48	R
CH33	<b>Physical Disabilities- High Cost Packages - Review of PD Residential and 1-1 packages</b> .This saving would be delivered through a targeted review of a small number of PD customers in residential care. These reviews would look at renegotiating unit costs, transferring users to other types of accommodation in the community and reducing or removing 1-1 costs.	60	0	60	R
CH60	<b>South Thames Crossroads</b> : Decommission the crossroads service for carers. Replace with domiciliary care service/ Direct Payment offer and commissioned holistic carers support service from voluntary sector.	294	294	0	G
CH61	<b>Meals on Wheels (Sodexo)</b> : Decommissioning service and embed support within community, neighbourhood and voluntary support infrastructure	153	48	105	R
CH62	<b>Supported accommodation mental health</b> : Decommission service as a result of Provider notice to cease service in Merton	106	106	0	G
CH63	<b>Day support Imagine Independence</b> : Decommission service and recommission cost effective peer led day opportunities for people with mental health	84	84	0	G
CH51	<b>NHS Income</b> :Negotiate extra NHS funding for extra costs of Hospital Discharges - Circa £150k on packages, £50k on staff.	200	0	200	R
	<b><u>Library &amp; Heritage Service</u></b>				
CH44	Deletion of all administrative support (Deletion of 1 x FTE)	26	26	0	G
CH45	Reduction in activities programme	2	2	0	G

## DEPARTMENT: COMMUNITY &amp; HOUSING SAVINGS PROGRESS 2016/17- Nov2017

## APPENDIX 7

Ref	Description of Saving	2016/17 Savings Required £000	2016/17 Expected Savings £000	Shortfall £000	RAG
CH46	Withdrawal from annual CIPFA public library user survey (PLUS)	3	3	0	G
CH47	Reduction in volunteering contract	20	20	0	G
CH48	Reduction in media fund	45	45	0	G
	<b><u>Merton Adult Education</u></b>				
CH15	<b>MAE</b> :Staffing cost reductions -Delivery utilising the use of Information Technology and other efficiencies	8	0	8	R
	<b><u>Housing Needs &amp; Enabling</u></b>				
CH8	Reduction of Homelessness Prevention Grant:	56	0	56	R
CH9	Rationalisation of admin budget :	30	30	0	G
CH40	Housing Strategy officer - deletion of 1 FTE :	43	43	0	G
CH41	Environmental health Technical officer deletion of 1 FTE:	33	33	0	G
CH42	Housing options adviser deletion of 1.5 FTE :	53	53	0	G
	<b>Total Community &amp; Housing Department Savings for 2016/17</b>	<b>5,379</b>	<b>3,653</b>	<b>1,727</b>	

## DEPARTMENT: CHILDREN, SCHOOLS AND FAMILIES - PROGRESS ON SAVINGS 16-17

Ref	Description of Saving	2016/17 Savings Required £000	2016/17 Savings Expected £000	2016/17 Expected Shortfall £000	2017/18 Savings Expected £000	2017/18 Expected Shortfall £000	17/18 RAG	2018/19 Savings Expected £000	2018/19 Expected Shortfall £000	18/19 RAG	Responsible Officer
CSF2012-07	<p><b><u>Children Social Care</u></b></p> <p>Family and Adolescent Services Stream - Transforming Families (TF), Youth Offending Team (YOT) and in Education, Training and Employment (ETE). 2016/17 savings will be achieved by the closure of Insight and deletion of YJ management post.</p>	100	100	0	100	0	A	100	0	G	Paul Angeli

## DEPARTMENT: CORPORATE SERVICES - PROGRESS ON SAVINGS 16-17

Ref	Description of Saving	2016/17 Savings Required £000	2016/17 Shortfall	16/17 RAG	2017/18 Savings Expected £000	2017/18 Expected Shortfall £000	17/18 RAG	2018/19 Savings Expected £000	2018/19 Expected Shortfall £000	18/19 RAG	Responsible Officer	Comments
CS39	Impact of Customer Service Review	30	30	R	0	30	A	0	30	A	David Keppler/Sean Cunniffe	Has not be achieved due to delay in Customer Contact Implementation.
CS63	Reorganisation of systems development and support arrangements.	88	88	R	88	0	G	88	0	G	Sophie Ellis	
CS10	Outsourcing - Service Desk	20	20	R	20	0	G	20	0	G	Mark Humphries	Alternative Saving found from supplies budget
CSD2	Energy Savings (Subject to agreed investment of £1.5m)	150	150	R	150	0	G	150	0	G	Mark Humphries	Alternative Saving found from supplies budget
	<b>Total Corporate Services Department Savings for 2016/17</b>	<b>288</b>	<b>288</b>		<b>258</b>	<b>30</b>		<b>258</b>	<b>30</b>			

## DEPARTMENT: ENVIRONMENT &amp; REGENERATION SAVINGS PROGRESS: 2016-17

Ref	Description of Saving	2016/17 Savings Required £000	2016/17 Savings Achieved £000	Shortfall	16/17 RAG	2017/18 Savings Expected £000	2017/18 Expected Shortfall £000	17/18 RAG	2018/19 Savings Expected £000	2018/19 Expected Shortfall £000	18/19 RAG	Responsible Officer	Comments	R /A Included in Forecast Over/Underspend? Y/N
<b>SUSTAINABLE COMMUNITIES</b>														
ER23a	Staff savings from 6th month review following the merger of the traffic and highways and the FutureMerton team in to one team and further budget savings/adjustments within the controllable expenditure budgets	130	130	0	G	130	0	G	130	0	G	James McGinlay		N
ER23b	Restructure of team to provide more focus on property management and resilience within the team.	52	0	52	R	40	12	R	52	0	A	James McGinlay	Business Case for restructure in progress, but due to the delay it's unlikely to be fully achieved this financial year. Saving being achieved through rents (reported through monthly budget return).	Y
EN27	Reduction in the Lining Budget	10	10	0	G	10	0	G	10	0	G	James McGinlay		N
EN30	Reduction in supplies and Services Costs	20	20	0	G	20	0	G	20	0	G	James McGinlay		N
EN31	Reduction in energy costs	30	30	0	G	30	0	G	30	0	G	James McGinlay	LED Rollout - savings generated	N
EN32	Renegotiation of J C Deceaux Contract	10	10	0	G	10	0	G	10	0	G	James McGinlay	Extra income generated	N
EN42	Consultancy Income. This is based on an average daily rate of £300 per day (15/16 equates to 7 days per year for each chargeable member of staff and 16 days in 16/17) based on the consultancy project management working practices adopted by FutureMerton team.	50	50	0	G	50	0	G	50	0	G	James McGinlay	Income achieved via Estates Regeneration income from CHMP.	N
E&R6	Reduced costs incurred as a result of sub-leasing Stouthall until 2024.	39	39	0	G	39	0	G	39	0	G	James McGinlay		N
E&R32	Wifi Concessionary Contract-Income from wifi concessionary contract to be let from 2015/16	20	20	0	G	0	20	R	0	20	R	James McGinlay	Phase one has been successfully implemented, and phase two will be implemented in 17/18.	N
E&R33a	Various D&BC Budgets - Increase in income from commercialisation of services	75	75	0	G	0	75	R	75	0	G	James McGinlay	A replacement saving, to be implemented in 2018/19, was agreed by Cabinet in November 2017.	Y
E&R35	Reduce street lighting contract costs	25	25	0	G	25	0	G	25	0	G	James McGinlay	Contract renegotiated	N
E&R36	Reduction in reactive work budget	60	0	60	R	60	0	G	60	0	G	James McGinlay	Budget taken - saving achieved	N
E&R38	Income from Section 278/Developers agreements where traffic works are required as part of development . Charging for work currently not charged	50	50	0	G	15	35	R	50	0	A	James McGinlay	Development site review underway. Implemented 2018.	Y
E&R39	Pre-application income. This is in addition to any previous pre-app savings proposal.	50	50	0	G	0	50	R	50	0	G	James McGinlay	Monitored throughout the year. A replacement saving, to be implemented in 2018/19, was agreed by Cabinet in November 2017.	Y
E&R40	Consultancy income. This is in addition to any previous savings proposal.	60	60	0	G	60	0	G	60	0	G	James McGinlay	Income achieved via Estates Regeneration income from CHMP, GLA and OPE	N
E&R42	Align Vestry Hall income budget with current levels of income being achieved.	20	20	0	G	20	0	G	20	0	G	James McGinlay		N
<b>SENIOR MANAGEMENT</b>														
E&R31	Senior management and support-Deletion of the 2 management support posts and absorption into existing resources.	70	70	0	G	70	0	G	70	0	G	Chris Lee		N
<b>PUBLIC PROTECTION</b>														
EN02	Introduction of unattended automatic number plate recognition CCTV parking enforcement cameras at fixed locations.	226	226	0	G	226	0	G	226	0	G	John Hill		N
EV11	Increase all pay and display charges for on and off street parking by 10%. it should be noted that no allowance has been made for elasticity of demand this figure could reduce by 25%	125	125	0	G	125	0	G	125	0	G	John Hill		N
E&R7	Due to additional requests from residents, the budget will be adjusted to reflect the demand for and ongoing expansion of Controlled Parking Zone coverage in the borough.	260	260	0	G	260	0	A	260	0	A	John Hill		N
E&R8	In response to residents concerns about traffic congestion, enforcement of moving traffic contraventions, following the Implementation of ANPR.	1,700	0	1,700	R	1700	0	G	1700	0	G	John Hill		N
E&R9	Change in on-street bay suspension pricing structure.	500	219	281	R	250	250	R	250	250	R	John Hill	The pricing regime has reduced demand to a greater extent than previously expected. However, income resulting from E&R11 should help to offset this shortfall.	Y
E&R10	Back office reorganisation	80	0	80	R	0	80	R	80	0	G	John Hill	Savings will not be achieved this year as the reorganisation is based on staff numbers required upon completion of ANPR implementation. Excess income could mitigate this saving. A replacement saving, to be implemented in 2018/19, was agreed by Cabinet in November 2017.	Y

## DEPARTMENT: ENVIRONMENT &amp; REGENERATION SAVINGS PROGRESS: 2016-17

Ref	Description of Saving	2016/17 Savings Required £000	2016/17 Savings Achieved £000	Shortfall	16/17 RAG	2017/18 Savings Expected £000	2017/18 Expected Shortfall £000	17/18 RAG	2018/19 Savings Expected £000	2018/19 Expected Shortfall £000	18/19 RAG	Responsible Officer	Comments	R /A Included in Forecast Over/Underspend? Y/N
E&R11	Enforcement of pavement parking	60	147	-87	G	120	-60	G	120	-60	G	John Hill	Expected to exceed target and will be used to help offset shortfall on E&R9.	Y
E&R12	End lease of Wycliffe Road	14	14	0	G	14	0	G	14	0	G	John Hill		N
E&R13	Increase income from discretionary fees & charges	50	10	40	R	15	35	R	50	0	A	John Hill	Work underway, but potential for slippage and subsequent failure to achieve full year effect in 2017/18. The expanded RSP (includes Wandsworth) becomes operational in April 2018 and the income generating Business Development team becomes operational in September 2018.	Y
E&R15	Alter funding of post dedicated to investigating potential recovery of funds under the POCA, to be funded from costs recovered.	50	50	0	G	50	0	A	50	0	A	John Hill	Income is subject to legal process through the courts and defendants' payments.	N
<b>PUBLIC SPACE</b>														
EN14	Mobile technology including GPS and in cab monitors. Once implemented will reduce back office staff numbers as a result of reducing reliance on paper schedules and in addition the GPS vehicle tracking system will lead to improved service and fuel efficiency.	100	0	100	R	100	0	G	100	0	G	Graeme Kane	This saving is linked to new CRM project and Environmental asset Management Business case. GPS and vehicle tracking was not delivered in 2016 / 17. This will be delivered as part of Phase C project in 2017 18.	N
EN35	Various Budgets - Increased Income through various charging increases where the service provided will still be purchased eg Increases % commercial uplift from 30% to 50% per hr; increases in charges in halls at watersports centre, etc	14	14	0	G	14	0	G	14	0	G	Graeme Kane		N
EN36	Various Budgets - Increased Income through sale of advice & guidance from senior professional officers and sale of specialist arts & leisure developed service packages to groups and organisations e.g. private care homes, etc	10	10	0	G	10	0	G	10	0	G	Graeme Kane		N
EN37	Merton Active Plus - Increased Income	5	5	0	G	5	0	G	5	0	G	Graeme Kane		N
EN45	Further commercialisation and development of sports and allied parks services (eg. increase in fees and charges (3.75%); cost recovery plus; service bundling; sponsorship of bedding plants, etc), aligned to the emerging strategy for sports.	13	0	13	R	13	0	G	13	0	G	Graeme Kane		N
E&R1	Arts Development - further reduce Polka Theatre core grant	5	5	0	G	5	0	G	5	0	G	Graeme Kane		N
E&R2	Water sports Centre - Additional income from new business - Marine College & educational activities.	10	10	0	G	10	0	G	10	0	G	Graeme Kane		N
E&R17	To reduce the costs of the service and maintain current standards of cleaning within Merton it is proposed to alter how we deploy our resources by reducing residential solo sweepers and alter the use of mechanical sweepers by investing in electric sweepers	157	157	0	G	157	0	G	157	0	G	Graeme Kane	COMPLETED - Service now provided by Contractor from April 2017.	N
E&R18	Cease the distribution of food caddy liners	70	70	0	G	70	0	G	70	0	G	Graeme Kane	COMPLETED . Service removed April 16, Residents able to collect liners free of charge from libraries 2016 / 17. Full service removed April 2017	N
E&R19	Align income budget to levels of income being generated from the sale of Textiles.	50	50	0	G	50	0	G	50	0	G	Graeme Kane	COMPLETED Revenue budget has been amended to reflect additional income target.	N
E&R20	To contribute to a cleaner borough, enforcement of litter dropping under EPA/ ASB legislation with FPN fines for contraventions.	20	20	0	G	20	0	G	20	0	G	Graeme Kane	COMPLETED current projection indicates that this income will be exceeded. Income shown in budget forecast	Y
E&R21	HRRC Site operations procured to external provider. Contractual savings.	30	0	30	R	0	30	R	30	0	G	Graeme Kane	Although procurement led to significant cost reduction, it was not sufficient enough to reduce below existing budget level. A replacement saving, to be implemented in 2018/19, was agreed by Cabinet in November 2017.	Y
E&R22	Removal of borough wide dog bins including Parks	42	42	0	G	42	0	G	42	0	G	Graeme Kane	COMPLETED Full savings achieved.	Y
E&R24	Reduction in current levels of staffing in the Greenspaces grounds maintenance and horticulture and sports teams.	130	0	130	R	130	0	G	130	0	G	Graeme Kane		N
E&R26	Introduction of P&D within certain parks responding to demand for the management of parking and controlling excess demand for spaces/ commuter parking	60	0	60	R	5	55	R	30	30	R	Graeme Kane	It is currently expected to be implemented around January 2018. Also, as a result of the outcome of the formal consultation on the scheme the parking charge proposals at one location, and at all other locations on Saturdays, were dropped by the Council.	Y
E&R27	Additional property rental income	44	0	44	R	14	30	R	44	0	A	Graeme Kane	New and reviewed tenancies are expected to be implemented during 2017/18 that will help meet this saving.	Y
E&R33b	Various Greenspaces Budgets - Increase in income from commercialisation of services	70	0	70	R	55	15	R	70	0	A	Graeme Kane	Work continues with achieving the £70k saving related to events.	Y

## DEPARTMENT: ENVIRONMENT &amp; REGENERATION SAVINGS PROGRESS: 2016-17

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E&R33c	Various Commercial Waste Budgets - Increase in income from commercialisation of services	75	75	0	G	75	0	G	75	0	G	Graeme Kane	Commercial services now provided by Contractors.	N
E&R33d	Various leisure & Culture Budgets - Increase in income from commercialisation of services	30	30	0	G	30	0	G	30	0	G	Graeme Kane		N
<b>Total Environment and Regeneration Savings 2016/17</b>		<b>4,362</b>	<b>2,093</b>	<b>2,269</b>		<b>4,144</b>	<b>627</b>		<b>4,531</b>	<b>240</b>				

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