

Appendix 1

Recommendations	Stakeholder	Action/progress	Timeline	Status
<p>Recommendation 1 That Cabinet work with the private rented sector to encourage landlords to let properties to residents on the Housing Register and in receipt of Housing Benefit. (paragraph 6.16)</p>	Cabinet	Officers continue to engage with private sector Landlords so as to increase housing supply. Recently officers hosted a private sector Landlord forum and approximately 60 Landlords attended.	On-going	G
<p>Recommendation 2 That Cabinet explore the opportunities for providing temporary accommodation in house. This should include a review of both housing need and disruption to residents placed out of borough, as well as the potential financial benefits to the Local Authority. This should also enable the council to meet requirements regarding tenure, in particular for larger units for families. (paragraph 6.28)</p>	Cabinet	Officers in the Housing Needs and Future Merton teams are progressing this recommendation taking regard of housing need indicators and temporary accommodation regulations	June 2016	G
<p>Recommendation 3 That a report is presented to the Sustainable Communities Scrutiny Panel in anticipation of the proposed Pay to Stay policy on how residents might be incentivised to move on to alternative forms of affordable housing, freeing up much needed social housing. (paragraph 7.12)</p>	Cabinet	Officers are currently monitoring the proposed Pay To Stay Policy which is intended to be introduced through legislation in April 2017 and will consider its implications for registered providers, social housing tenants and the council which will be presented in a report in October 2016L	Oct 2016	G
<p>Recommendation 4 The Cabinet undertake a review into the effectiveness of viability assessments and make recommendations on challenging developers to enable the provision of more affordable housing. (paragraph 8.12)</p>	Cabinet	Officers in the Development Control and FutureMerton teams are actively progressing this recommendation (linked to Recommendation 6 below) and will consider the mechanisms available to the council as part of	May 2016	G

Appendix 1

		this work		
Recommendation 5 That Cabinet agree to consider whether viability assessments can be made available for review to Councillors on the Planning Application Committee. (paragraph 8.12)	Cabinet	Officers in the Development Control and FutureMerton teams are progressing this work. Officers have engaged with London Councils and London boroughs that provide this information to members of their planning applications committees to learn from their experience and gain best practise	May 2016	G
Recommendation 6 That the planning department proactively considers using their right to review powers on developments that don't meet the 40% affordable housing target. (paragraph 8.12)	Cabinet	Officers in the Development Control team have recently used this method and will continue to implement it as appropriate on a case by case basis	On-going	G
Recommendation 7 That the Council encourages developers to engage with Registered Providers, at an earlier stage in the planning process, on the development of affordable housing. (paragraph 8.12)	Cabinet	Officers in the Development Control team actively encourage this at all pre-application meetings with prospective applicants and will continue to do this as part of their everyday engagement with applicants	On-going	G
Recommendation 8 That Cabinet consult with councillors and community groups on potential sites and land that present opportunities for the development of affordable housing (paragraph 8.13).	Cabinet	Officers from the FutureMerton team are considering the best method of engagement to take this recommendation forward and will conclude with their options in spring 2016	April 2016	G
Recommendation 9 That the Cabinet consider opportunities for gifting small to medium pockets of land in council ownership to	Cabinet	Officers in Sustainable Communities are considering this matter and will report back on the	Sept 2016	G

Appendix 1

<p>Housing Associations in order to stimulate the creation of more affordable housing to meet demand. In doing so, Cabinet should submit a report to the Sustainable Communities Scrutiny Panel for review on the business case and council's ability to gift land and on what might be proposed to housing associations within this. As part of any agreement with Housing Associations on the use of council land/sites, the Council should receive full nomination rights to all properties developed. (paragraph 8.19)</p>		<p>legal and financial implications in spring 2016</p>		
<p>Recommendation 10 That the Cabinet agree to consult with Registered Providers in revising the terms of reference of the MerHAG Group, to enable a more regular forum for proactive engagement with Housing Associations and Registered Providers on the opportunities for, and barriers to, the development of affordable housing in Merton. (paragraph 10.7)</p>	<p>Cabinet</p>	<p>Officers continue to consult with the MERHAG group so as to provide a more robust framework with Housing Association and Registered Providers so as to identify barriers and opportunities to the development of affordable housing</p>	<p>On-going</p>	<p>G</p>
<p>Recommendation 11 That the Council effectively communicates its sites and plans policy to Registered Providers. (paragraph 10.7)</p>	<p>Cabinet</p>	<p>Officers have briefed MERHAG at their regular briefing sessions and will continue to do so at these events</p>	<p>On-going</p>	<p>G</p>
<p>Recommendation 12 That the Sustainable Communities Scrutiny Panel invites all Registered Providers in operation in the borough to a future meeting to gather information on their overcrowding strategies and to make any recommendations, as appropriate. The Panel should also engage other Local Authorities to look at good practice, including Richmond Council who the task group met with as part of this review. (paragraph 12.20)</p>	<p>Cabinet</p>		<p>Sept 2016</p>	<p>G</p>

Appendix 1

<p>Recommendation 13 That the Council consider the proposal for a Housing Development Company in Merton and ensure that it meets Council policy on affordable housing, encouraging where possible, given that it is a Council owned vehicle that it provides above and beyond the baseline of 40% affordable housing. (paragraph 13.16)</p>	Cabinet	Officers in Sustainable Communities and Corporate Services are actively pursuing this recommendation and will present their recommendations to Cabinet in spring 2016	April 2016	G
<p>Recommendation 14 That Cabinet explore effective policy enacted by other London Councils to unlock land banking and stalled development sites to ensure that affordable housing can be developed sooner. (paragraph 13.16)</p>	Cabinet	Officers in the FutureMerton team will be considering this recommendation from early 2016 onwards	May 2016	G
<p>Recommendation 15 That Cabinet identify sites to commission the development of intermediate products, such as Pocket homes, in order to meet the needs of those trying to secure ownership of a property but unable to afford full market values. (paragraph 14.6)</p>	Cabinet	Officers in the FutureMerton team will be considering this recommendation from early 2016 onwards	April 2016	G
<p>Recommendation 16 That Cabinet identify sites to commission the development of homes, such as those offered by YCube, in order to support residents to move out of temporary accommodation or social housing. (paragraph 14.10)</p>	Cabinet	Officers in the FutureMerton team will be considering this recommendation from early 2016 onwards	May 2016	G
<p>Recommendation 17 That the Council lobby the Sec. of State for Health to simplify structures regarding land ownership and responsibilities for selling off NHS land. (paragraph 14.20)</p>	Cabinet	Officers in FutureMerton are in discussions with the NHS Merton CCG and NHS England regarding this recommendation and will report back on their discussions in spring 2016	May 2016	G