Appendix 1 – Housing supply Task Group Recommendations   **update August 2017**

	STAKE HOLDE R	ACTION / PROGRESS	TIMELINE	STA TU S
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)	Cabinet	Officers continue to work with private landlords to meet housing need and to increase housing supply. During 2016/17 51 homes were procured through private sector Landlords . Additionally officers work closely with Landlords to sustain tenancies and prevent homelessness. *During 2016/17 458 episodes of homelessness were prevented by officer interventions*	*On-going*	G
Recommendation 2 That Cabinet explore the opportunity for providing temporary accommodation in house. This should include a review of both housing need and disruption to residents placed out of the borough as well as the potential financial benefits tot the Local Authority. This should also enable the council to meet requirements regarding tenure, in particular for larger units for families. (paragraph 6.28)	Cabinet	Officers continue to explore opportunities for alternative delivery models of temporary accommodation for homeless households. The council continues to maintain its position of having the lowest number of homeless households in temporary accommodation in London ,Currently there are 182 households. Officers are also working with Notting Hill Housing and other providers so as to identify potential procurement of housing supply for households in acute housing need	*On-going*	G
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	Cabinet	*Government are not proceeding with the "pay to Stay" policy*	*This recommendation is closed*	G

forms of affordable housing, freeing up much needed social housing (paragraph 7.12)				
Recommendation 4 The Cabinet undertakes a review into the effectiveness of viability assessments and make recommendations on challenging developers to enable the provision of more affordable housing. (paragraph 8.12)	Cabinet	This recommendation is linked to Recommendations 5 and 6 below). On behalf of all London councils, the Mayor of London has undertaken a review, consulted on and published new London-wide planning guidance on affordable housing and viability (August 2017) This aims •to increase the amount of affordable housing delivered through the planning system •embed the requirement for affordable housing into land values •make the viability process more consistent and transparent. All London boroughs including Merton will now be able to use this SPG to support provision of more affordable housing.	Ongoing	G
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	To progress this matter the council will consult on Merton's requirements for developers to submit with planning applications (known as the Validation Checklist) which will take place in winter 2017, following the publication of the Mayor's Affordable Housing and Viability SPG in August 2017	Winter 2017	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	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	On-going	G

development of affordable housing. (paragraph 8.12)		part of their everyday engagement with applicants		
Recommendation 8 The Cabinet consult with councillors and community groups on potential sites and land that present opportunities for the development of affordable housing (paragraph 8.13)	Cabinet	This work will be part of the council's revision of the Local Plan during 2017 and 2018 (programme agreed at September 2016 full council). Consultation will take place during autumn/winter 2017	On-going to late 2018	G
Recommendation 9 That the Cabinet consider opportunities for gifting small to medium pockets of land in council ownership to Housing Associations in order to stimulate the creation of more affordable housing to meet demand. In doing so, Cabinet should submit a report to the Sustainable Communities Scrutiny Panel for review on the business case and council's ability to gift land and on what might be proposed to housing associations with this. As part of any agreement with Housing Associations on the use of council land/sites, the Council should receive full nomination rights to all properties developed. (paragraph 8.19)	Cabinet	Officers in Sustainable Communities are considering this matter and will report back on the legal and financial implications during 2017		G
Recommendation 10 That Cabinet agree to consult with Registered Providers in revising the terms of reference of the MerHAG Group, to enable a more regular forum for proactive engagement with Housing Associations and Registered Providers on the	Cabinet	*Officers continue to progress this matter.*	On-going	G

opportunities for, and barriers to, the development of affordable housing in Merton. (paragraph 10.7				
Recommendation 11 That the Council effectively communicates its sites and policies plan to Registered Providers. (paragraph 10.7)	Cabinet	Officers in Sustainable Communities meet Registered Providers on a regular basis and communicate this to them.	On-going	G
Recommendation 12 That the Sustainable Communities Scrutiny Panel invites all Registered Providers in operation in the borough to a future meeting to gather information on their overcrowding strategies and to make any recommendations, as appropriate. The Panel should also engage other Local Authorities to look at good practice, including Richmond Council who the task group met with as part of this review. (paragraph 12.20)	Cabinet	*It was agreed that this action be removed*		
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)	Cabinet	Following Cabinet resolution in April 2017, the council is in the process of establishing a property company.	Recommendation achieved	G
Recommendation 14 That Cabinet explore effective policy enacted by other London Councils to unlock land banking	Cabinet	This would be addressed through recommendation 13 above	See Rec 13 above	G

and stalled development sites to ensure that affordable housing can be developed sooner. (paragraph 13.16)				
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)	Cabinet	This would be addressed through recommendation 13 above	See Rec 13 above	G
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)	Cabinet	This would be addressed through recommendation 13 above	See Rec 13 above	G
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)	Cabinet	The council has successfully bid for Stage 2 of the One Public Estate project which will provide the funding to undertake a review and consolidation of services and assets to March 2018	March 2018	G

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