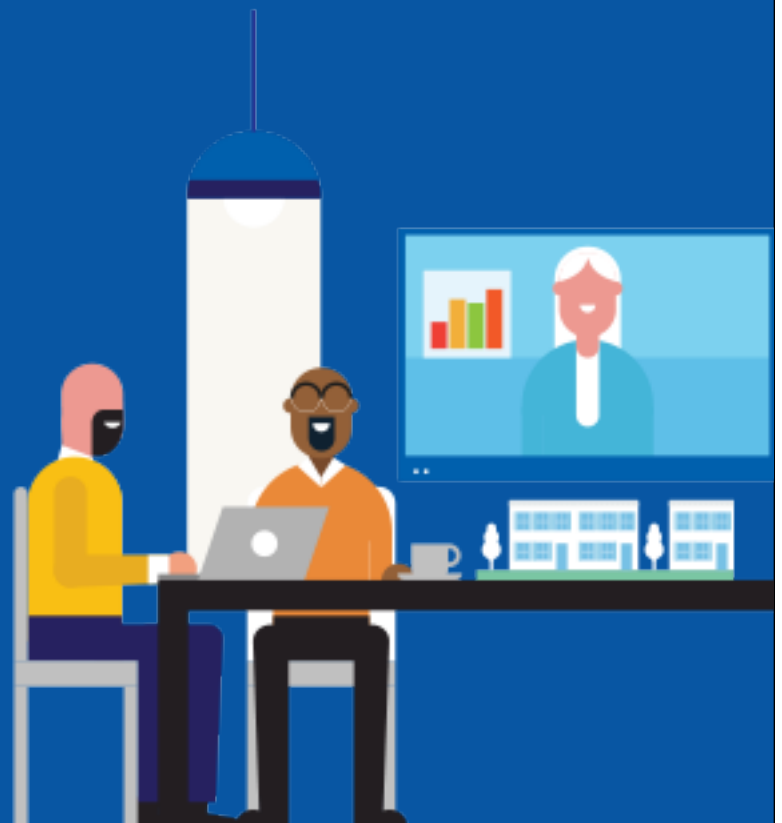


Housing Delivery Strategy Action Plan

June 2021



1. Action Plan

6	Delivering the right new homes
6.1	Emphasise intention to deliver social rented homes in guidance and negotiations with developers and RPs
6.2	Adopt benchmarks as a baseline
6.3	Support London Living Rent development
6.4	Consider approach to cash in lieu on smaller sites

7	Partnership
7.1	Review and relaunch RP and Developer Forum
7.2	Identify and approach additional providers
7.3	Review approach to viability challenge and identify any need for additional resources
7.4	Consider ongoing programme of continuous development for members in relation to viability
7.5	Review and update design codes
7.6	Develop approach to assessing value in land sales

8	Direct intervention
8.1	Consider re-establishment of HRA
8.2	Establish Housing Investment Fund including establishment for a PWLB investment strategy to provide genuinely affordable homes in Merton
8.3	Review potential for off-site construction and modular building
8.4	Review engagement with SMEs

9	Density and intensification
9.1	Build on Characterisation Study and Small Sites Supplementary Planning Guidance to identify and make the case for areas where intensification will be supported
9.2	Establish local zoning guidance to indicate heights and densities that can be achieved and supported with good design

10	Housing for particular needs
10.1	Research to assess demand for supported and older people's housing and review existing provision and assess its effectiveness
10.2	Assess demand for independent living and the scope for shared options, including the potential of an appropriate programme of aids, adaptations and use of technology to reduce demand for new or alternative homes.
10.3	Assess the scope for redevelopment/remodelling of existing sheltered housing
10.4	Identify housing options that enable older people to right size and free up equity and larger family housing; potentially offering financial incentives around support to move etc.
10.5	Consider partnering with a housing association to develop a product for older people that enables older owners the opportunity to access an ethical equity

	release product on their existing home. The equity released could be used to invest in a long-term care package or to pay for ongoing maintenance and repairs
10.6	Quantify potential savings though capital and revenue investment

11	Using and improving the existing stock
11.1	Establish housing staff presence alongside planning colleagues in early-stage planning discussions on estate regeneration
11.2	Agree and publish position on intensification, including neighbourhood level guidance on acceptable heights and density
11.3	Implement Housing Investment Fund with guidance on its application in regeneration schemes

12	Governance and decision making
12.1	Determine the appropriate structures within Merton's governance framework to ensure agile decision making
12.2	Establish a Delivery Board to oversee progress
12.3	Establish Housing and Land Commission
12.4	Consider establishing an appropriate structure and decision-making channels to support housing development

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