

Merton Council

Sustainable Communities

Overview and Scrutiny

Panel



Date: 5 September 2017

Time: 7.15 pm

Venue: Committee Rooms C, D & E, Merton Civic Centre, London Road, SM4 5DX

AGENDA

Page Number

1	Apologies for absence	
2	Declarations of pecuniary interest	
3	Minutes of the previous meeting	1 - 10
4	Introduction to housing and homelessness - presentation	11 - 22
5	Care leaver accommodation This session will run as two workshops focusing on: <ul style="list-style-type: none">• The issues care leavers face with accommodation (supported by <u>Grenfell Housing and Training</u> which works directly with care leavers and supports them in their accommodation needs); and• Different approaches to care leaver accommodation (supported by <u>Paul Chadwick, the former Director of Children's Services at Croydon</u>).	23 - 28
	This will conclude with a plenary session allowing the workshops to report back to the whole meeting.	
6	Local Authority Property Company update - presentation A presentation will be provided at the meeting.	
7	Progress against the housing supply task group recommendations	29 - 34
8	Work Programme	35 - 46

**This is a public meeting – members of the public are very welcome to attend.
The meeting room will be open to members of the public from 7.00 p.m.**

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Sustainable Communities Overview and Scrutiny Panel Membership

Councillors:

Abigail Jones (Chair)
Daniel Holden (Vice-Chair)
Stan Anderson
Kelly Braund
Michael Bull
David Chung
Russell Makin
John Sargeant

Substitute Members:

Laxmi Attawar
Mike Brunt
Edward Foley
Janice Howard
Abdul Latif

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.

What is Overview and Scrutiny?

Overview and Scrutiny describes the way Merton's scrutiny councillors hold the Council's Executive (the Cabinet) to account to make sure that they take the right decisions for the Borough. Scrutiny panels also carry out reviews of Council services or issues to identify ways the Council can improve or develop new policy to meet the needs of local people. From May 2008, the Overview & Scrutiny Commission and Panels have been restructured and the Panels renamed to reflect the Local Area Agreement strategic themes.

Scrutiny's work falls into four broad areas:

- ⇒ **Call-in:** If three (non-executive) councillors feel that a decision made by the Cabinet is inappropriate they can 'call the decision in' after it has been made to prevent the decision taking immediate effect. They can then interview the Cabinet Member or Council Officers and make recommendations to the decision-maker suggesting improvements.
- ⇒ **Policy Reviews:** The panels carry out detailed, evidence-based assessments of Council services or issues that affect the lives of local people. At the end of the review the panels issue a report setting out their findings and recommendations for improvement and present it to Cabinet and other partner agencies. During the reviews, panels will gather information, evidence and opinions from Council officers, external bodies and organisations and members of the public to help them understand the key issues relating to the review topic.
- ⇒ **One-Off Reviews:** Panels often want to have a quick, one-off review of a topic and will ask Council officers to come and speak to them about a particular service or issue before making recommendations to the Cabinet.
- ⇒ **Scrutiny of Council Documents:** Panels also examine key Council documents, such as the budget, the Business Plan and the Best Value Performance Plan.

Scrutiny panels need the help of local people, partners and community groups to make sure that Merton delivers effective services. If you think there is something that scrutiny should look at, or have views on current reviews being carried out by scrutiny, let us know.

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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.

SUSTAINABLE COMMUNITIES OVERVIEW AND SCRUTINY PANEL

4 JULY 2017

(7.17 pm - 9.45 pm)

PRESENT: Councillors Abigail Jones (in the Chair), Daniel Holden, Stan Anderson, David Chung, John Sargeant, Laxmi Attawar, Mike Brunt and Abdul Latif

ALSO PRESENT: Councillor Nick Draper (Cabinet member for Community and Culture), Martin Whelton (Cabinet Member for Regeneration, Environment and Housing), Hilina Asrress (Senior Public Health Principal), John Hill (Assistant Director for Public Protection), Graeme Kane (Assistant Director of Public Space, Contracting and Commissioning), James McGinlay (Assistance Director for Sustainable Communities), Doug Napier (Leisure and Culture Greenspaces Manager) and Simon Williams (Director, Community & Housing Department)

1 APOLOGIES FOR ABSENCE (Agenda Item 1)

Apologies were received from Cllr Bull and Cllr Makin (with Cllr Abdul Latif and Cllr Attawar respectively substituting). Cllr Brunt substituted for the Labour vacancy.

Chris Lee, Director of Environment and Regeneration, also sent his apologies.

2 DECLARATIONS OF PECUNIARY INTEREST (Agenda Item 2)

There were no declarations of pecuniary interest.

3 MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

The minutes of the previous meeting were agreed as a true and accurate record.

Matters arising

John Hill, Assistant Director for Public Protection, provided the following updates:

- Idling: the Council has been talking to a number of other boroughs that have already taken action to reduce car idling. This research has established that rather than initially proceeding to enforcement, which is seen as a hard line approach, advisory notices are given out for the first three months. It has been agreed to follow the same approach which will be progressed through the forthcoming Air Quality Action Plan; and
- Lobbying of central government for national measures to support the removal of diesel vehicles from roads: this is being pursued through the pan-London advisory body and there is no further update to provide currently.

4 MERTON'S RESPONSE TO THE GRENFELL TOWER FIRE - UPDATE REPORT (Agenda Item 4)

Simon Williams, Director of Community and Housing, provided members with an overview of the objectives the Council is seeking to achieve through its response to the Grenfell Tower fire, further to the written communications sent out to all Councillors:

1. Provide mutual aid to affected areas: currently, affected areas are the Grenfell Tower and the London Borough of Camden. Staff who have volunteered to help at rest centres in both locations were highlighted and thanked. Steve Langley, Head of Housing Need and Strategy, was specifically mentioned as he is currently assisting with the Grenfell rehousing response;
2. Reassure residents: whilst the Council doesn't hold any housing stock, it has written to all social housing providers to seek clarification that all accommodation is free from cladding containing aluminium composite material (ACM), that providers are doing a detailed review of other fire risks in these buildings, and that they have responded to DCLG as instructed. All landlords of private residential housing blocks that are six storeys and over have also been written to seeking the same reassurances. Most social housing providers have responded whilst the Council is still waiting to hear from some private landlords. All information gained has been collated into a database and shared with the local borough commander of London Fire Brigade and
3. Communication: to ensure that all Councillors and the boroughs MPs are briefed on the Council's response to the Grenfell Tower fire. It is planned that briefings will continue to be provided weekly. From this week, these communications along with the overall council response will be co-ordinated by Caroline Holland, Director for Corporate Services.

In response to member questions, Simon Williams clarified:

- Owners of the Brown and Root tower have confirmed that its cladding is made from glass and not aluminium. It also has sprinklers fitted and has passed the fire safety requirements;
- As a chain, Premier Inn is looking at the fire safety of all its accommodation across the country. No concerns have arisen at this stage in Merton;
- There is one medium rise property in Merton that has cladding on the first two floors (Plough Lane). The managing agents are having the cladding tested this week;
- The authority is with the Fire Brigade to issue or refuse a fire safety certificate;
- Clarion, the largest social housing provider in the borough, has conducted a further fire safety inspection of all its housing in the borough in partnership with the Fire Brigade;
- Insulation used between floors and units in the conversion of any buildings in the borough (for example, the Brown and Root Tower and the telephone exchange building in Walpole Road), would have been subject to building control and a fire safety inspection at the time of development. It will be for the Grenfell public enquiry to consider whether standards in these areas need to change and if so what retrofitted modifications would be appropriate will need to be considered;
- Merton has been able to respond as needed with mutual aid. Rest centres are scaling down and as a result the need for mutual aid is decreasing. Skilled housing managers are now required which is why Steve Langley is currently

assisting. The focus is on devising policies and procedures in order to prioritise those most in need;

- The promise is to rehome in the borough and as Merton isn't neighbouring, it is unlikely that any of those affected will come here;
- It is difficult to speculate on possible changes to the fire regulations. This will be for the public enquiry to determine. The fire at Grenfell Tower has sadly brought home that fire safety must be paramount;
- The Council urgently clarified that the advice from the Fire Brigade to 'stay put' in your dwelling and not evacuate remains in place. This is to prevent potential harm from smoke inhalation and to ensure the Fire Brigade's access to the building is not impeded. Consideration of this advice will be part of the public enquiry; and
- Some landlords have committed already to install sprinkler systems. This would be possible. One issue to consider is the financial contribution that leaseholders would have to make towards the costs and the required consultation.

James McGinley, Assistant Director for Sustainable Communities, also clarified:

- Fire safety for new developments is part of building regulations and can be conducted by private inspectors. The onus is on the land/property owner to ensure that this is in place; and
- The Brown and Root Tower has one staircase and it is understood that this complies with fire safety regulations. Confirmation is awaited from the property owner.

RESOLVED: to record the Panel's thanks to and best wishes for Simon Williams, who will shortly be retiring from the Council.

5 CABINET MEMBER PRIORITIES (Agenda Item 5)

Cllr Draper, Cabinet Member for Community and Culture, presented his priorities for the year:

- Greenspaces: introduction of public space protection orders (to regulate dogs and BBQs in public spaces), a focus on rubbish and getting residents to take this with them, getting the best from the new greenspaces contractor (Idverde) including their relationship with friends groups, and building on the *Eastern Electric* event to use Merton's greenspaces to generate additional income;
- Leisure: the completion of the leisure centre and working with contractors GLL to make the centre as profitable as possible;
- Libraries: opening the new library at Colliers Wood, continuing to improve the use of the Wimbledon Library arts space and establishing another in Mitcham Library to maximise business and arts opportunities. Noted Merton has the most cost efficient library service in London;
- Merton Adult Education: aspiring to achieve an outstanding Ofsted rating. The service will work with other colleges and aims to maximise the value of the apprenticeship levy to improve enrolments and increase income;

- Regulated Services: finalise the expansion of the service to include Wandsworth and underpin this with a shared IT system. The enlarged service can then be used to gain additional income; and
- Heritage: use the Cannons and Chapter House projects to create a tourism industry in Merton as a way of providing additional income.

In response to member questions, the Cabinet Member clarified (with support from relevant officers):

- Resource is limited to support bidding for the Mayor of London's Borough of Culture. However, this might be possible if done with local partners. This will be explored;
- The dog control strategy is well established but this is less the case for the use of BBQs in public spaces. There is need for a public consultation; and
- Ensuring that the *Eastern Electric* event is safe and secure for attendees and residents is the key objective. Work is on-going with *SaferMerton* and the police to ensure a safe event that is well monitored. The Council has worked with the organisers who are much experienced and professional in their approach, supporting modifications to ensure safety such as tweaking the opening hours. Enforcement teams will be heavily involved to ensure noise, health and safety and food hygiene standards are all maintained. It was noted that the police have also designated this as a London-wide event meaning there is a bigger pool of officers on which it can draw for support. The police will lead on addressing any drug use the event.

Cllr Whelton, Cabinet Member for Regeneration, Environment and Housing, presented his priorities for the year:

- Street management: noted that his remit also includes street management and that there will be a number of consultations forthcoming regarding the extension of CPZ restrictions to Sundays and evenings and the introduction of waiting restrictions (with residents' consent);
- Housing: the key focus in on fire safety. Highlighted residents' concerns resulting from the Grenfell Tower fire;
- Regeneration: this will realise an investment of £42m with the local plan enquiry reporting in the autumn. Noted the need to develop more affordable housing given that on average those purchasing a house for the first time are now nearly 40 years old. Also, highlighted that despite usage being low, Merton still has recourse to temporary accommodation. Called for a cross-party approach to regeneration in order to achieve a transformational approach; and
- Crossrail2: noted the value of cross party support and also disappointment that there has been no further progress with Crossrail2; the next phase consultation is awaited.

In response to member questions, the Cabinet Member clarified:

- The Council undertakes outreach work with those that are homeless in the borough and noted his disappointment that numbers are growing. Any antisocial behaviour will be addressed by community safety and/or the police;

- Clear that whilst the Council supports Crossrail2 this is not at any cost. Initial proposals were unacceptable as detrimental to Wimbledon which is why the Council has made a number of alternative proposals such as a tunnel under Wimbledon etc. Discussions will continue with Crossrail2 and the Mayor of London. Noted the potential for this to be an initiative that takes many years to realise and that currently, development is only in the very early stages. However, the Council is already engaging with partners such as the Chamber of Commerce and *LoveWimbledon* to consider how to mitigate any potential disruption to local businesses and residents; and
- Workshops were held early in the year to consult on the Wimbledon Masterplan. However, further consultation has been delayed by the General Election. The Masterplan is linked to Crossrail2 but needs to go ahead regardless. The key objective of the plan is to maintain the town centre and businesses, to improve and better exploit the Wimbledon brand name.

6 PERFORMANCE MONITORING (Agenda Item 6)

Simon Williams, Director of Community and Housing, highlighted that the department had recently conducted its in year performance monitoring. This showed success in keeping down the use of temporary accommodation. Library income collection appears to be down but this is thought to have resulted from the implementation of the new finance system and some misallocation of funds. Currently, it is too early to be conclusive about the new approach to Adult Education (commissioning). A full report will be brought to the Panel early in the New Year.

The Assistant Directors from Environment and Regeneration took it in turns to highlight a performance monitoring measure from their area of responsibility:

- John Hill, Assistant Director for Public Protection: highlighted that the number of parking permits issued against the target of five working days fell from the usual 90% to 40% in April and May. This is as a result of a one-off event: the introduction of the diesel levy which has required the automated permit issuing process to be reconfigured. Until this was achieved, the process wasn't automated causing the drop in performance. Now that the automated system has been reconfigured, performance is improving with 70% of parking permits being issued in the five day target;
- James McGinlay, Assistant Director for Sustainable Communities: highlighted the number of planning enforcement cases closed. Whilst the backlog was cleared last year, staff leaving means that there are now only 1.5 FTE remaining to deal with enforcement cases pending recruitment of the vacant posts. This is being addressed by vigilantly monitoring of cases enabling the team to still perform well against the backlog; and
- Graeme Kane, Assistant Director for Public Spaces: highlighted the increase in fly tipping. Reported that this isn't because there has been an increase but that this has resulted from the improvement in data capture and reporting of tips. Under the Veolia contract, all teams have access to an in cab reporting system that allows data to be captured in real time increasing accuracy. Proposed that there is a need for this target measure to be reconsidered to ensure that it is meaningful.

In response to questions, the Assistant Directors clarified:

- John Hill:
 - It hadn't been possible to better anticipate the change required to the automatic system for purchasing parking permits because it wasn't clear until very recently whether or not the diesel levy was going to go ahead;
 - How air pollution is monitored is in the process of being reviewed. This will ensure that how particulate measures are reported is accurate;
 - The PATAS figures aren't quite accurate in the report. These should read 59% won, 25% lost and 16% not contested. To provide a better understanding of PATAS cases, it was highlighted that on average every year 150,000 Penalty Charge Notices (PCNs) are issued. Of these 788 were contested last year, 462 were won, 196 lost and 130 not contested. This illustrates the very small number of PCNs that are lost or not contested; and
 - Use of portable cameras to capture evidence of fly tipping is in its early stages with evidence of positive results.
- Graeme Kane:
 - Whilst there hasn't been a noticeable increase in the number of bulky waste collections missed, agreed residents are currently waiting for longer than liked for a collection (4 – 5 weeks). Highlighted work is ongoing with Veolia to return this to the desired two week timeframe; and
 - Enforcement teams are undertaking activity to prevent fly tipping which includes fining where tippers are identified. Other activity includes writing to residents to encourage them to dispose of their rubbish through legitimate means and visits to commercial premises to provide reminders that it is a legal requirement to have a waste contract in place and to check this has been set-up.
- James McGinlay:
 - Difficulties with the building control staffing levels are the result of an aging workforce – this is replicated across London. Merton is therefore losing staff to neighbouring boroughs and the private sector. Work is ongoing with HR to consider remuneration and a recruitment process is underway.

7 FACILITIES FOR PHYSICAL ACTIVITY IN CHILDREN'S PLAYGROUNDS - UPDATE REPORT (Agenda Item 7)

Officers, Doug Napier (Greenspaces Manager) and Hilina Asrress (Senior Public Health Principal) presented their paper to members highlighting that only 11.8% of 15 year olds in Merton are meeting the daily guidelines for physical activity and are sedentary on average for 7 hours a day. Only a quarter of adults are physically active in Merton. Childhood obesity is both a national and local priority. The National Childhood Measurement Programme has been used to establish that there are 4,500 overweight children in the borough with children in the east more likely to be affected than those in the west.

According to the Public Health Outcomes Framework, with 42 separate playgrounds, Merton ranks 17th lowest in London for the utilisation of outdoor space for health and

exercise purposes. Investment in Merton's playgrounds has been affected by saving pressures. The annual revenue budget is currently around £40K or about £1K per site per annum. Just replacing one play unit (a double timber multi-play unit) recently cost £40K. Provision also includes outdoor gyms, table tennis and paddling pools/water jets.

Public Health and Greenspaces intend to work more closely together to increase utilisation of children's playgrounds and open spaces in Merton (based on evidence and best practice as well as resident feedback).

In response to member questions, officers clarified:

- Schools are a key in addressing childhood obesity and increasing physical activity in young people. Work is on-going with Merton's schools to encourage them to participate in the Healthy Schools Programme;
- An example of working in partnership with schools is the newly opened scooter park at Poplar Primary School;
- Financing for playgrounds comes from the capital investment programme, Section 106 money and external sources (the scooter park at Poplar Schools was crowd-funded);
- It was agreed that there is some error in the table listing the location of Merton's greenspaces; and
- Whilst there is some misconception that playgrounds in the west of the borough receive more funding, it was highlighted that there are as many playgrounds in the east of the borough and investment in play equipment and the resulting play values is equitable across the borough.

RESOLVED: The Panel thanked the officers from Public Health and Greenspaces for working together to produce an interesting and thoughtful paper.

8 SOUTH LONDON WASTE PARTNERSHIP: PHASE C (Agenda Item 8)

Update report

Graeme Kane, Assistant Director, Public Space, Contracting and Commissioning, provided an introduction to his update report. Highlighted that two significant services have now been contracted out with accompanying big expectations on staff with changes to culture, equipment and working practices. The Council is now benefitting from Veolia's commercial knowledge, technical solutions and equipment in addition to the financial savings which will be realised through the contract. The commitment from both sides to make the contract work is impressive. Whilst only in its early stages, things are going well. Inevitably there are some issues with the current focus on missed bin collections and the speed of fly tip removal. The Idverde greenspaces contract is also operating well especially given this is a challenging time of year. Cutting of grass and verges has been excellent and the contractor is staying on top of litter picking. Thanks were given to the team (especially Doug Napier) for starting the contract early (February 2017) to allow it to become embedded before the growing season.

Ride along

Cllr Sargeant gave a verbal report on his ride along with a Veolia rubbish collection team. He explained that he had requested this in order to identify issues to be addressed in preparing for the new service being rolled-out in Merton in 2018. He noted his dislike of wheeled bins and his concern about the need for the new service to be flexible and accommodate those who may struggle to present their rubbish for collection under the requirements of the new service. The Cllr was nevertheless pleased to report how well run he found the service.

The ride along took place in Kingston (and not Sutton as originally requested) on 6 June 2017. The Cllr initially attended health & safety and management briefings. He met and questioned two teams on their rounds and then rode along with a third. The team was very friendly, energetic and with high morale, perhaps selected as one of the best teams in the service.

The Echo system is key to a successful, flexible service. This comprises an on-board computer that is connected wirelessly to the depot, allowing performance to be reported and monitored in real time. Veolia and Kingston meet every three months to review this in detail. The information it provides is sufficiently comprehensive that it is possible to drill down to look at the service provided to individual households and any specific issues such as where the household is not correctly sorting waste and recycling. The technical solution allows photographic evidence to be captured of bins not presented for collection. The driver has to sign-off each street in real time before the crew moves on.

The Cllr noted that the service caters for the 5% of residents requiring assistance. Again, the driver has to acknowledge that this has been provided in each individual case before a street can be signed-off.

Kingston offers 180, 240 and 360 litre wheeled bins although it is considered an error that the largest of the three was offered. This is because it sends the wrong message, implying that it is acceptable to generate larger amounts of waste. Wheeled bins have to be presented at the edge of the property for collection but the Cllr saw that some bins are left in the street when returned which is an issue. It was noted that the configuration of lorries means it would be possible to throw in some black sacks.

Kingston has seen a 1-2% increase in recycling since the start of the contract on top of a rate (c.45%) that was already a little higher than Merton.

The Cllr highlighted some lessons learned as a result of his experience:

- Planning prior to the start of the service is key; the comparison was made with what is happening in other boroughs that didn't allow for this planning time;
- Even in Kingston, where the rollout of the new service seems to have gone well, bins were missed at the start. Planning needs to be put in place to address this; and
- The new system depends critically on the calibre and motivation of every collection team.

Cllr Sargeant expressed his thanks to the Assistant Director and his team for organising the ride along which he enjoyed.

In response to member questions, Graeme Kane clarified:

- Veolia's Echo IT system is already operational within Merton; he can log in from his desk to review real time data and explore issues down to the level of individual households. It is also linked to Merton's website and gives residents a personalised service allowing them to review data relevant to their collection. However, this isn't fully integrated as yet. This specifically relates to fly tipping. The system can record where these exist but can't capture in real time when these are addressed and currently this data isn't pulled into the CRM to capture response times;
- Communications to residents about recycling contamination at individual properties aren't yet fully operational but will happen as part of the new service. This will include notifications to individual households where recycling isn't being correctly sorted;
- Apologised for the difficulties experienced with renewal payments for garden waste collections. Currently, these number around 8,000 and are paid for using a mix of direct debits, credit and debit card payments. There is frustration that it isn't possible to offer online payment with residents having to call the contact centre. This has been mitigated in part by opening the contact centre for additional hours and contact centre staff calling back residents where required. The option of including payment for garden waste as part of the council tax collection will be explored;
- Focus is on missed garden waste collections especially where this is repeated. The data now available allows this to be addressed;
- For households generating very small amounts of waste, it is possible for this to be included in a neighbour's collection. However, whilst there is nothing to prevent this happening, this sort of arrangement would need to be put in place by the individual households involved. Obviously, for those households that will struggle to present their wheeled bin, assistance is available;
- The policy for presenting bins at the edge of the property (anything that is within an arm's length of the edge is permitted) remains the same but the practice has improved. Acknowledged this will need to be reinforced through on-going communications to residents; and
- Accepted Cllr Chung's offer to look at and consider a range of solutions for shopping parade bins that appear insufficient for the waste needs of fast food outlets. Some options were highlighted: additional bins, fines for those individuals/businesses involved, getting crews to focus on these etc

9 SETTING THE SCRUTINY WORK PROGRAMME FOR 2017/18 (Agenda Item 9)

Cllr Holden volunteered to act as the performance monitoring lead for the Panel. It was agreed that the Panel would undertake visits to South Thames College and Colliers Wood Library. How to involve more residents in the work of the Panel would

be given further consideration. It was noted that the work programme, as outlined in the report, is very full and that the Panel should be cautious about adding to it further although space will be found for items where needed.

RESOLVED: To accept the work programme as outlined in the report and as agreed at the topic suggestion workshop.

10 TASK GROUP - SCOPING (Agenda Item 10)

Members noted that many crossovers are redundant but remain in place and are trip hazards. Also, that there appears to be inconsistency in how crossovers are allowed causing conflict amongst neighbours. Whether or not the Council is losing revenue from crossovers because they are installed without permission was also questioned.

RESOLVED: To undertake a task group review of crossovers to be completed for presentation to Cabinet at its meeting in March 2018.

HOUSING NEEDS AND HOMELESSNESS

STEVE LANGLEY
HEAD OF HOUSING NEEDS



Today I will be talking about Homelessness

- What if someone in this room was suddenly living on the streets, would we change our views and opinions of them? How would you feel in their position?
- If I asked you to describe a Homeless Person, would you come up with a classic response of a man dressed in dirty clothes, maybe drunk?

Although this person may exist the reality is...

Homelessness can affect anyone!

Homelessness happens when people fall into situations such as:

- Rent Arrears/Mortgage Arrears
- Unsafe/Insecure Accommodation
- Job Loss
- Physical and/or Mental Health problems
- Relationship breakdown
- Drug & Alcohol addictions
- Alienation from society
- Lack of housing supply (particularly in London)

The Legal Position

- Housing Act 1996 Part 7 (as amended by the Homelessness Act 2002)
- Central Government's Code of Guidance
- Relevant Case Law

The Legal Tests

A person will not be entitled to a full housing duty unless he/she is

- Homeless (i.e. Has no accommodation in the UK or elsewhere in the world that is available and reasonable to occupy)
- Is not subject to certain immigration controls
- Has a priority need for accommodation
- Has a local connection with the borough
- Did not become homeless intentionally

The Merton Position

Main causes of homelessness in Merton:

- Assured Shorthold Tenancies coming to an end
- Friends and relatives evicting
- Parental evictions
- Non-violent relationships coming to an end
- Domestic violence
- Leaving institutions

How we tackle homelessness in Merton

Homelessness prevention strategies includes:

- Legal advocacy
- Sanctuary scheme
- Repossession fund
- Rent Deposit Scheme
- Severe weather emergency protocol
- Targeted housing allocation scheme
- Increasing housing supply by working with private landlords
- Improving conditions in the private rented sector (HSSRS) Housing Act 2004

Homelessness Reduction Act

- It will not build/produce one more unit of accommodation
BUT
- It puts a statutory framework on the work the Council currently does
- It puts prevention of homelessness at the centre of the legal framework
- Focus on homeless prevention: earlier and more proactive (i.e. casework)
- New duty to prevent and new duty to relieve (within 56 day period)
- Threatened with homelessness, within 56 days rather than 28 days
- Not reasonable to continue to occupy after Section 21 Notice (AST)
- New duty to refer on statutory agencies, police, hospitals, will be referring more cases
- Duty to produce Personal Housing Plans and a duty on the applicant to co-operate
- New duties regardless of priority need, no longer just families with children and vulnerable adults

Homelessness Reduction Act cont.

- New duties owed regardless of local connection
- New abilities to request review (11 stages)
- Care Leavers – very specific duty related to “choice”. Easier for care leavers to show they have a local connection with both the area of the local authority responsible for them and the area in which they lived while in care, if that was different.
- Biggest change in homelessness since the 1977 Homeless Persons Act
- Royal assent in February 2017
- Enacted – April 2018
- Amend Housing Act 1996 Part 7. Does not replace it, but not retrospective so applications up to 31 March 2018 under old framework.

Facts and figures

There were 9581 households on Merton's Housing Register at the end of March 2017

For the period April 2016 to March 2017, 260 social housing properties were let.

- 135 One bedroom units
- 81 Two bedroom units
- 41 Three bedroom units
- 2 Four bedroom units
- 1 Five + bedroom units

Any questions?

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Committee: Sustainable Communities Overview and Scrutiny Panel

Date: 5 September 2017

Wards: All

Subject: Care Leavers and Young People Accommodation Option

Lead officers: Steve Langley, Head of Housing Needs
Sarah Daly, Head of Service LAC, Permanency & Placements

Lead members: Councillor Martin Whelton, Cabinet Member for Regeneration, Environment & Housing
Councillor Katy Neep, Cabinet Member for Children's Services

Contact officers: Steve Langley

Recommendations:

- A. To inform the Sustainable Communities Scrutiny Panel about issues relating to housing support for care leavers and young people.
 - B. To discuss the challenges and opportunities of providing "housing choices" for Young People.
-

1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 The purpose of this report provides information about the Statutory Requirements on the council to ensure that older children in care and care leavers have suitable accommodation.

2 DETAILS

- 2.1 The statutory guidance is clear that care leavers should expect the same level of care and support that others would expect from a reasonable parent. The local authority responsible for their care should make sure that they are provided with opportunities they need, which include more than just offering housing.
- 2.2 The legal framework for care leavers aims to make sure that they receive the right support and services in their transition to adulthood, including access to accommodation. General homelessness legislation also provides a safety net for young care leavers experiencing homelessness.
- 2.3 The legislation most relevant to care leavers' accommodation needs is the Children (Leaving Care) Act 2000, which imposes accommodation duties on local authorities. All local authorities have a statutory duty to ensure that all eligible and relevant care leavers are placed in suitable accommodation when leaving care. In addition older care leavers (21 years+) may be classed as being in priority need under homelessness legislation meaning local authorities have a duty to provide them with housing or support.

2.4 Members should also be aware that The Children and Social Work Bill is currently sitting within the report stage of Parliament but is yet to be implemented (likely timescale of autumn 2017).

A core part of the Bill will see Local Authority responsibility for Care Leavers move from ending at 21 to ending at 25. Information has been gathered in line with the new Bill to ascertain the numbers of young people who fall into the Care Leavers cohort affected by the proposed changes. As of February 2017, there were 100 young people identified who are based in London Borough of Merton between the ages of 21 to 25 years old who would be eligible for further services under the changes in the Bill.

In view of the proposed changes in the Bill, London Borough of Merton would be required to review its current offer to care leavers incorporating an offer of Personal Advisor support up to the age of 25, financial support, access to education & assistance, Training & Employment, appropriate Housing including supported accommodation and Mental Health & Counselling services.

- 2.5 In providing accommodation for young care leavers, the regulations and guidance stipulate that local authorities should:
- avoid moving and disrupting young people who are settled;
 - assess young people's needs and prepare them for any move;
 - offer a choice of accommodation (where practicable);
 - provide a support package to go with the accommodation;
 - have a contingency plan in case accommodation arrangements breakdown.
- 2.6 Where any proposal for a young person to move to different accommodation, as part of the process to prepare for their transition to adulthood, then their pathway plan must include an assessment of the skills that they will require to be ready for this change. This plan should also include an assessment as to the "suitability" of any potential accommodation for the young person.
- 2.7 Although the council's duty to provide accommodation for care leavers ends when they reach the age of 18 years, the Council must ensure that our care leavers' new homes are suitable for their need, offer sufficient support and are linked to wider plans and aspirations.
- 2.8 For many young people, moving straight from care to independent living is too big a step. A young care leaver may be able to make a more successful transition if there is a choice of returning home for a short time, remaining with a former carer, or moving to supported lodgings or to a semi-

independent option with some support, depending on the young person's needs.

- 2.9 The Access to Resources Team and Housing Options Team work closely with the 14+ Team to ensure that the accommodation needs of individual young people are met through a variety of different accommodation options. This duty inevitably leads to the council providing support for a wide range of accommodation to ensure that the accommodation needs of our care leavers are met.

3. **ACCOMMODATION OPTIONS**

3.1 **Staying Put**

The Children and Families Act 2014 places a legal duty on local authorities to support every care leaver who wants to stay with their former foster carers until their 21st birthday.

- 3.2 A Staying Put arrangement is where a former relevant child, after ceasing to be looked after, remains in the former foster home where they were placed immediately before they ceased to be looked after, beyond the age of 18.

- 3.3 It is the duty of the local authority:

- To monitor the Staying Put arrangement; and
- To provide advice, assistance and support to the former relevant child and the former foster parent with a view to maintaining the Staying Put arrangement (this must include financial support), until the child reaches the age of 21 (unless the local authority consider that the Staying Put arrangement is not consistent with the child's welfare).

- 3.4 The intention of Staying Put arrangements is to ensure that young people can remain with their former foster carers until they are prepared for adulthood, can experience a transition akin to their peers, avoid social exclusion and be more likely to avert a subsequent housing and tenancy breakdown.

- 3.5 Merton has a current "Staying Put" policy which sets out the expectations of carers and young people who remain in placement under this scheme.

3.6 **Semi-Independent Accommodation**

- 3.7 This can be provided through the private market in shared or solo accommodation for young people who are not yet ready to take on their own tenancies. This provides the young person with a safe place to live as well as an agreed number of hours of support a week.

- 3.8 This support can either be increased or decreased as necessary and is aimed at ensuring that young people and care leavers are supported through the transition into independent accommodation.

- 3.9 As at 31 January there are a total of 89 young people living in semi-independent accommodation. 14 are under the age of 18 of whom 3 are unaccompanied asylum seeking children. Of the 75 young people aged 18+ who are placed in SIA's 29 (38%) were formally asylum seeking young people and continue to have no recourse to public funds.

3.10 Social Housing

3.11 There are 9542 numbers of households on the Council's Housing Register seeking a social housing tenancy. It is well known that demand for accommodation greatly exceeds supply and between April 2016 until the end of January 2017 there have been only 201 successful lettings. Of these lettings:-

- 109 were 1 bedroom dwellings
- 59 were 2 bedroom dwellings
- 31 were 3 bedroom dwellings
- 2 were 4 bedroom dwellings
- 0 were 5 bedroom and above.

3.12 Notwithstanding this point care leavers are entitled to social housing accommodation under Band D of the Council's Choice Based Lettings Scheme operated by the Council's Housing Needs Service. An annual amount of rehousing to General Needs Housing Association homes is made available for care leavers leaving the council's care, who have no viable home base, but have achieved the necessary stage of readiness and preparation to live independently. the care leaver nominations quota for housing is currently 15.

3.13 Prior to making a Choice Based Lettings Nomination, Social Workers evidence that a young person has successfully completed a Life Skills Programme and that an assessment of their readiness has indicated that a nomination is appropriate. The assessment of readiness includes a detailed review of the Pathway Plan.

3.14 In the year to date (February 2017) nineteen nominations have been made and thirteen properties have been offered and accepted by Care Leavers, with a further two tenancies likely to commence shortly. In the main these properties are one bedroom self contained flats. This number is currently seen to be sufficient to meet demand, although the matter is kept under review. However, if the number of properties available to care leavers were to increase, this would have a real and immediate impact on the availability of social housing properties for other vulnerable groups, including homeless people.

3.15 Private Renting

3.16 The continuing decline of social housing properties becoming available for letting is well rehearsed and accordingly alternative housing options may need to be explored. Currently the role of the privately rented sector in meeting the housing needs of care leavers is being explored so as to increase the housing choice for young people.

3.17 From the age of 18 years, but before the age of 22 years, care leavers can access permanent properties in the private rented sector, which is what other young people are unable to do to secure themselves a tenancy due to the fact that benefit restrictions are not applicable to them. For example a care leaver can access Housing Benefit to assist their move into a one

bedroom property, whereas a non-care leaver can only have “shared room” rate.

- 3.18 This would allow care leavers to have more choice in finding and securing suitable accommodation. Of course, there are downsides with the private rented sector i.e. less security of tenure, more expensive rents and the need to meet upfront costs such as rent deposits and possibly rent in advance. That said the role of the private rented sector is likely to increase as many more households turn to this form of tenure to meet their housing need, including the most acute form of need – homelessness.

3.19 Bed and Breakfast

- 3.20 Statutory guidance is already clear that B&B accommodation is not considered to be suitable accommodation. In response to the findings of the Education Select Committee, following its review of post-16 care leaver support, DfE will amend guidance to make clear that emergency placements in B&B should be exceptional and limited to no more than two working days. We believe this strikes the right balance - setting clear expectations about the quality of support for young people, while retaining the flexibility necessary to ensure that B&B can be used if it is the best way to meet a young person’s needs.

- 3.21 We currently have no care leavers placed in B&B accommodation.

4. ALTERNATIVE OPTIONS

- 4.1 None

5. CONSULTATION UNDERTAKEN OR PROPOSED

- 5.1 None for the purposes of this report.

6. TIMETABLE

- 6.1 Progress against rehousing is monitored throughout the year.

7. FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

- 7.1 Many care leavers are entitled to claim Housing Benefit from 18 years old in order to cover the costs of their rent. Where care leavers remain in placements beyond their 18th birthday, rather than accessing their own tenancy and Housing Benefit, this present financial costs to the Council. Asylum seeking young people are not eligible to claim benefits. Reductions to leaving care placements rely upon adequate supply of accommodation for those leaving care as well as young people reaching the necessary stage of readiness to live independently.

8. LEGAL AND STATUTORY IMPLICATIONS

- 8.1 There are no specific legal implications and currently policy and practice ensures compliance with the statutory corporate parenting obligations to young people leaving care and with national policy and legislation for the support of care leavers.

9. HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS

- 9.1 There are no equalities implications within this report.

10. CRIME AND DISORDER IMPLICATIONS

10.1 None for the purposes of this report.

11. RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS

11.1 None for the purposes of this report

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

None

13. BACKGROUND PAPERS

13.1 None

MERANTUN DEVELOPMENT LTD

Merton's Local Authority Property Company (LAPC)



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Agenda Item 6



COMPANY PURPOSE



To generate income for the council

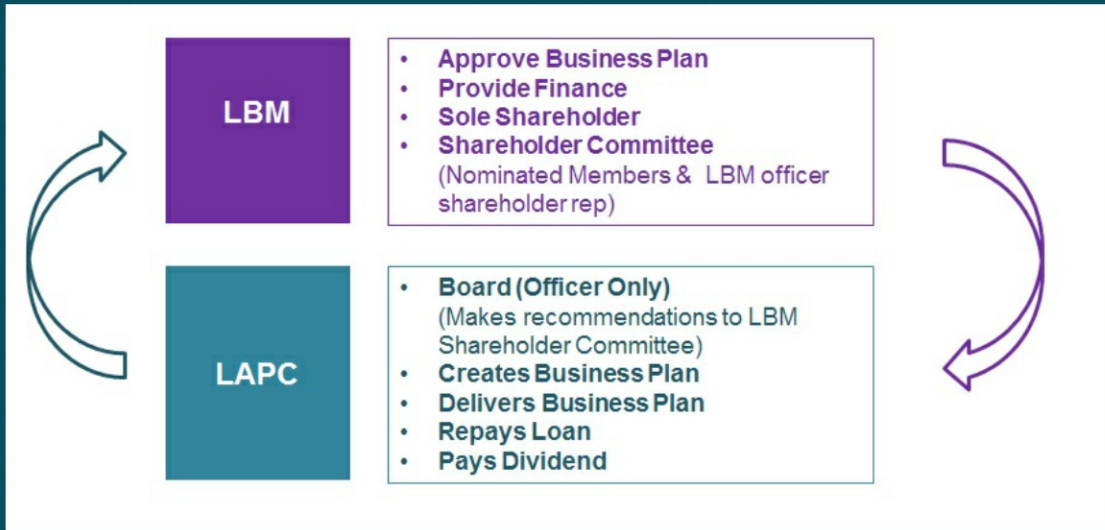
£400,000 income per year (from years 4-30)

**LBM profit from loan arrangement
LBM savings via staff secondments
Dividends returned to the council**

FINANCE AND GOVERNANCE



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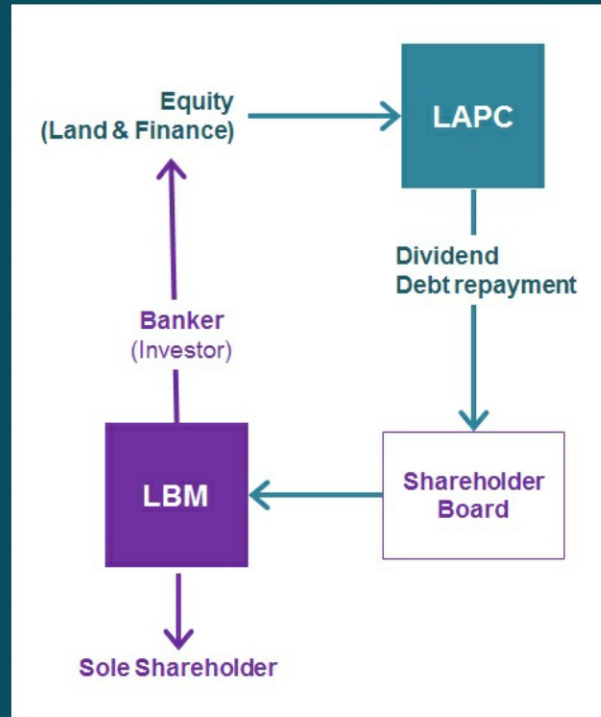


**Wholly owned by LBM.
Cabinet sub-group is the sole shareholder.**

FINANCE AND GOVERNANCE



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Flow of finance and income back to LBM

THE PROPOSITION



Invest & Return

£25m investment

£17m profit to LBM
over 30 years
(revenue)

Disposal value
(of assets once built)
£ 52m



Housing Supply

77 units (initially)

20 affordable (26%)
(policy compliant)

Occupation by 2019 and
pipeline 1000+

Company can consider
Temporary Accommodation
subject to business plan

A PROPERTY DEVELOPMENT COMPANY FOR MERTON

Page 34

The purpose of the LAPC is to:

Generate the most advantageous revenue return for the council

The company will develop housing for private rent, private sale and as required through planning policy, deliver affordable housing units (via a Housing Association)

The company can also develop other types of property (commercial / industrial etc)

The LAPC's primary focus will be housing development.



PROGRESS TO DATE: GOVERNANCE

Cabinet & Full Council approval in May 2017

Shareholder sub-committee established
-First meeting 7th September 2017

- Page 35
- Company registered at Companies House
 - Merantun Development Ltd
 - Company Board of Directors
 - agreed and subject to approval by the shareholder sub-committee
 - Company staffing structure agreed



PROGRESS TO DATE: DELIVERY

Elm Nursery

Raleigh Gdns

Gunns Place

Farm Road

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First 4 sites - work commissioned on;

- Ecology surveys
- Rights to light surveys
- Geo-technical surveys (ground conditions)
- Highway searches
- Underground utility searches
- Title searches



PROGRESS TO DATE: DELIVERY



procurement Plan
- to be complete October 2017



Procurement Pack 1
- for Design, Planning & Construction



Procurement Pack 2
- for Management & Maintenance
- from summer 2018 onwards

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PROGRESS TO DATE: DELIVERY



Page 38



Finalise private rental property specification

Further research on defining our product
- underway

Analysis of our market position & competitors
- underway

Final specification & company brand to be concluded by
October 2017



PROGRAMME

- Oct 17 Finalise specification
- Oct 17 Procure architects / planning consultants
- Nov 17 Commence prep of construction tender packs
- Jan 18 Submit planning applications
- Jun 18 Start on site
- 9/12 month build programme
- Summer 19 Completions

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FUTURE PROSPECTS FOR THE LAPC

Elm Nursery

Raleigh Gdns

Canons Place

Farm Road

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Morden

Wimbledon

The company will initially deliver c77 units on 4 sites.

We will consider all of the council's remaining property assets as opportunities to maximise returns to the Council, including major opportunities in Morden and Wimbledon.

These opportunities will be developed in future year's business plans and approved by the shareholder board (Cabinet sub-group)





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	STAKE HOLDE R	ACTION / PROGRESS	TIMELINE	STA TU S
<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	<p>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. <i>During 2016/17 458 episodes of homelessness were prevented by officer interventions</i></p>	<i>On-going</i>	<i>G</i>
<p>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)</p>	Cabinet	<p>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</p>	<i>On-going</i>	<i>G</i>
<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</p>	Cabinet	<i>Government are not proceeding with the “pay to Stay” policy</i>	<i>This recommendation is closed</i>	<i>G</i>

forms of affordable housing, freeing up much needed social housing (paragraph 7.12)				
<p>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)</p>	Cabinet	<p>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</p> <ul style="list-style-type: none"> •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
<p>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)</p>	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
<p>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)</p>	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
<p>Recommendation 7 That the Council encourages developers to engage with Registered Providers, at an earlier stage in the planning process, on the</p>	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	<i>Officers continue to progress this matter.</i>	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	<i>It was agreed that this action be removed</i>		
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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Sustainable Communities Work Programme 2017/18

This table sets out the Sustainable Communities Panel Work Programme for 2017/18; the items listed were agreed by the Panel at its meeting on 4 July 2017. This Work Programme will be considered at every meeting of the Panel to enable it to respond to issues of concern and incorporate reviews or to comment upon pre-decision items ahead of their consideration by Cabinet/Council.

The work programme table shows items on a meeting-by-meeting basis, identifying the issue under review, the nature of the scrutiny (pre-decision, policy development, issue specific, performance monitoring, partnership related) and the intended outcomes.

Chair: Cllr Abby Jones

Vice-chair: Cllr Daniel Holden (also performance monitoring lead)

Scrutiny Support

For further information on the work programme of the Sustainable Communities Scrutiny Panel please contact: -
Annette Wiles, Scrutiny Officer
Tel: 020 8545 4035; Email: annette.wiles@merton.gov.uk

For more information about overview and scrutiny at LB Merton, please visit www.merton.gov.uk/scrutiny

Meeting date: 4 July 2017 (*Deadline for papers: 12pm, 26 June 2017*)

Scrutiny category	Item/issue	How	Lead member and/or lead officer	Intended outcomes
Performance monitoring	Merton's response to the Grenfell Tower fire	Verbal update	Simon Williams, Director for Community and Housing	To allow members to ask questions about Merton's response.
Executive oversight	Cabinet Member priorities	Verbal update	<ul style="list-style-type: none"> Community and Culture Regeneration, Environment and Housing 	To allow members to understand current priorities and consider how these should inform the work programme.
Performance monitoring	Performance monitoring	Basket of indicators plus verbal report	<ul style="list-style-type: none"> Chris Lee, Director of Environment and Regeneration Simon Williams, Director for Community and Housing 	To highlight to the Panel any items of concern where under performance is evident and for the Panel to make any recommendations or request additional information as necessary.
Scrutiny review	Facilities for physical activity in children's playgrounds	Written report	Doug Napier, Greenspaces Manager and Hilina Asrress, Senior Public Health Principal	To understand how these departments are working together to maximise the benefit provided by Merton's playgrounds for children's health.
Performance monitoring/scrutiny review	South London Waste Partnership – Phase C <ul style="list-style-type: none"> Update report 	<ul style="list-style-type: none"> Written update report Verbal update on ride along 	<ul style="list-style-type: none"> Graeme Kane, Assistant Director, Public Space, 	To understand performance since the contracts were let and to

	<ul style="list-style-type: none"> Ride along 		Contracting and Commissioning <ul style="list-style-type: none"> Cllr John Sargeant 	undertake a scrutiny review of the service in another borough to inform the rollout of the service in Merton.
Setting the work programme	Agreeing the work programme for 2017/18	Written report	Annette Wiles, Scrutiny Manager	To enable the Panel to agree the draft 2017/18 work programme.

Meeting date: 5 September 2017 (*Deadline for papers: 12pm, 25 August 2017*)

Scrutiny category	Item/issue	How	Lead member and/or lead officer	Intended outcomes
Executive oversight	Cabinet Member priorities	Verbal update	Street Cleanliness and Parking	To allow members to understand current priorities and consider how these should inform the work programme.
Scrutiny review <u>IN PARTNERSHIP WITH CYP</u>	Housing deep dive: <ul style="list-style-type: none"> Provision for care leavers and homeless Progress against the housing supply task group recommendations Safety issues Local Authority Property Co presentation 	<ul style="list-style-type: none"> Housing paper Workshops Update report on the housing supply task group Presentation on the Local Authority Property Co 	<ul style="list-style-type: none"> Steve Langley (as previously provided to CYP) Officers from Housing, <i>futureMerton</i> and Children Schools and Family to support both workshops. Steve Langley and James McGinlay James McGinlay and Paul McGary 	To allow the Panel to focus in depth on the issue of housing in Merton.

Setting the work programme	Work programme 2017/18	Written report	Annette Wiles, Scrutiny Officer	To amend/agree the Panel's work programme and accommodate any pre-decision or other items that the Panel may wish to consider.
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PTLC: SCHEDULED FOR 17 OCTOBER 2017

Meeting date: 2 November 2017 (*Deadline for papers: 12pm, 25 October 2017*)

Scrutiny category	Item/issue	How	Lead member and/or lead officer	Intended outcomes
Performance monitoring	Performance monitoring	Basket of indicators plus verbal update	<ul style="list-style-type: none"> Chris Lee, Director of Environment and Regeneration A representative from C&H 	To highlight to the Panel any items of concern where under performance is evident and for the Panel to make any recommendations or request additional information as necessary.
Pre-decision scrutiny	Budget/business plan scrutiny (round 1)	Written report	<ul style="list-style-type: none"> Chris Lee, Director of Environment and Regeneration Hannah Doody, Director for Community and Housing Caroline Holland, Director of Corporate 	To discuss and comment on the Council's budget proposals at phase 1.

			Services	
Performance monitoring	South London Waste Partnership – Phase C performance monitoring	Written report	Graeme Kane, Assistant Director, Public Space, Contracting and Commissioning	To verify the performance of the services now they have both been let including the financial savings to be realised by the Council. It is recommended that the report reflect the motion agreed by Full Council in Sept 2016.
Pre-decision scrutiny	Local plan	Written report	<ul style="list-style-type: none"> James McGinlay, Assistant Director – Sustainable Communities Paul McGarry, Head of <i>futureMerton</i> 	The core strategy will be refreshed toward the end of 2017 and in parallel with the Mayor’s plan. This item will enable members to be consulted prior to proposals going to Cabinet for approval.
Pre-decision scrutiny	Morden re-development	Written report	<ul style="list-style-type: none"> James McGinlay, Assistant Director – Sustainable Communities Paul McGarry, Head of <i>futureMerton</i> 	To consult with members prior to proposals going to Cabinet for approval. This will also pick-up the recommendation of the commercialisation task group for a joint venture to be developed in relation to the Morden town centre

				regeneration.
Scrutiny review	Air Quality task group – draft final report.	Written report	The chair of the task group (TBC)	To give the Panel the opportunity to consider the findings and agree the recommendations of the task group before these are taken to Cabinet for its approval.
Scrutiny review IN PARTNERSHIP WITH THE COMMISSION	Public space protection orders	Written report	Doug Napier, Greenspaces Manager	To allow members to understand how these will work.
Scrutiny review	Dropped kerb task group – draft final report	Written report	The chair of the task group (TBC)	To give the Panel the opportunity to consider the findings and agree the recommendations of the task group before these are taken to Cabinet for its approval.
Setting the work programme	Work programme 2017/18	Written report	Annette Wiles, Scrutiny Officer	To amend/agree the Panel's work programme and accommodate any pre-decision or other items that the Panel may wish to consider.

Meeting date: 10 January 2018 (*Deadline for papers: 12pm, 2 January 2018*)

Scrutiny category	Item/issue	How	Lead member and/or lead officer	Intended outcomes
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Performance monitoring	Performance monitoring	Basket of indicators plus verbal update	<ul style="list-style-type: none"> Chris Lee, Director of Environment and Regeneration A representative from C&H 	To highlight to the Panel any items of concern where under performance is evident and for the Panel to make any recommendations or request additional information as necessary.
Pre-decision scrutiny	Budget and business planning (round 2)	Report	<ul style="list-style-type: none"> Chris Lee, Director of Environment and Regeneration Hannah Doody, Director for Community and Housing Caroline Holland, Director of Corporate Services 	To comment on the budget and business plan proposals at phase 2 and make any recommendations to the Commission to consider and co-ordinate a response to Cabinet.
Performance monitoring	Clarion Housing Group: repairs and regeneration	Responses to members' questions to be printed as part of the agenda	Representatives from Clarion Housing Group will be invited to attend the session and answer member questions.	This session will be used to focus on Clarion's record on repairs and regeneration following on from the company's appearance before the Panel in Sept and Nov 2016 (prior to the merger).
Performance monitoring	Merton Adult Education	<ul style="list-style-type: none"> Written report <u>Visit to South Thames College</u> 	Anthony Hopkins, Head of Libraries and Culture Services	To give the Panel the opportunity to assess the performance of Merton's Adult Education service after

				a full academic year of operation under the commissioning model and following re-inspection by Ofsted.
Setting the work programme	Work programme 2017/18	Written report	Annette Wiles, Scrutiny Officer	To amend/agree the Panel's work programme and accommodate any pre-decision or other items that the Panel may wish to consider.

Meeting date: 21February 2018 (*Deadline for papers: 12pm, 13 February 2018*)

Scrutiny category	Item/issue	How	Lead member and/or lead officer	Intended outcomes
Performance monitoring	Performance monitoring	Basket of indicators plus verbal update	<ul style="list-style-type: none"> Chris Lee, Director of Environment and Regeneration A representative from C&H 	To highlight to the Panel any items of concern where under performance is evident and for the Panel to make any recommendations or request additional information as necessary.
Performance monitoring	Libraries and heritage annual report	<ul style="list-style-type: none"> Written report <u>Visit to Colliers Wood Library</u> 	Anthony Hopkins, Head of Library and Heritage Services	To provide the annual report on the libraries service and to inform members of any proposed future development of the service.

Pre-decision scrutiny	South London Waste Partnership – Phase C new service provision	<ul style="list-style-type: none"> Written report 	Graeme Kane, Assistant Director, Public Space, Contracting and Commissioning	To consult with members at the point that the new service is being prepared for implementation.
Performance monitoring	Development and planning control	<ul style="list-style-type: none"> Written report 	James McGinlay, Assistant Director – Sustainable Communities	Members have ongoing concerns regarding staffing levels in the enforcement team. The report will focus on operational capacity, performance and challenges facing the service.
Scrutiny review	Crossovers task group draft final report	<ul style="list-style-type: none"> Written report 	The chair of the task group (TBC)	To give the Panel the opportunity to consider the findings and agree the recommendations of the task group before these are taken to Cabinet for its approvals.
Setting the work programme	Work programme 2017/18	Written report	Annette Wiles, Scrutiny Officer	To amend/agree the Panel's work programme and accommodate any pre-decision or other items that the Panel may wish to consider.

Meeting date: 20 March 2018 (**Deadline for papers:** 12pm, 12 March 2018)

Scrutiny category	Item/issue	How	Lead member and/or lead officer	Intended outcomes
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Performance monitoring	Performance monitoring	Basket of indicators plus verbal report	<ul style="list-style-type: none"> Chris Lee, Director of Environment and Regeneration A representative from C&H 	To highlight to the Panel any items of concern where under performance is evident and to make any recommendations or request additional information as necessary.
Pre-decision scrutiny	Highways and maintenance contract	Written report	James McGinlay, Assistant Director – Sustainable Communities	Work on re-letting the contract will begin in September 2018. The Panel will therefore have the opportunity to comment on proposals before the start of this work and before a recommendation is made to Cabinet.
Performance monitoring	Town centre regeneration	Presentation	Paul McGarry, Head of <i>futureMerton</i>	To provide a progress update on the delivery of the town centre regeneration programme.
Scrutiny review	Commercialisation task group – action plan review	Written report	Chris Lee, Director of Environment and Regeneration	For the Panel to monitor the implementation of the recommendations it made and were accepted by Cabinet.
Scrutiny review	Air quality task group – Cabinet response and action plan	Written report	Chris Lee, Director of Environment and Regeneration	To provide the Panel with a response to the report and recommendations of the air quality task group

				following Cabinet consideration of its report.
Performance monitoring	Diesel levy implementation	Written report	Chris Lee, Director of Environment and Regeneration	To monitor the effect of the diesel levy close to a year after its implementation.
Performance monitoring	ANPR	Written report	John Hill/Paul Walshe	To monitor performance 18 months after installation.
Scrutiny review	Topic suggestions 2018/2019	Written report	Annette Wiles, Scrutiny Officer	To seek suggestions from the Panel to inform discussions about the Panel's 2018/19 work programme

TBC (as required):

- Parking: ANPR and possibly Christmas parking
- Leisure centres
- Wimbledon and Crossrail2

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