



# Diversifying the Housing Market Survey

Respondent ID	Do you think we should encourage more semi-communal living as a way of preventing loneliness and isolation among older people?	How do you think the council could assist self and custom builders?	What type of sites do you think would be most suitable for self and custom build developments?	Do you think self and custom build development proposals should only be considered where they would make most efficient use of land (i.e. high density development proposals)?	Do you think build to rent could help accelerate the supply of homes?	Which sites/areas in Merton do you consider to be most suitable for build to rent developments?	Do you think Merton's Local Plan should require securing build to rent accommodation for the rental market for a period that exceeds 15 years?	Do you think it is appropriate to apply more flexible minimum space standards for new homes?	Should there be developments with smaller, more compact homes, in which areas of Merton should they be located and why?	What are your thoughts on modular housing?	Please tell us if you have any other comments on housing.	
	Yes/No/Don't know	Open-Ended Response	Open-Ended Response	Yes/No/Don't know	Yes/No/Don't know	Open-Ended Response	Yes/No/Don't know	Yes/No/Don't know	Open-Ended Response	Open-Ended Response	Open-Ended Response	
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6615936456	Yes	Apartment blocks of early elderly so around 75+ where they can support each other. Perhaps with a care taker during the day for the whole block.	Knowledge: reliable suppliers, contractors, architects and project managers. Also a good opportunity to encourage/demand sustainable element to build. ie solar panels as standard.	No	Good to have a mix of low and high density to allow for infrastructure demand.	Areas near public transport as renters are less likely to have own transport.	Don't know	Presumably this 15 years allows a landlord to sell after 15 years and make a profit and move on. 15 years is not a long time in any one lifetime. Maybe 15 is ok maybe 20 would be better.	No	In order to tackle homelessness I would like to see out of use large industrial haulage containers (?) turned into pod homes. Dont know of a suitable site.	Still dont know exactly what they are. But if they help tackle homelessness then definitely in favour. Perhaps there are enough global examples of modular housing which is safe and effective and could help solve our housing crisis.	Have seen on Grand Design modular prefab housing that looked amazing and is portable. Also saw the containers housing option there.
6615879071	Yes			No			Don't know		No			
6615827761	Yes			No	It should be encouraged and considered as part of the application, but not be the only thing that is considered.		Don't know		No		It's great. Banks should get on board and in the absence of that the partnership approach sounds appropriate.	
6615328451	Don't know			No		Only in as much as it encourages different types of funders for development, those looking for income and yield over capital ROI	Don't know		No	New builds are already pushing the boundaries of what it is comfortable to live in. Give developers the leeway to increase density and they will do so, regardless of the effect on residents.		
6614959735	Yes		Promoting available sites and benefits of self build more widely introducing schemes for young first time buyers with finance support	No	Need to fit in with the locality and help provision of affordable homes	Anywhere - people need security of tenure, particularly those with families	Yes	Security of tenure and not being at the mercy of greedy landlords	No	The current minimum space is very small. People need space not to be crammed in like sardines	I think we need to introduce this concept to meet the housing shortage. Lobbying should take place to help people get finance to buy this type of property. It is probably the only way for London to meet its housing targets and for affordability too. Look at communities, young people living in communities together for example	Affordable needs to be affordable for young people and first time buyers. Let's do something about it.
6613426273	Yes			Yes			Yes		No			
6612157129	No			Yes			Don't know		No		fine with it	
6611647493	No											
6610297192	Yes											
6608338999	Yes											
6607830936	Yes	Provision is probably adequate in Merton Park but this should be looked at across all economic areas of the Borough. Affordability will be an issue.	Relax Community Infrastructure Levy on self and custom builds below a certain size. The levy puts applicants off from pursuing their plans with resultant loss of housing opportunities.	No		Controls would be necessary to see that increased funding for build-to-rent did not further push up house/land prices making it ever more difficult for would-be owner occupiers to afford their own homes.	Don't know	This could take land out of the Market, which could have been available for providing housing for owner occupiers.	No	There are already flats with inadequate kitchen space or storage space. This should not be repeated.	Probably not - see 8 above	Should be considered subject to architectural and environmental issues. Design and appearance must be good quality and respect the surroundings.
6604901036	No	People generally want their own living space, but have easy access to social activities when they want them.		Don't know		I think it is crazy that successive governments have refused to finance council and housing associations building to rent. Many people will never be able to afford to buy their own home - this isn't a problem if renting a property is a long term secure option. It also means that rental prices are likely to come down as private landlords cannot benefit from the high housing benefits of their tenants.	Yes	See my answer above.	No	Should give proper standards for rental accommodation.	Doesn't sound as if it is of high enough standard.	Please ensure that new housing is of a high standard. Don't cut corners. Rental property should look as good as property that is privately owned.
6604352329	Yes											
6597497736	No			No			Yes		No	Only in areas where homes are built on previous industrial use properties	not good	
6594347527	Yes		By granting consent to build in gardens	Yes	Gardens and low rise buildings need to be granted a permission to put extra floors on with local government grants.		No	The longer the people rent the more they behave irresponsibly with high drinking levels and drug usage. Owing a house requires responsibility, renting doesn't and that brings extra burden to NHS with ill health, mental and addiction problem.	Yes	They should, but only for individual usage not on a large scale building	It's great and lenders should start accepting them maybe requesting higher insurance premiums on them	Planning rules should be less strict and more flexible. Some of them absolutely make no sense to modern age.
6591419532	Yes			No		anywhere near a Tube or station	Yes		No	Minimum is already small enough.	no.	
6590544909	Yes			Don't know			No		No			
6585823418	Yes											
6582180858	Yes											
6577306467	Yes		Access to parking. Reduce council tax /VAT or other discounts to tenants.	any	Don't know		Yes	not sure.	No		Inequitable	
6576899966	Yes	Definitely - beneficial for older people, particularly with mental health but also with access to services such as healthcare and can provide adaptations to housing within stock that has been designated for the elderly in this way. Also has the benefit of moving old people out of houses, which they often underoccupied, for families.	Isn't a lot of this just people looking to make a profit out of building in their back gardens? Not something the council should be making easier!	Yes		Build to rent is important given the % of people leaving in the private rented sector and the lack of existing landlord accountability.	Yes		No	What is deemed an acceptable minimum can be ridiculous within rented properties. Skeptical as people still need space. Probably better in looking at intelligent designs of buildings than allowing micro houses to be built and people being forced into them.	If they're safe etc then why not - whats the point in having unnecessarily slow construction when you can deliver something just as good faster?	
6552299762	Yes		Speed up planning process.	Don't know	Should be case specific		Yes		Don't know	Don't know	No view	Good idea!

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6550704220	Yes			No	Yes			No			Landlords should not be allowed to charge any more than a social housing rent to ensure people are able to access affordable rented homes in the area. Private renting discriminates those on a low income who are not entitled to housing benefit support. This in turn means young adults may never have the opportunity to leave the family home to start their own families and independent lives				
6550677805	Don't know														
6550056876	Yes	Assist with short term loans to the self builder, repayable as an increased council tax	Relatively small sites which may provide insufficient financial return for large builders.	No	Yes	Build to rent should mean that the property stays owned by the council. Renters should be means tested, with no right to buy	Yes	See 5 above	Don't know	Difficult to answer, as it has to be appreciated that there is limited land available for building, consequently it makes no sense to keep dropping standards to provide accommodation for a constantly increasing number of residents. There has to be a stop point, this much and no more	Higher densities means more services needed so the answer has to be where there is room for the new infrastructure	has to be REALLY well designed	Compulsive purchase of houses empty for more than 5 or so years. Simply raising council tax by a few hundred pounds is useless		
6549544496	Yes	Care at home without adequate social care can be a death sentence. However good the carers, brief visits cannot meet all needs, most especially social needs. We need much more sheltered accommodation - it's cost-effective and humane	Not much. These developments are often affluent indulgences and don't meet social need.	Few	Depends very much on the site context	Yes	Yes, but the minimum of 15 years is too short.	Generally, those close to transport nodes and the developments should be car-free	Yes	See above	No	The standards are already set too low.	If they are, then close to transport nodes	A good thing, provided that building standards are not relaxed	We need severe penalties for leaving properties vacant. Huge Council Tax and compulsory purchase. It's high time that Local Authorities were allowed to re-invest in housing and to raise loans to finance housing provision. Leaving it up to the market will never solve the problem.
6546404260	Yes			Don't	Yes			next to stations	Don't						
6546215718	Yes	Relaxing planning laws, but also looking at newer forms of housing, particularly small footprint housing such as a cube house, which can fit into some of the more difficult spaces	The half/ part of moden park which is just a big field with literally nothing in it	Yes	There is a balance, no one wants old school 70's high rise council estates, but having architecturally smarter designed spaces is key	Yes	Yes in the short term, but we do have a culture in the country of wanting to own our own home		No	Post brexit who knows if we will have the same intense strain on housing	Yes	Merton clearly has a falling population of 25-35 yr olds. There is a simple reason for this which is lack of housing to support their needs. I don't want to live in a shoe box, but there are other considerations here. Efficient use of light as well as a space can mean that a well designed lower footprint dwelling is possible that will be more attractive and affordable to a younger population.	Yes as above. But the key is the use of good quality design	Fantastic, and obvious answer to the housing challenges that is just not adopted aggressively largely I believe due to inertia.	
6545795015	Yes			Yes	Yes			Unknown	Yes	No	Flats in London are already often on the small side				
6541731449	Don't know			No				Site near south Wimbledon station	No	Yes	Areas near important transport links can have more compact homes as they will be of high value and demand anyway.		It's an interesting concept and as long as it's safe, environment friendly, non intrusive, etcit can be adopted.	We should not squeeze more residents just for the sake of making money, ensuring existing residential are not negatively impacted. Having new housing should first target the regeneration of industrial zones, such as near Wickes shop. Also it very important to target consumers that will bring benefit to the community (artists, painters, musicians, people with businesses, people with money and interest of having a better community)	
6528170847	Yes			No				Colliers Wood, South Wimbledon, Morden	Don't know	Yes					
6527657230	Yes														
6521787513	Don't know	waiving the need for commercial elements	council owned	No	we do not want to over-develop sites	No			No	Yes	no - we need appropriate amenity space	not a great idea	Modular housing should be encouraged. However at present there are few companies capable of providing satisfactory products.	we need a policy around appropriate height, a policy around basements and not allowing them if they will negatively impact surrounding residents	
6521615198	Yes			No		Yes			No	Yes	Yes, if there is a demonstrated demand, otherwise no		Modular housing should be encouraged. However at present there are few companies capable of providing satisfactory products.		
Email	Don't know	Only if there is a demand for it		No		Depends on the return levels required by the developer/landlord. There is no point in building rented accommodation if the rents are unaffordable		NOT in already dense residential areas	Don't know	Don't know	How do smaller homes compromise standards and promote a "race to the bottom"?		If they fit with the character of the area then, why not? This type of construction could be more affordable and more suitable for council rented accommodation	There is no point building vast numbers of additional houses if the infrastructure of the borough does not keep pace with the increase in residents.	