

GREATER **LONDON** AUTHORITY



Our Ref: MGLA110116-2589

8 February 2016

Dear 

Freedom of Information Act request

Thank you for your request for information which the GLA received on [date]. Your request has been dealt with under the Freedom of Information Act 2000 and we can today provide you with a response to your request. You asked for the release of the following information regarding the Platform for Life housing fund under the Freedom of Information Act:

For each successful bid, please provide:

1. Lead provider name
2. Scheme name
3. Level of awarded funding by the Mayoralty
4. London borough the scheme is located in
5. Number of units/bed spaces provided by the scheme
6. Details of the bidding organisation, including who will be the landlord of the finished properties and (if different) who will manage the properties, and details of site ownership
7. Scheme location details (including postcode and X-Y co-ordinates)
8. Client groups to be housed
9. Breakdown of total scheme costs, and the cost contributions going towards this (e.g. contributions from providers own resources, borrowing, and any sources of other public funding)
10. Proposed Affordable Rent to be charged and the rent as a percentage of market rent¹
11. Forecast scheme delivery dates
12. Scheme proposal outline

13. Sustainability statement

14. Design statement

15. Employment and skills statement

Please note the following:

1. Question No. 10 – The prospectus for Homelessness Change & Platform for life bids states the following;

“It is expected that accommodation funded under this programme will be let at an Affordable Rent of up to 80% of the local market rent in order to maximise financial capacity. Bids which include Affordable Rent at less than 80% of local market rent will be considered, in specific circumstances, such as where an Affordable Rent at 80% of local market rent would exceed the Local Housing Allowance”.

The GLA does not gather its own data on market rents – however this information can be sourced from the Valuation Office Agency and a London Rents map on the GLA website on this link; <https://www.london.gov.uk/what-we-do/housing-and-land/renting/london-rents-map>

As there is quite a lot of detail in the request I enclose separate sheets containing the information requested.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely

A black rectangular box redacting the signature of the sender.

Housing & Land

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<http://www.london.gov.uk/mayor-assembly/gla/governing-organisation/freedom-information>.

| Lead Provider Name | Bidding Organisation | Landlord for completed properties | Scheme address | XY co-ordinates | LA | Offer Type | Total Units (bid) | Total Public Subsidy (TPS) awarded | Total scheme costs | Rental per unit per week | No of Units |
|--------------------------------------|--------------------------------------|--------------------------------------|--|-----------------------|---------|-----------------------------|-------------------|------------------------------------|--------------------|--------------------------|-------------|
| Barnet Homes | Barnet Homes | London Borough of Barnet | 165a West Hendon Broadway, NW9 7EA | X - 521970 Y - 188038 | Barnet | Platform for Life Programme | 5 | £ 90,000 | £ 180,000 | £83.39 | 5 |
| Barnet Homes | Barnet Homes | London Borough of Barnet | 18 Richmond Gardens, NW4 4RT | X - 522378 Y - 189104 | Barnet | Platform for Life Programme | 5 | £ 63,764 | £ 127,527 | £88.20 | 5 |
| Birnbeck Housing Association Limited | Birnbeck Housing Association Limited | Birnbeck Housing Association Limited | Brunswick Park Gardens, N11 1EF | X - 528081 Y- 193769 | Barnet | Platform for Life Programme | 4 | £ 168,000 | £ 447,000 | £182.42 | 4 |
| Origin Housing Ltd | Octavia Housing | Octavia Housing | 41-52 Gilda Avenue, Ponders End, Enfield EN3 7UJ | X - 536216 Y - 195965 | Enfield | Platform for Life Programme | 28 | £ 119,705 | £ 793,481 | £95.29 | 28 |
| London Borough of Ealing | London Borough of Ealing | London Borough of Ealing | Jersey Court, UB2 4BW | X - 512611 Y - 179465 | Ealing | Platform for Life Programme | 10 | £ 150,000 | £ 510,046 | £120.28 | 10 |

| Provider | Scheme Proposal Outline | Sustainability | Design Statement |
|---|--|--|---|
| Barnet Homes | <p>Barnet Homes implemented the Get Real project in February 2013 with the objective of tackling youth homelessness and its long term negative impact upon young people. The provision of medium-term shared accommodation and support for young people within a flat share environment. There are currently two Get Real Properties. Each flat share can accommodate up to 3-4 young people who must have a commitment to education, training or employment. The project is designed to give the young people involved the best possible chance of improving their own means, so that in future they may not need to rely on social housing or the welfare system. Young people selected for the project are taught how to share their space and time with others whilst remaining true to themselves and developing the skills to allow them to be completely independent and contributing fully to their community. As well as developing independent living skills such as budgeting, paying bills, keeping safe and looking after their home, the flat mates also receive regular support and advice (both at an individual and group level) to further enhance their personal and professional development. Our Proposal: With the Platform for life funding, we propose to further enhance and develop the Get Real Project by converting an empty property into shared accommodation to house up to 5 young people aged 18-24. The Get Real Project will provide shared accommodation at Affordable Rent for young people aged 18 to 24 who are homeless or at risk of homelessness and are in housing need. Or residents in our existing Get Real Schemes are aged 16-21. This funding will provide us an opportunity to widen to a new target group of aged 18-24. Each young person will receive support with claiming benefits as/if required, Budgeting, Support into employment, Support into education and training, Future planning, Life skills, Emotional wellbeing, and Problem resolution.</p> | <p>Alongside our partnerships highlighted in our employment method statement, the platform for life will engage with clinical commissioning groups and health bodies. This type of support will be provided through the platform for life funding. Move on options; The Get Real scheme accommodation falls within BH allocations policy, providing priority for move on options. Some move on options will include: Access to PRS sector via New Horizons scheme Placement on allocation scheme for access to social accommodation Support into further supported accommodation (if required) Support to move in friends/family Options may include low cost home ownership for young people in secure full time employment Further education based accommodation Flexibility of use in the future The proposal to convert into a 5 bed shared accommodation unit. No identified need to be disposed. Management will continue under current agreements. Future flexibility of the scheme may include young people who are NEET and currently facing challenges in accessing, securing education training. Option to open the property scheme to wider target group, this may include residents under the age of 35, who currently have the greatest housing need. The property to be refurbished is existing social housing stock and no identified need to be disposed. Due to the layout of the property will not be suitable for general needs use. Expected lifespan of property is over 60 years.</p> | <p>The existing property is a 3 storey 5 bedroom maisonette on top of a high street shop on the corner of West Hendon Broadway and Milton Road. The proposal is to convert the building into a property with multiple tenants. Due to the layout of the property and location of the existing drainage system, the best design option is to have a shared kitchen, shower room and wc on each floor. The existing kitchen and wc is located at the back of the building. As a result the soil and vent pipe is at the rear of the building with the foul waste manhole at the back of the property. There will be five bedrooms in total, two on the first floor and three on the second floor. Each of the bedrooms has been designed with two windows each to maximise the natural daylight and ventilation into the bedrooms. 1st Floor accommodation schedule of areas: Bedroom 1 14m², Bedroom 2 13.1m², Kitchen 1 1.4m² 2nd Floor accommodation schedule of areas Bedroom 3 13.9m², Bedroom 4 11.8m² Bedroom 5 11.4m², Kitchen 8.5m², Ceiling Heights 2.6m The external redecoration of the building in turn will add to visual improvement of the local area. New external door (double glazing, secure by design) Communal space: The first floor kitchen is of a generous size and allows a dining table for potentially four to five of the residents to dine at once if they choose to dine together. This kitchen/ dining space doubles as a modest social space. The second floor kitchen is designed with a breakfast bar for quick meals, but will have all the fixtures for cooking. Both kitchens will have a 4 ring cooker with an oven, a fridge-freezer, a stainless steel sink and 600mm wide base and wall units for food/ crockery storage for each resident. A new gas boiler for the building and central heating with radiators in each room will be provided. Each radiator will be fitted with a Thermostatic Radiator Valve for each resident to regulate</p> |
| Birnbeck Housing Association Limited | <p>Background Birnbeck HA have been providing housing for over 20 years to vulnerable adults, in recent times targeting people with learning difficulties and mental health problems. Birnbeck provides housing and support for people with Autistic Spectrum Condition (ASC) and Asperger Syndrome across the country. Birnbeck is committed to working in partnership with other agencies including, the GLA, Adult Social Care commissioners, Housing teams and other providers to ensure the delivery of new homes. Birnbeck is an ambitious organisation with a track record of housing delivery. Birnbeck works hard to ensure that the highest possible standards are met in terms of service user participation, engaging with tenants and providing opportunities to meet regularly and influence strategy. The new units will be let at affordable rents (80% of market rents), inclusive of a service charge. LB Barnet have provided market rents the average market rent for: 1 bedsit flat is circa. £228 per week Therefore, an affordable rent of circa. £182 per week (inclusive of service charge) is proposed The service charge is estimated to be circa £15-20 per week and includes for cleaning, gardening, lighting, maintenance and management which is comparable to similar properties in Birnbeck stock. Demand The scheme will provide much needed affordable new accommodation for young adults who are at risk of homelessness and in housing need. Targeting young people who are in training or employment to provide a stable and supported place to live. Birnbeck provide housing for vulnerable adults, in particular those with learning difficulties including Asperger's syndrome. People with the diagnosis of Asperger Syndrome are often much more aware of their disabilities than people who experience autism. Many gain qualifications through mainstream education, and some continue their education to degree level.</p> | <p>LB Barnet have provided confirmation of their support for the scheme and will work with Birnbeck to identify tenants, possibly referred by Adult Social Care commissioners. (Please refer to supporting email from Helen Phillips Affordable Housing Liaison Officer, Strategic Planning and Regeneration London Borough of Barnet -Tel: 020 8359 4861) The scheme is designed to accommodate low to moderate needs and not suitable for critical to substantial adults with a high level of dependency. The ground floor flats may be suitable for people with low level mobility issues. The support costs will be met by: a) Social Services Funding b) The tenant's personal budgets c) Enhanced Housing Management charge Or A combination of these. Flexibility of future use The scheme is designed to be flexible for future use, i.e. both the properties and communal spaces will lend themselves to designation to other need groups or general needs housing if demand for the scheme changes in the longer term. Overall, we have taken a robust approach to risk assessing this scheme and its long term viability to ensure we safeguard the public subsidy we are requesting, including consideration future risks and exit strategies. Revenue funding and support Housing revenue costs will be met from rents and service charges. Based on comparisons with other schemes and our own estimates we believe the estimated service charges are viable.</p> | <p>Birnbeck has identified a site adjacent to an existing scheme at 91 Brunswick Park Gardens, New Southgate, London. The site has been assessed and a scheme submitted to LB Barnet planning department. A planning decision is expected in the next few months, although no date has been provided by LB Barnet. The proposal is to provide a 2 storey new build extension to an existing building owned and managed by Birnbeck which already provides independent living for persons with autism/Asperger Syndrome. The new scheme incorporates 4 x self-contained bedsits. All flats will contain an open plan living, sleeping and kitchen area with separate bathroom and hallway. 1 x ground floor bedsit @38m/sq. 1 x ground floor bedsit @38m/sq. 2 x 1st floor bedsits @ 38m/sq. Access to all 4 flats will be via a communal entrance and hallway with stairs to 1st and 2nd floor levels. Both ground floor flats meet Lifetime Home standards having been designed to accommodate wheelchair users with level access entrance, wet rooms, 1200mm wide corridors and 800mm doorways. The first floor flats also meet Lifetime Home standards as they have been future proofed to accommodate a platform lift. Residents will have access to external refuse facilities. Design considerations for intended client group: Simple, legible layouts where each space has a clear function - This promotes routine and order and, therefore, mitigates stress Good overall space standards with good sized rooms Lifetime Homes an advantage Plenty of storage – Helps to maintain an ordered, clutter free environment Good daylight, use of light, neutral colours generally – To control stress through undue sensory stimulation Good sound-proofing between dwellings and between adjacent rooms within the dwelling Robust fixtures & fittings.</p> |

| Provider | Scheme Proposal Outline | Sustainability | Design Statement |
|---------------------------------|--|--|--|
| London Borough of Ealing | <p>This scheme is a 10 unit scheme comprising 10 bedsits each with their own small kitchenette and private bathroom and a large communal area comprising WCs/communal kitchen and large communal area. The scheme is a conversion of a hard to let council sheltered block. The Housing Department has worked with social services to design a scheme to provide much needed accommodation for young people leaving care. This scheme has been designed with social services, the management of the scheme will be by social services and they will refer young people to this accommodation. Ealing Childrens' services have a duty to support young people who are eligible up to age 21 (25 if in full time education). There are two teams, the Leaving Care team for 15-19 year olds and the 20+ team based at the Ealing Horizons centre- this is an centre which provides help with independent skills and gives support with education, training and employment. Referrals will be through these services.</p> | <p>Social services will provide low level support. Each care leaver has a named worker who provides guidance and support and signposts other services where appropriate. Ealing have a nationally recognised 'looked after child ' team which supports care leavers into education and employment and the scheme will have links to the Horizon centre which supports care leavers with independent living and pre-tenancy support. This scheme will produce 10 self contained bedsits. It will be highly adaptable for use by another client group should this type of accommodation no longer be required. It could be used for temporary accommodation, student accommodation or general needs accommodation. The existence of the communal areas would mean that it would be highly suitable for supported housing, a bedsit could be used as staff accommodation to provide a higher level of support if the client group were to change. The scheme will be supported on an ongoing basis by childrens services alongside revenues raised through rent. At present, the housing department quota of accommodation to young people leaving care has been drastically reduced, forcing young care leavers into expensive private sector accommodation, the cost of which has to be met by social services. This affordable rented accommodation will be less onerous for the social services budget and will be providing tailor made accommodation which will include low level support for this client group.</p> | <p>This is a part conversion/ part refurbishment of a current hard to let sheltered housing block. The conversion will create 10 bedsits from the current 8 and will provide bedsitting rooms, small kitchenettes and private bathrooms in each unit. The design has been agreed by colleagues in Social services who will be using this block for young people leaving care. The s/c bedsits were specifically requested as their experience is that the young people they have worked with require self contained accommodation at this stage to give them more independence after care home living, but that this works best within a larger building with communal facilities where they can meet, socialise and be supported by their peers. The scheme incorporates a communal kitchen, toilets and a large communal area. The scheme will include a large communal area to include partly formal and partly informal space so that it can support individual and group training. There will also be access to IT facilities. The scheme will meet the needs of both male and female residents by providing independent bedsits, each with their own bathroom and kitchen.</p> |
| Octavia Housing | <p>The proposal aims to offer a full refurbishment of both blocks to bring them a high standard and convert all the 5 bed units to shared units for 2 people for the Platform for Life Programme This will provide accommodation for 28 young people sharing under this initiative . The current two bed flats are popular, easy to let and, in our experience, they will sufficiently meet the requirements for young people in time limited accommodation who have to move- on. We make use of local meeting spaces when we want to undertake consultations or group work. The bid has been submitted based on 28 units, as this represents the bed spaces and rent income delivered. The actual number provided will be 14 units of shared accommodation.</p> | <p>In addition to intensive housing management we fund a full time Assessment and Support Officer through the ESH rental stream . This post deals with a range of issues that may be significant during a young person's stay. Our Community Development Team provides volunteers to the service through our dedicated Volunteer Coordinator and also provides complimentary initiatives such as: facilitating residents meetings; weekly job clubs; access to wider employment services; help with CV writing and confidence building; volunteering opportunities. Identifying complimentary partners i.e. Settle. Our proposal delivers 28 bed-spaces for young people sharing but, should local needs change or numbers of referrals be affected by Universal Credit, these convert to 14 self- contained one bedroom flats. This gives the option to convert to general needs housing, market rental or supported living. The latter option is particularly viable as one of the flats could be converted to an office with 13 supported tenancies. The location and scale of the scheme would make it ideal for conversion to supported living should an exit strategy be required. These options would not require additional Government funding. The scheme will not attract grant funded revenue for this client group. However, we do include a small charge of £3.00 per week for intensive housing management within our Enfield Single Homeless Service (ESH) that this scheme will be part of. This enables the provision of intensive housing management. Origin also funds a Community Development Team that provides additional resources to the service. As well as being internally funded the Team is supported by bringing in external revenue through commercial deals and through social value clauses in our procurement processes. They have established links with a wide range of community partners, employers and offer volunteers to supplement services or opportunities for tenants to volunteer.</p> | <p>This is one of 2 similar blocks on the site which is a C. 1970's development providing a total of 10 dwellings in shared use. 41-47 consists of 4 multi-occupancy flats, each flat accommodating 5 people in their own rooms with shared facilities. The proposed scheme will divide the existing flats into smaller units to reduce the number of people having to share facilities. This will involve remodelling by means of internal alteration to create a total of 8 no 2 person units after conversion. There will be 2 individual bedrooms in each unit, a shared kitchen large enough for taking meals and a shared bathroom. There is also ample provision for general and tenant's storage. The refurbished properties will provide affordable accommodation for young adults in housing need who do not need supported housing.</p> |

| Provider | Employment and Skills |
|--------------------------------------|---|
| Barnet Homes | <p>The platform for life funding will enable Barnet Homes to build and develop on our existing Get Real Scheme. The programme is designed to give young people the best possible chance of improving their own lives, to be independent and not have to rely on the welfare system. A strong commitment to employment is essential and is a shared requisite between all of its residents. Platform for life funding will ensure residents are focussed on achieving their highest potential by developing their individual aspirations. It is through the tailored one to one support which is offered, that young people are much clearer about their employment and training opportunities. Young people are encouraged to voice their wishes and feelings at the initial stages and then gradually address their perceived limitations by using indirect therapeutic work Examples of employment and training outcomes of Get Real residents which will be developed through the platform for life funding. A young female is in her 2nd year college course and currently working part time in a local café A young man is in full time media course and is working part time in painting and decorating A young female is attending college studying leisure and tourism Two young male residents completing A levels and aim to go to university next year A young male is completing his apprenticeship in film production A young female is studying air stewardess course and aims to complete next year Alongside dedicated resources to the scheme, the platform for life scheme will be supported by other services we provide across Barnet Homes. Barnet Homes has a dedicated post who co-ordinates skills and employment for residents. Barnet Homes work experience and apprentice programme Barnet JCP partnership group, understanding trends and developing new initiatives Barnet Platform programme supporting NEETS into employment & Peer to Peer Mentoring.</p> |
| Birnbeck Housing Association Limited | <p>We expect the new scheme to provide a number of full time posts as part of the construction phase. Other full and part time posts will be created to deliver care and support services (numbers will depend on the care needs of individuals) Birnbeck has successfully recruited and trained staff and have actively encouraged local people to apply for posts; directly as well as through our partners and contractors. The development and ongoing management of this new scheme will create jobs and opportunities for local businesses and services. We will also expect our development contractor to set and deliver employment outcomes for local people, recruiting operatives from the local area. As well as providing or taking part in work experience schemes, school site visits and “meet the buyer” fairs.</p> |

| Provider | Employment and Skills |
|--------------------------------|--|
| London Borough of Ealing | <p>LBE has a nationally recognised ' Looked After Child' educaion team which supports care leavers into edcuation and employment. LBE Young Peoples advise that care leavers aged 18-24 have a wide range of independent living skills but still require some help and guidance at times. In Ealing these are best met by its local services at the Horizon Centre, the challenge for social services is identifying suitable accommodation to access these services. Most services currently available to young people leaving care full under the supporting people service, but can only apply for a limited time period. The proposed scheme means that the young person will be able to access support from the Horizon centre and their peer group and individual support worker so they can be prepared for independent living in move on accommodation based on their own circumstances and experience. The communal area will provide IT services and room for both informal one to one training and group sessions. The award winning horizon centre supports care leavers with independent living skills and provides pre-tenancy support. This scheme will give care leavers somewhere to live so they can access the horizon centre and where they can continue their training in the communal areas of the scheme were possible.</p> |
| Octavia Housing | <p>Origin's Community Development team work closely with residents to provide training and assistance to progress into further study or work. We run a weekly Job Club in Enfield working closely with the local authority, offering apprenticeships and work placements/work experience in various fields, as well tailored training programmes, including IT literacy, numeracy, CV writing etc. Individual resident assessments are carried out to ensure a suitable route or training course is selected. We are currently running a programme aimed at recruiting 18-24 year old Origin residents into construction apprenticeships through our development programme . A full time Assistant site manager has recently been appointed through this programme with one of our partner build contractors, as well as several placements in carpentry, business admin and plumbing, which we hope will also lead onto full time employment. We also run a time bank where residents offer their services for free in lieu of receiving a service for free from another resident, which provides valuable work experience in various fields .</p> |