

**MAYOR OF LONDON**

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# **The Mayor's Care and Support Specialised Housing Fund**

Homes for older and disabled Londoners

Last revised: November 2023



Department  
of Health &  
Social Care

**MAYOR OF LONDON**

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This document is supplementary to the [Homes for Londoners: Affordable Homes Programme 2021-26 Funding Guidance](#), and [Affordable Housing Capital Funding Guide](#), to which prospective bidders should refer.

# 1 INTRODUCTION

The Mayor's Care and Support Specialised Housing Fund (CASSH) is London's delivery of the Department of Health and Social Care's (DHSC) fund for specialist and supported housing for older and disabled people. The aim of CASSH is to provide better specialised housing, and more of it, for older and disabled Londoners. CASSH aims to fund housing that enables Londoners to live independently in homes that adapt with their changing requirements; this is done through flexible, well-designed and innovative housing products.

The GLA has been administering London's share of the fund since 2013-14 and it is currently open to bids for schemes starting on site by 31 March 2024. It has funded over 2,164 homes up to the end of March 2023, and will continue to provide capital funding for the delivery of homes.

## Housing for older people and disabled adults

Although London has a relatively young population compared with other UK cities, 12 per cent of those who live in the capital (over 1.04m people) are aged 65 or over.<sup>1</sup> Of these, 13 per cent (around 138,000) are aged 85 or over. While the number of older people overall is expected to rise relatively slowly in the next 10 years, the proportion of those aged 85 or over is projected to increase by around 23 per cent.<sup>2</sup> London is also home to 1.16m disabled people, around a third of whom are older people.<sup>3</sup> In 2020, almost 80,000 Londoners were reported to have dementia; this figure is projected to rise to 108,000 by 2030.<sup>4</sup> It is estimated that around two-thirds of those with dementia in 2020 could potentially live independently (that is, they will not require constant care and supervision), though most will need some support.<sup>5</sup> The number of adults with a learning disability in London is also projected to rise from 147,000 in 2010 to 186,000 in 2030: an increase of 27 per cent.

Many housing issues faced by older and disabled people are the same as those faced by the rest of the population, as are their housing aspirations and preferences. However, when considering how best to meet the housing needs of these groups, some specific issues must be addressed – particularly in terms of enabling independent living, responding to changing needs over time, and promoting health and wellbeing. The Mayor is committed to enhancing older and disabled people's housing choices, and meeting their housing needs, using his powers in planning, health and housing.

For many older and disabled people, remaining in their own home – with or without support – is the best option. The Dilnot Commission recommended simple and attractive financial products that enable homeowners to maintain, adapt and, where

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<sup>1</sup> ONS, 2021 Census, 2023

<sup>2</sup> GLA, Equal Life Chances for All Londoners – disability equality 2010

<sup>3</sup> ONS, 2021 Census, 2023

<sup>4</sup> LSE, Projections of older people with dementia and costs of dementia care in the UK, 2019

<sup>5</sup> NHS London, London Dementia Needs Assessment 2011, 2011

necessary, purchase care in their homes, should they need to.<sup>6</sup> However, for others it can become increasingly difficult to manage, maintain and move around a property that may no longer meet their needs, and cannot be adapted to do so. A range of choices is essential, such as moving somewhere smaller; moving to a more accessible home; or moving to a home with some degree of support. Furthermore, there is a need to enable independent living (avoiding unnecessary residential care) for people being discharged from hospital, whose previous home is unsuitable. The Mayor's housing offer to older and disabled people recognises this range of needs and circumstances.

Well-designed, high-quality and flexible housing is particularly important for these Londoners. The Mayor's [London Plan](#) sets out policies on housing quality and standards, including accessibility.<sup>7</sup> For example, it states that to provide suitable housing and genuine choice for London's diverse population, residential development must ensure the following:

- at least 10 per cent of new homes meet Building Regulation requirement M4(3), 'wheelchair user dwellings', i.e., designed to be wheelchair-accessible, or easily adaptable for residents who are wheelchair users
- all other new homes meet Building Regulation requirement M4(2), 'accessible and adaptable dwellings'

The Mayor's [London Housing Strategy](#) commits to a range of options to improve housing opportunities for older and disabled people.<sup>8</sup> The provision of new homes is an area in which the Mayor can make a significant difference. The provision of good-quality, specialised housing for older people and disabled adults plays a critical role in helping them to live as independently as possible; and in helping carers, and the wider health and social care system, to offer support more effectively. It is also a good use of public investment, with a positive impact on health and social care spend. It is estimated that capital spending on specialised housing results in an estimated net saving, across all groups of beneficiaries, of around £940 per person per year (ranging from £444 for older people to £6,800 for people with learning disabilities).<sup>9</sup>

## **The Care and Support Specialised Housing Fund (CASSH)**

This fund provides a much-needed opportunity to boost the number of homes being provided for these groups; and to increase the range of housing options available. The [London Plan](#) contains annual borough benchmarks for specialist older persons' housing to be delivered between 2017 and 2029, with an annual total of 4,115 homes.<sup>10</sup>

The Mayor wishes to use this fund to stimulate London's affordable homes market for the target client groups. This provides financial incentives to the sector to increase supply at a time when macroeconomic factors may limit market growth.

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<sup>6</sup> Fairer Care Funding: The Report of the Commission of Funding Care and Support, July 2011

<sup>7</sup> GLA, The London Plan: The Spatial Development Strategy for Greater London, March 2021

<sup>8</sup> GLA, London Housing Strategy, May 2018

<sup>9</sup> Frontier Economics, Financial benefits of investment in specialist housing for vulnerable and older people: a report for the Homes and Communities Agency, 2010

<sup>10</sup> GLA, The London Plan: The Spatial Development Strategy for Greater London, March 2021

The GLA wishes to work in partnership with owners of public land across London, to help them bring their underused land back into use for the maximum public benefit. We are particularly interested in proposals where, working with the NHS and integrated care systems, there is a mutually beneficial outcome where land receipts can be optimised; and new specialised accommodation can help reduce the burden on stretched health and care budgets.

The fund will stimulate the specialised housing market across the capital by:

- improving the appeal of specialised housing options for Londoners by increasing the variety, quality and number of homes available
- supporting the supply of well-designed affordable housing schemes with a specialised element
- promoting innovative types of supported housing schemes, which may incorporate new technologies designed to help deliver appropriate levels of care for Londoners
- supporting the supply of specialist housing across the wider market
- improving joined-up working between local authorities, registered housing providers, health professionals, social services and local planners. This will result in a legacy of good practice and local analysis; and assessment of need that can inform, and ensure future development of, specialised housing whilst adhering to the needs of Londoners.

The fund can be used to build new, specialised homes, and remodel existing poorly used accommodation, including sheltered and extra-care homes. New homes must be designed to high standards that will enable disabled and older people in London to live independently; but that also ensure high levels of care can be economically provided for the resident if required. They will provide a range of property, for rent, for those whose care cannot be adequately delivered in their existing home.

The fund also provides a unique opportunity to implement innovative approaches to the design and construction of homes for older and disabled people, embracing some of the ideas contained in the [HAPPI2 report](#). These include: concentrating on typologies suitable to older people; offering a mix of space standards; incorporating communal facilities to promote social integration; and incorporating 'care aware' smart technology to help with future personal care and support.<sup>11</sup>

The fund focuses on affordable housing and is open to all providers who are, or who intend to become, GLA Investment Partners.

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<sup>11</sup> Housing our Ageing Population: Plan for Implementation, All Party Parliamentary Group on Housing and Care for Older People, November 2012

## 2 TYPES OF HOUSING

CASSH will fund the delivery of specialist housing for older people and disabled adults.

We welcome bids for accommodation which offer homes for life, providing a long-term solution rather than a temporary stay. We also welcome bids for accommodation that forms part of shorter-term models as appropriate for the needs of the client group – e.g. housing intended to provide stability for a significant period while support is provided to the resident to enable them to move on to more permanent housing as their needs change. The fund is aimed at individuals who would benefit from a home which is adapted to suit their individual needs, and in some cases can provide an alternative to entering residential care.

Bids are not restricted in the level of care provision that they offer. However, since bids will be judged on how well they respond to local needs, bidders may wish to consider a mixture of provision within the same development. In all cases, bidders should demonstrate how their development will adhere to relevant guidance or best practice in the design of their scheme.

While the programme is about funding homes for older and disabled people, we welcome bids that address multiple overlapping needs. This includes for specific population groups, such as older and/or disabled veterans, and rough sleepers. It also includes bids that address the needs of older or disabled people, whilst considering other characteristics, experiences or circumstances that may contribute to their housing need.

### **Accommodation for older people with care needs**

The GLA welcomes proposals to deliver specialised housing designed specifically with older people in mind, with access to personal care and/or support when required. It is important that the care service is flexible so that the resident can remain in their home by increasing or reducing the care package provided to them as and when their individual needs change.

Bidders are expected to focus on 'specialised housing models', as illustrated within the spectrum of care in the [HAPPI reports](#), to include models such as extra care and sheltered housing.

We also welcome bids that provide innovative housing opportunities for older people, including schemes that address multiple needs (such as independent living for older people living with dementia), or those wanting to provide mutual support through community-led housing models.

Bids are expected to include the following features:

- flexibility to adapt or install equipment or assistive technology in the home
- varying levels of personal care and support available to individuals (for

example, access to a GP and/or other health services); this might be provided directly as part of the scheme, or through appropriately locating the scheme to take advantage of easily accessible and local facilities

- where relevant for the needs of the client group, including for all older people's schemes, communal areas such as a lounge.

For further guidance on the housing features that are pertinent, bidders should refer to the definitions of specialised housing as outlined in the [HAPPI2 report](#), as well as those provided in the Mayor's [London Plan](#). For further information on extra care housing, prospective bidders may wish to refer to the [Housing Learning and Improvement Network \(LIN\) guidance on extra care housing](#).

Funding is also available for specialised dementia-friendly developments. For further information on this form of housing, prospective bidders may wish to refer to the Housing LIN guidance, [In Focus – Innovations in Housing and Dementia](#). Bidders can also refer to The King's Fund guidance, [Developing supportive design for people with dementia](#).

In line with the Mayor's policies around [dementia-friendly cultural venues](#) in London, we encourage bidders to consider how their organisations can engage with the initiative. Prospective bidders can refer to the Alzheimer's Society [website](#) to learn more about how to bring Dementia Friendly training into their organisation.

### **Accommodation for disabled adults and adults with mental health conditions**

Proposals are welcomed for specialised housing under the following three client group headings:

- people with a learning disability and autistic people
- people with a physical or sensory disability
- people with mental health conditions.

Bids for these client groups are expected to deliver housing that will support them to live as independently as possible. To this end, the provision of personal care and support as an integral part of the development is not a requirement for all proposals. This is because many disabled adults may not require such care and support to live more independently.

However, we also welcome bids for housing provided for disabled adults who do require a dedicated level of care and support – including people with mental health conditions, autistic people, or people with learning disabilities.

This includes both semi-independent and independent living, provided the housing units are in some way tailored to meet current and future individual needs. Bidders should demonstrate how their proposed scheme would meet individual care and/or support requirements for the people for whom they are intended.

These schemes should include:

- flexibility to adapt or install equipment or assistive technology in the home



- consideration to the nature and level of personal care and support available to individuals to meet their needs, including access to a GP and/or other health services; this might be provided directly as part of the scheme, or by locating the scheme near easily-accessible and appropriate local facilities.

In addition, bids are especially welcomed for wheelchair and other adapted housing in line with the design standards set out in paragraph 42 of the [Affordable Homes Programme 2021-26 Funding Guidance](#). This requires at least 10 per cent of new-build dwellings (for developments of more than 10 homes) to meet Building Regulations M4(3) requirements for wheelchair-user dwellings. All other new-build dwellings within the development should meet Building Regulations M4(2) requirements for accessible and adaptable dwellings. It is recognised that, depending on the planned care needs of the residents, wheelchair-adapted homes would not necessarily require onsite or on-call care and support services.

Similarly, for adults with mental health conditions, any care packages on offer would have to be specifically tailored, but there may not be a need for personal care.

The Housing LIN has a range of resources on developing homes for disabled adults or people with mental health conditions, including in relation to the following:

- [learning disabilities](#)
- [physical disabilities](#)
- [mental health](#).

### **Remodelled accommodation**

Proposals to remodel existing schemes that can demonstrate value for money are eligible – subject to local authority agreement that the existing scheme is no longer suitable, and that the remodelled project will continue to meet local needs over the long term. Bids should include details of any public funding that has previously gone into the scheme.

Care should be taken when considering remodelling existing schemes, as demolition and rebuild can be more cost-effective, and deliver better standards, than remodelling. It is also important to consider the implication of VAT on refurbishment works, and the potential of demolition and rebuild to increase housing density and deliver more homes.

The decision to remodel should be based on an options appraisal for the site, where the remodelling option can be shown to provide a better overall outcome than the option to demolish and rebuild. We will consider funding remodelling where any capital grant has previously been used to fund the scheme (that is to be remodelled). However, the bidder's supporting statements must include the amount of previous grant funding, and state how the reinvestment of this previous funding is reflected in the current bid.

Remodelling is attractive where it can also provide the provision of new units over and above the simple remodelling of existing unit numbers. We will prioritise remodelling bids where the new proposals make the best use of the land or site available, and where additional housing can be provided.

## Innovation

The GLA welcomes bids that demonstrate a commitment to work with public bodies to use their land holdings in a mutually beneficial way – one that optimises their land receipts, and delivers specialised accommodation, for the benefit of Londoners. This may be, for example, by using mechanisms where, following land disposal, a deferred land receipt can deliver an increased value.

The GLA is particularly interested in proposals where bidders are engaged, and in partnership, with NHS and integrated care system partners; and where the delivery of new specialised accommodation can help reduce the burden on stretched health and care budgets. We are also keen to see collaboration between health and housing partners in the development of proposals; and are supportive of approaches that make best use of all available health and housing funding opportunities.

When developing housing for the CASSH client groups, an area bidders should consider is encouraging and testing new technologies that enable people to live independently whilst remaining in their own home. These solutions can support the concept of delivering a 'home for life', where this is demonstrated to be the most suitable model for the target client group and their needs. There is a recognition, from organisations such as the [Housing LIN](#), that some of the best developments are designed using a degree of innovation employed in response to the local area or the needs of specific client groups.

Bidders are encouraged to consider recent publications and research, develop new ideas and concepts, and build on appropriate good practice to develop schemes that are innovative in terms of design, delivery, management, tenure and location.

We encourage proposals that are located with the ability to share existing local facilities and amenities, or open up proposed facilities to a local community. We also encourage bids for schemes that would meet need across a sub-regional or pan-London footprint.

Solutions should have a positive effect on the long-term usability of homes for their residents and offer good value, including through making sustainable savings to local health budgets. Innovation may include a consideration of alternative housing models as mutual or cohousing. The Housing LIN offers a range of resources on [cohousing for older people](#).

## 3 AFFORDABLE HOUSING

### Tenure

Funding is available for schemes that offer affordable rented homes.

It is expected that CASSH-funded homes will be let with the tenancy term appropriate for the client group, and rents set at genuinely affordable levels. Schemes must also comply with the Regulator of Social Housing's [Rent Standard](#).

In line with the [Affordable Homes Programme 2021-26 Funding Guidance](#), the Mayor's preferred rental product is social rent. However, to maximise the supply of specialist and supported housing, schemes at affordable rent levels will also be considered where the bidder demonstrates this is essential to viability and still genuinely affordable to the target client group.

Service charges may be levied in addition to social rent, and should be included within the affordable rent. Bids will need to demonstrate that proposed service charges are proportionate to the management services required and genuinely affordable.

### Types of tenancy and rent-setting requirements

Registered providers (RPs) offering affordable rented homes need to ensure that they comply with the Regulator of Social Housing's [Tenancy Standard](#). For many, a lifetime tenancy will be appropriate for the prospective tenant's needs and circumstances. For some property types, it may be appropriate for the tenancy to be set for a shorter term, and with renewal of the tenancy subject to the occupants' needs at that time.

Allocations and nominations processes for homes being funded through this programme should be made in line with existing legislation and relevant allocations policies, and with consideration to local needs and priorities.

## 4 ASSESSMENT CRITERIA

All schemes will need to comply with the guidance in this document, as well as the [Affordable Homes Programme 2021-26 Funding Guidance](#), the [GLA's Affordable Housing Capital Funding Guide](#) and any relevant legislation.

Assessment will be on a scheme-by-scheme basis, through continuous market engagement, with assessment and allocation decisions made on each scheme separately while funding remains available.

Bidders should consider the following criteria in the submission of their bid:

- value for money
- deliverability within the timescales of the programme
- fit with local strategic priorities
- environmental sustainability
- scheme sustainability
- design quality
- equality, diversity and inclusion
- building safety

### Value for money

There is no set funding per unit expected, reflecting the understanding that different forms of specialist housing and levels of care and/or support may require different levels of funding. The GLA will assess bids based on value for money, to ensure that the programme can deliver maximum impact for the funding available.

Bidders will be expected to demonstrate where they have maximised their other sources of funding – for example, because of joint working with local partners – to lessen reliance on grant funding.

Grant funding will only be available to cover genuine funding gaps, which will need to be evidenced.

### Deliverability

All units of affordable housing schemes benefiting from grant funding must start on site within the financial year agreed at the point of contracting.

Bids should only be made on named schemes where plans are sufficiently advanced to give some certainty of delivery; and where local authority agreement for the proposals has already been achieved.

Priority will be given to schemes that have already achieved, or are well-advanced in the process of achieving, planning consent and confirmation of any necessary revenue funding.

### **Fit with local strategic priorities**

Local authorities have a strategic role in identifying local needs and how best to meet those needs, including plans for specialist housing. The GLA will expect proposals to be in line with locally identified strategic priorities.

Bidders should demonstrate that their proposal is in line with priorities outlined in strategic needs statements, to show fit with local needs and strategic priorities.

Examples of these strategic needs statements are set out below.

#### **Strategic Housing Market Assessments (SHMAs)**

As part of their local strategic housing policy, local authorities are expected to undertake an assessment of the local housing market, including current and future trends for demand. Many local authorities undertake this in the form of Strategic Housing Market Assessments<sup>12</sup> which should specifically take account of the demand for housing for older people. Some local authorities are undertaking a market position statement, which will incorporate an assessment of the local housing market. Bidders should demonstrate how their proposal fits within the priorities of the local authority with reference to older people and disabled adults.

#### **Joint Strategic Needs Assessments (JSNAs)**

Local authorities and Health and Wellbeing Boards have a statutory duty to produce a strategic needs assessment that details the level of local need. This should include a survey of current and likely future housing needs. Bids from local authorities should contain clear references to relevant sections of their JSNA, demonstrating how the completion of their proposed development will benefit their local community. Since the JSNA is prepared by the local health and wellbeing board, bidders should also demonstrate that their proposed scheme is consistent with the JSNA and the relevant London Health and Wellbeing Strategy.

#### **Health and Wellbeing Boards**

The boards have been established in every upper-tier local authority in England. It is on these boards that local health and social care commissioners, including the local NHS, will develop joint leadership across health and care services, including influencing services that impact upon health, such as housing.

#### **Joint Health and Wellbeing Strategies**

Health and Wellbeing Boards must develop Joint Health and Wellbeing Strategies (JHWSs) to address needs identified in their JSNAs. These must underpin local commissioning plans across health and care services, and possibly beyond. Bids should contain clear references to evidence from their JSNAs and JHWSs, demonstrating how the completion of their proposed development will benefit their local community's health and wellbeing.

We would expect that proposed bids demonstrate evidence of buy-in by members of

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<sup>12</sup> To see the GLA's SHMA, see: GLA, [The 2017 London Strategic Housing Market Assessment](#), November 2017

the Health and Wellbeing Board, based on the opportunities for improving local health and wellbeing, as well as potential joint savings for local health, social care and housing budgets. We also expect there to be discussions exploring which commissioners would be willing to contribute resources towards the proposal.

Bids are not restricted in the exact level of care provision that they offer. However, since bids will be judged on how well they are responding to local needs, bidders may wish to consider a mixture of provision within the same development.

### **Environmental sustainability**

Applicants for capital funding are required to adhere to the six new sustainability standards as a condition of funding, as set out in paras 32-34 of the [Affordable Homes Programme 2021-26 Funding Guidance](#). Adherence to these standards will mean new affordable homes funded by the Mayor go beyond building regulation requirements; and will ensure sustainability is at the heart of new affordable homes in London.

### **Scheme sustainability**

Bidders should ensure there is an exit plan in place for all schemes, including potential alternative uses for the building should the scheme no longer be required for its initial client group. The building's design should accommodate such a change of use without the need for significant additional expenditure.

The GLA will only support bids that have clear local authority support. In addition to confirming the fit with the strategic priorities outlined above, local authorities will be asked to confirm the availability of revenue funding to support any proposal.

Bids should demonstrate how they have responded to the innovation challenges outlined above, in terms of tenure, location and design, to provide a long-term housing solution that people clearly want within a local area.

## Design quality

All new units must meet the Mayor's standards as set out in the [London Plan](#) and the [Affordable Homes Programme 2021-26 Funding Guidance](#). Remodelled and refurbished units should also meet this standard. Exemptions will be allowable only at the GLA's discretion, and in line with the established exemptions process. Priority will be given to bids that present innovative design solutions or best demonstrate good practice, for example through their response to the HAPPI principles.

Bidders will be expected to demonstrate how the design of their proposals would help older or disabled residents to achieve an optimal quality of life within their homes. This includes consideration of their future needs, and any care and support needs.

For bids that focus on provision for older people, bidders should demonstrate how they have met the "ten components for the design of housing for older people" given in the HAPPI report; and any revisions to design standards as covered in the HAPPI2 report. These good-practice principles may also be a useful reference point for housing for other client groups. When focussing on bids for older people, bidders should consider good practice in designing for people with dementia. The King's Fund provides a range of resources on developing supportive design for people with dementia, which bidders should reference. In addition, there are online toolkits available to help assess how "dementia friendly" a scheme is. We encourage bidders to engage with these tools, as the results might be especially informative in the development of remodelled schemes.

For disabled adults, we welcome bids that offer:

- supported housing for disabled adults with physical health needs or mental health conditions (including housing specifically designed for people with learning disabilities or autistic people)
- wheelchair-adapted homes (please note: bids that include homes for physically disabled adults are not necessarily required to include communal areas within the building, nor to provide accommodation for an on-site care team).

Further examples of good practice can be found in [the GLA Best Practice Guidance for Wheelchair Accessible Housing](#), and [the Habinteg Wheelchair Housing Design Guide](#). The [Housing LIN website](#) also provides examples of good practice.

Bidders may also wish to refer to the Homes and Community Agency's [Non-mainstream housing design guidance](#), for sources of good practice and as an additional source of information to consider in the design process.

## Equality, diversity and inclusion

All applicants will be contractually required to meet minimum equality, diversity and inclusion standards as set out in paragraphs 54-62 of the [Affordable Homes Programme 2021-26 Funding Guidance](#). This includes the requirement to develop, publish and implement an Equality, Diversity and Inclusion Action Plan for their organisation within a year of their grant allocation being approved by the GLA.

## Building safety

Bidders must meet the [Mayor's Building Safety Standards](#) to be eligible for capital grant funding through CASSH. They will be required to self-certify compliance with these requirements in advance of receiving payments. The GLA reserves the right to monitor compliance of these requirements through spot checks in the annual compliance audit process.

Applicants will be required to meet all five standards set out below, where there is capital grant requested from the GLA for new development:

- a) The following buildings must include automatic fire-suppression systems, including (but not limited to) sprinklers:
  - all purpose-built blocks of flats (including conversions) of any height
  - all supported and specialist accommodation.
- b) No combustible materials may be used in the external walls of any homes or buildings, regardless of their height.
- c) All new-build homes must include access to water supplies for firefighting, in accordance with Water UK's national guidance document.
- d) For all homes, applicants must register any in-built electrical products, such as white goods, with the manufacturers' registration service. Applicants must also encourage residents to register white goods with manufacturers for every product where it is possible to do so.
- e) For all homes, applicants must ensure that information about product registration, product recalls and electrical safety is made available to residents.

For refurbishment, remodelling and acquisition projects, where capital grant funding is requested, only requirements b), d) and e) must be met. **All other projects must meet every requirement listed above, without exception.**



## 5 THE BIDDING PROCESS

### Who should bid?

It is a requirement of all GLA-funded affordable housing that the landlord of the property must be an RP of social housing.<sup>13</sup> Capital bids must be made by the RP, who will be the landlord of the completed units.

Capital funding is open to all organisations that are, or intend to become, qualified with the GLA as Investment Partners. Organisations not already qualified will need to submit an application to achieve Investment Partner status. These applications assess an organisation's financial and technical capacity to undertake an agreed programme of new supply; and its good standing. Providers must have achieved GLA Investment Partner status before any payment of funding can be made.

Further information on the Investment Partner qualification, and requirements for the application, can be found [on the GLA website](#).

For community-led organisations, we will seek to ensure that our assessment processes are proportionate to the scale of funding sought to improve access to funding for community organisations, where proposals meet an identified need and offer value for money. Community-led organisations may wish to seek the support of the Mayoral-supported [London Community-Led Housing Hub](#) with their proposals.

### How to bid

Organisations that are existing GLA Investment Partners and interested in bidding for capital grant funding should contact the GLA for a preliminary discussion, either via their GLA Area Manager or by emailing us at [careandsupport@london.gov.uk](mailto:careandsupport@london.gov.uk).

Organisations that are not yet GLA Investment Partners should get in touch at [careandsupport@london.gov.uk](mailto:careandsupport@london.gov.uk) to set up a meeting. This also applies to RPs who do not yet have an assigned GLA Area Manager.

All bids for the programme must be submitted through the GLA's Open Project System (OPS). RPs should consult their GLA Area Manager if they require further guidance on how to use OPS. Most RPs will already be registered on OPS but new users wishing to register should complete a registration form found [here](#), along with further information about OPS.

Additional guidance on how to bid can be found within the [Affordable Homes Programme 2021-26 Funding Guidance](#).

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<sup>13</sup> This refers to GLA-funded affordable housing that is a rental product. This does not apply to shared-ownership schemes.

## Timetable

The GLA is running the programme on a continuous bidding basis. We are currently only accepting bids for schemes that can start on site by **31 March 2024**. Schemes which receive an approval will need to complete within four years of their start on site date.

We advise that bidders with schemes proposals that fall outside this timescale should still contact us, as we may be able to advise on alternative grant funding routes.

## Supplementary information

Bidders must provide the following information via OPS (may be subject to change):

- details of any factors that may affect deliverability within the timescales of the programme
- details of the exit strategy, including how the scheme's design offers flexibility for future use
- details of the design strategy as it relates to this type of supported or specialist housing (this should address criteria in this prospectus, and in the [Affordable Homes Programme 2021-26 Funding Guidance](#), regarding design and space standards and any provision of communal areas); bidders will be expected to upload design plans to OPS
- details of whether minimum standards are being met; and, if not, the reasons for this
- whether the scheme involves remodelling/refurbishment; and, where it does, details of energy-efficiency retrofit measures and the expected EPC rating
- how Secured by Design will be achieved, and how the level of security reflects the client group and location
- confirmation that there is local authority support for the project; or, if not, the reasons for this
- details of how the project meets local strategic priorities (including needs assessments; the needs assessment for the client group; and engagement to date with other organisations (such as third-sector organisations, specialist support agencies and health and social care agencies)
- details of whether support will be provided to residents; and, if so, the level and type of support and the source of revenue to fund this, including whether it has been secured, by whom and over what period
- details of how and from where residents will be referred to the scheme (including the proportion of lettings for pan-London referrals); and how tenancies will be managed
- details of how the scheme will support employment and skills opportunities in

the local area

- details of the weekly rent and service charge: amounts, and as a proportion of comparable market rents (where there is an affordable rented scheme)
- any additional information in support of the bid.

The GLA may contact bidders requesting further information.

## Other information

### Compliance audit

All investment partners will be subject to the GLA's compliance audit process, which ensures that the GLA's policies, funding conditions and procedures are followed.

### Due diligence

Bidders are required to declare any conflict of interest to the GLA either at the earliest possible stage and as they arise, including links between prospective providers and MPs. Bidders are also advised to refer to page 7 of the [Investment Partner Qualification Guidance](#) for further information on expectations around engaging with servants of public bodies.

## Other formats and languages

For a large print, Braille, disc, sign language video or audio-tape version of this document, please contact us at the address below:

### Public Liaison Unit

Greater London Authority Telephone **020 7983 4100**

City Hall

Kamal Chunchie Way

London

E16 1ZE

Minicom **020 7983 4458**

[www.london.gov.uk](http://www.london.gov.uk)

You will need to supply your name and postal address, and state the format and title of the publication you require.

If you would like a summary of this document in your language, please phone the number or contact us at the address above.

### Chinese

如果需要您母語版本的此文件，  
請致電以下號碼或與下列地址聯絡

### Hindi

यदि आप इस दस्तावेज की प्रति अपनी  
भाषा में चाहते हैं, तो कृपया निम्नलिखित  
नंबर पर फोन करें अथवा नीचे दिये गये  
पते पर संपर्क करें

### Vietnamese

Nếu bạn muốn có văn bản tài liệu  
này bằng ngôn ngữ của mình, hãy  
liên hệ theo số điện thoại hoặc địa  
chỉ dưới đây.

### Bengali

আপনি যদি আপনার ভাষায় এই দলিলের প্রতিলিপি  
(কপি) চান, তা হলে নীচের ফোন নম্বরে  
বা ঠিকানায় অনুগ্রহ করে যোগাযোগ করুন।

### Greek

Αν θέλετε να αποκτήσετε αντίγραφο του παρόντος  
εγγράφου στη δική σας γλώσσα, παρακαλείστε να  
επικοινωνήσετε τηλεφωνικά στον αριθμό αυτό ή ταχυ-  
δρομικά στην παρακάτω διεύθυνση.

### Urdu

اگر آپ اس دستاویز کی نقل اپنی زبان میں  
چاہتے ہیں، تو براہ کرم نیچے دئے گئے نمبر  
پر فون کریں یا دیئے گئے پتے پر رابطہ کریں

### Turkish

Bu belgenin kendi dilinizde  
hazırlanmış bir nüshasını  
edinmek için, lütfen aşağıdaki  
telefon numarasını arayınız  
veya adrese başvurunuz.

### Arabic

إذا أردت نسخة من هذه الوثيقة بلغتك، يرجى  
الاتصال برقم الهاتف أو مراسلة العنوان  
أدناه

### Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੀ ਕਾਪੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ  
ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਹੇਠ ਲਿਖੇ ਨੰਬਰ 'ਤੇ ਫੋਨ ਕਰੋ ਜਾਂ ਹੇਠ  
ਲਿਖੇ ਪਤੇ 'ਤੇ ਰਾਬਤਾ ਕਰੋ:

### Gujarat

જો તમને આ દસ્તાવેજની નકલ તમારી ભાષામાં  
જોઈતી હોય તો, કૃપા કરી આપેલ નંબર ઉપર  
ફોન કરો અથવા નીચેના સરનામે સંપર્ક સાધો.