
The Mayor's Care and Support Specialised Housing Fund

Homes for London's older people and disabled adults

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Greater London Authority
City Hall
The Queen's Walk
More London
London SE1 2AA

www.london.gov.uk

enquiries 020 7983 4100

minicom 020 7983 4458

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Foreword

A month ago, I unveiled my new housing covenant for London. It is a simple concept based on fairness: if you contribute to the well being and success of this magnificent city, then the city will do all it reasonably can to provide you with the housing you need and deserve. My first programme based on this new covenant was my offer to Londoners on modest incomes who are priced out of market housing. My second programme, the subject of this prospectus, is my Care and Support Specialised Housing Fund of up to £60 million for specialised housing for London's older people and disabled adults. It is a great pleasure to be working with the Department of Health on this excellent programme.

The time has come to reward those who have worked hard all their lives, who have paid a lifetime's taxes, who have enjoyed and invested in the delights that the capital has to offer, and who have helped to shape our incredible city for future generations. But the covenant isn't just about recognising those who have made a financial contribution; it's also about acknowledging that for some making that contribution isn't always possible and providing for those people.

I am determined to use this programme to deliver the kind of homes that older and disabled people choose to live in and which reflect the diversity of their needs and aspirations. It is important that we start planning now to meet the future challenge of a population who will live longer and have greater care needs. This programme aims to stimulate and broaden the market, recognising that an older population is a housing challenge as well as a care and health challenge.

The programme should encourage well designed homes and flexible products that enable older Londoners to live independently and access care in the same place. This funding must deliver schemes that enable their residents to be active in their communities and that allow them to enjoy their old age. To achieve this, I want to look beyond what has traditionally been provided and invite proposals that embrace innovation, creativity and vision.

The benefits of this new programme are significant. It will help to transform the lives of older and disabled Londoners who, by moving to well-designed, accessible homes, with an appropriate level of care, will have renewed independence and dignity. It will free up family-sized housing, which will both help tackle the blight of overcrowding and provide homes for London's workforce. It will help reduce social care and health costs. And by adding as it will to my already significant house building programme, it will make a vital and immediate contribution to jobs and growth, supporting employment and training in the small and medium-sized enterprises that are the backbone of this country's economy.

I very much look forward to receiving bids for this important new programme.



A handwritten signature in black ink, appearing to read 'Boris Johnson', with a long horizontal flourish extending to the right.

Boris Johnson
Mayor of London

In July, the Government launched the biggest reform of the care and support system in 60 years, including our White Paper - Caring for our future, and accompanying draft Bill. In the White Paper, we outlined our plan to shift the system from one that responds to crisis to one which focuses on wellbeing, and on an individual's ability to live independently for as long as possible. Specialised housing is a key part of this new system. It offers positive solutions for the people who want to continue living in - and potentially owning - their own property, remaining as independent as possible as their needs change. Most importantly of all, we know living in well-designed specialised housing improves the health and wellbeing of many people.

The country needs more well-designed specialised housing for older people and disabled adults. The current level of provision is not keeping pace with our ageing population. We are lagging behind other nations, and lack of development is limiting the care and support system, as well as the wider housing market. The market needs a boost, and that is why the Government announced a capital grant - now worth up to £300m - to support development, and stimulate the specialised housing market over the next five years.

I am adamant that this fund will also generate greater awareness of the variation and opportunities offered by specialised housing. The 2009 report of the Housing our Older People Panel for Innovation (HAPPI) showcased best practice from across Europe, and the principles of that report form the backbone of the bidding guidance. Crucially, The HAPPI ethos and principles are to be widened through this fund to address the needs of disabled groups, to ensure that high quality housing is delivered in great places, tuned to local need and demand.

I am confident this fund will help us stimulate the specialised market as a whole. This guidance is aimed at the first phase of our fund, which will target affordable housing. However, we are also inviting applications of interest from the wider market, to help us design the second phase of the fund, which will be launched next year. I am delighted to work in partnership with the Greater London Authority, who will assess the bids in the London boroughs. Over 65,000 people currently live in a form of specialised housing, but we want to give more people the opportunity to do so in the future. This fund will help us achieve that goal, as well as having a positive effect on employment, and the wider housing market.

I want to encourage as many developers as possible to apply to the scheme. We need to make sure that the specialised housing market is healthy, and can respond positively to demand, so that people are supported to make the housing choices they want in order to live an independent life.



A handwritten signature in black ink, appearing to read 'Norman Lamb', with a horizontal line underneath.

Norman Lamb

Minister of State for Care Services

1 Introduction

A new housing covenant with Londoners

In the long tradition of the house building programmes of the London County Council and private sector entrepreneurs such as George Peabody, the Mayor is making a new offer to Londoners, a new covenant: in return for their hard work for London's economy, he will improve their housing options. However, in recognition that not everyone has the capability to be economically active, the covenant also provides for those who, despite their best endeavours and intentions, simply are not able to make a financial contribution.

Produced in partnership between the GLA and the Department of Health, this prospectus follows the initial announcement of the fund in the White Paper 'Caring for our future: reforming care and support', published by the Department of Health in July 2012. The aim is to enable Londoners to live independently as they get older, and access care and grow older in the same place through flexible, well designed and innovative housing products. It is about providing more and better specialised housing for older people and disabled adults, a diverse group that ranges from those with a lifetime of hard work behind them, disabled people who are currently working, and others who - because of their disability - may never have worked and may never do so. The covenant provides for them all.

Housing for older people and disabled adults

Although London is a relatively young city compared with the rest of the UK, 11 per cent of those who live in the capital, over 900,000, are aged 65 or over¹. Of these, 14 per cent (around 123,000) are aged 85 plus. While the number of older people overall is expected to rise relatively slowly in the next 10 years, an increase of around 23 per cent is projected in those aged 85 or over². London is also home to 1.2 million disabled people, just over a half of whom are older people³. Around 64,500 Londoners have dementia, mainly late onset⁴. This number is projected to rise to around 75,000 by 2021⁵. It is estimated that around two thirds of those with dementia in 2020 could potentially live independently (that is, will not require constant care and supervision), though most will need some support⁶. In addition, the number of adults with a learning disability in London is projected to increase from 147,000 in 2010 to 186,000 in 2030, an increase of 27% over 20 years.

Many of the housing issues faced by older and disabled people are no different from those faced by the rest of the population, as are their housing aspirations and preferences. However, there are also some specific issues that need to be addressed, particularly in terms of enabling independent living, responding to changing needs over time and promoting health and well being. The Mayor is wholly committed to enhancing older and disabled people's housing choices and meeting their housing needs, and the combination of his powers in planning, health and housing put him in a unique position to fulfil this commitment.

Remaining in their own home – either with or without support - is the very best option for many older and disabled people. As the Dilnot Commission recommended, for home owners in this position, simple and attractive financial products are needed to enable them to maintain, adapt and where

¹ GLA Datastore, 2011 Census, 2012

² GLA Population Projections 2011 Round, SHLAA, High Fertility, Borough SYA, 2012

³ GLA, Equal life chances for all Londoners – disability equality, 2010

⁴ NHS London, London Dementia Needs Assessment 2011, 2011

⁵ Op cit

⁶ Op cit

necessary, purchase care in their homes and release equity that they can use, should they need to⁷. However, for others it can become increasingly difficult to manage, maintain and move around a property that may have been ideal in the past but no longer meets their needs and cannot be adapted to do so. A range of choices for those people is essential. For some, it may be a matter of moving to somewhere smaller, for others the solution may be to move to a more accessible home and in some cases the answer is housing with some degree of support (from sheltered through to residential care). In addition, older and disabled people have a range of financial circumstances, meaning that their housing needs could be met in a range of tenures and, for owner occupiers, be at least partly funded through the release of equity in their current homes. Furthermore, there is a need to enable independent living (avoiding unnecessary residential care) for those being discharged from hospital with an injury or condition that means that their previous home is unsuitable. The Mayor's housing offer to older and disabled people very much recognises this range of needs and circumstances.

Well-designed, high quality and flexible housing is particularly important for these Londoners, and the Mayor's London Housing Design Guide and London Plan both specify that all new homes should be built to Lifetime Homes standards and at least ten per cent should be wheelchair accessible. The London Plan proposes to extend the inclusive design principles embedded in the Lifetime Homes standards to the neighbourhood level, to ensure the creation of Lifetime Neighbourhoods. Further details will be contained in forthcoming supplementary guidance (SPG) on shaping neighbourhoods, which will include an update of the current SPG on 'Accessible London: achieving an inclusive environment'.

These policies are making a real impact, and during 2008-11 more than half of new affordable homes were delivered to Lifetime Homes standards and eight per cent were wheelchair accessible. The new fund provides a unique opportunity to explore innovative approaches to the design and construction of homes for older and disabled people, embracing some of the ideas contained in the HAPPI report. These include creating popular suburban style communities at higher densities and delivering a new 'easyfit' form of housing for older people.⁸

For many Londoners, downsizing is an option they would like to pursue, but for those in the social housing sector opportunities can be more limited. In recognition of this, the revised draft London Housing Strategy commits to a range of options to improve opportunities for older people underoccupying their homes who wish to downsize. In April 2011, the Mayor took on responsibility for the Seaside & Country Homes scheme, which gives older underoccupiers who want to make a new life outside the capital the opportunity to do so. Since then, over 320 households have moved. Not only do schemes such as this give older people greater choice over where they live, they also benefit London's families in need by freeing up larger homes. As such, they make a valuable contribution to meeting one of the Mayor's key housing aims: to tackle the blight of overcrowding in the capital. Providing attractive housing options to older people across all tenures, which are taken up on a voluntary basis, will free up family housing, ensuring more homes for London's workforce and so benefitting both them and London's economy.

The Mayor is also committed to rolling out the London Accessible Housing Register across the capital. The Register, which gives disabled people moving into social housing the information they need to enable them to make informed choices, is now being implemented in 25 boroughs.

⁷ Fairer care funding, Report of the Commission of Funding Care and Support, July 2011

⁸ Housing our Ageing Population: Panel for Innovation (HAPPI), Meeting housing needs of older people, Homes and Communities Agency, June 2009

The provision of new homes is, perhaps, the area in which the Mayor can make the biggest difference in terms of housing for London's older and disabled people. Success to date has been notable, delivering supported housing solutions during 2008-11 for over 4,000 Londoners, significantly exceeding the target. 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 also a good use of public investment, with a positive impact on health and social care spend, through, for example, the prevention of falls, a reduction in the levels of re-admittance to hospital and the avoidance of residential care. 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 through to £6,800 for people with learning disabilities)⁹.

The Mayor's new Care and Support Specialised Housing Fund provides a much-needed opportunity to boost the number of homes being provided for this group and the range of options available. One area of particular shortage is extra care housing, with an estimated 16,700 homes of this type required over the next five years. Specialised housing for those who wish to own their own home is also in short supply. In addition, there is a pressing need for a small amount of highly specialised accommodation for older homeless people.

Among the Mayor's key aims in his draft revised London Housing Strategy are to ensure that no one will live on the streets of London, no one arriving on the streets will sleep out for a second night and those who have come off the streets do not return. To help achieve this, the Mayor is responsible for commissioning a range of pan-London rough sleeping services and for delivering the Homelessness Change Programme. This new fund can also play a key role. Currently, 10% of hostel residents are over the age of 55, some of whom cannot move on because the type of provision that would meet their needs for care and support simply does not exist.

In addition the GLA recognises the particular needs of older and disabled ex-forces armed forces and does not wish to see them disadvantaged in terms of access to the affordable homes by virtue of their career and their life circumstance on leaving the forces.

The Mayor's Care and Support Specialised Housing Fund

Over five years from 2013/14, £40m capital funding will be made available by the Department of Health for The Mayor's Care and Support Specialised Housing Fund to support the development of specialised housing for older people and younger disabled adults living in London.

This funding may be supplemented by up to a further £20m capital funding available in the first two years of the programme. It is anticipated that the combined fund will initially accommodate at least 1,500 Londoners with specialised housing needs.

The Mayor wishes to use this fund to stimulate the London market, for both affordable and private homes, primarily by providing financial incentives to the sector in order to increase supply, at a time when macroeconomic factors may place limitations on the growth of the market.

We wish to work in partnership with the owners of public land across London to help them to bring their under-utilised land back into use for the maximum public benefit. For example, we are particularly interested in proposals where, together with NHS and PCT partners, we can work towards

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

a mutually beneficial outcome where land receipts can be optimised and where 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 available to Londoners by increasing the variety, quality and number of homes available, particularly those for sale or shared ownership.
- Supporting the supply of well-designed affordable housing schemes including a specialised element.
- Promoting new and innovative types of supported housing schemes, which may incorporate new technologies that are designed to help deliver appropriate levels of care for Londoners.
- Supporting supply of specialist housing across the wider market. Whilst private market housing is not covered by this bid round. A second part of the Fund will be developed in the coming months and launched in summer 2013. For more information see section titled Phase Two.
- Improving joined-up working at a local level between local authorities, housing developers (private and affordable), 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 utilised sheltered accommodation. These new homes must be designed to high standards that will enable disabled and older people in London to live independently but where high levels of care can be economically provided for the resident if and when it is required. They will provide a range of property for rent and for sale that will be particularly of use for those people whose care cannot be adequately delivered in their existing home.

This fund is not linked to the funding or the £10 billion debt guarantee for new homes that was announced by the government on 6 September 2012.

Affordable and private market housing

In order to address the aim of this programme – to stimulate the market for development in specialist housing – the Fund will be split into two phases, the first focussing on affordable housing and the second on the private market. Providers interested in either phase should note that there is no pre-determined split of funding between the two elements of the Fund, and the eventual division of funding between the two will depend on the strength of bids and delivery.

The first phase, which is launched with the publication of this document focuses on affordable housing and is open to all providers who are, or who intend to become, GLA Investment Partners.

One of the key features of the Fund is to stimulate the wider market for this type of housing, and we intend phase two to encourage greater provision of specialist housing, particularly for private market home ownership.

This second phase of the Fund will be developed in the coming months and launched in the summer of 2013. At this time, the Department of Health and the GLA are looking for expressions of interest from wider market developers for the funding on offer in phase two. As part of these expressions of interest, we ask for feedback from developers on how best to utilise the funding available to stimulate further delivery.

Further details on phase two can be found at the end of this prospectus.

Advisory Panel

It is the intention of the GLA to set up an expert advisory panel, which will include amongst others, Age UK. It will have sight of the submissions from round one and discuss in more detail with the GLA, the submissions received for phase two, assisting the formulation of this part of the fund.

2 Phase One: Affordable Housing

It is intended that not all of the programme will be allocated in this first bid round, therefore bids should only be made on named schemes where plans are far enough advanced to give some certainty of delivery and where local authority agreement for the proposals has already been achieved.

In this early round of bidding, priority will be given to schemes which have already achieved, or are well advanced in the process of achieving, planning consent and confirmation of any necessary revenue funding, and in particular those which can start on site in the first year of the Fund (2013/14).

Who should bid?

Phase one bidding is open to all organisations who are, or intend to become, qualified as GLA Investment Partners. This includes housing associations, local authorities, private sector developers and community groups among others. Organisations not already qualified as Investment Partners with the GLA will need to submit an application for qualification. Applications for Investment Partner status assess an applicant's financial and technical capacity to undertake an agreed programme of new supply, and the organisation's 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 application can be found on the GLA website <http://www.london.gov.uk/priorities/housing/mayors-care-and-supported-housing-fund>

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.

It is a requirement of all GLA funded affordable housing, that the landlord of the property must be a Registered Provider. Unregistered providers must achieve Registered Partner status from the HCA as Social Housing Regulator if they intend to become the landlord of grant-funded affordable housing (including for Affordable Rent and shared ownership).

Unregistered providers who do not intend to be the landlord must include as part of their bid, details of the Registered Provider who will take ownership of the property on completion and become the landlord.

Types of housing funded in this programme

This fund covers specialist housing for older people and for adults with disabilities. We expect bids for both to include accommodation which offer 'homes for life', providing a long-term solution rather than a temporary stay. This is aimed at individuals who would benefit from a home which is adapted to suit their individual needs, and to provide, for many people, a genuine alternative to them entering residential care.

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. In all cases, bidders should demonstrate how their development will adhere to relevant guidance or best practice in the design of their scheme.

Accommodation for older people with care needs

For older people, the fund is aimed at 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 be maintained in their home by increasing or reducing the care package provided to them as and when their individual needs change.

For the purpose of this programme bidders are expected to focus on 'specialised housing models' as illustrated within the spectrum of care in the HAPPI report to include models such as extra-care, and sheltered housing.

Additionally, bids which provide innovative housing opportunities for older people, including independent living for those suffering from dementia or for those wanting to provide mutual support through community-led housing models are acceptable. Such bids shall be welcome where they meet the programme objectives and include some of the required features listed below. The fund is not available to support the development of traditional residential care homes or for general needs housing developments that are restricted to older people.

For clarity, bids to the first phase of the Care & Support Specialised Housing Fund are expected to include the following features:

- Individual dwellings with their own front door.
- Flexibility to adapt or install equipment or assistive technology in the home.
- Varying level of personal care and support available to individuals including for example access to 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.
- For housing for older people, communal areas must be included, for example, a lounge.

For further guidance on the features of housing that are pertinent, bidders should refer to the definitions of specialised housing as outlined in the HAPPI report 2009, as well as definitions provided in the Mayor's London Housing Design Guide:

www.london.gov.uk/who-runs-london/mayor/publications/housing/london-housing-design-guide
www.homesandcommunities.co.uk/ourwork/happi

Funding is also available for specialised dementia developments. For further information on this form of housing, prospective bidders may wish to refer to the Housing LIN guidance: www.housinglin.org.uk/Topics/Browse/HousingandDementia/Provision for assistance in the design of their schemes.

Across the capital it is recognised that over 10% of those that are rough sleeping or who are in hostel provision, are over the age of 55. We therefore welcome innovative bids that can address the needs of these older people taking into account that due to their life circumstance they are often in need of additional care and support. We welcome bids that seek to address, in part, this demographic and which will in turn relieve pressure on homelessness services across the capital.

Accommodation for adults with disabilities or mental health needs

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

- People with learning disabilities
- People with physical or sensory disabilities
- People with mental health problems

The Fund is expected to help contribute towards housing for adults with disabilities that will support greater independence. To this end, the provision of personal care and support as an integral part of the development is not a requirement for all proposals, since many adults with disabilities may only require accessible or suitably adapted homes.

However, bids are also welcomed for housing provided for adults with disabilities or mental health problems who do require a dedicated level of care and support, including housing for people with autism or 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 requirements for care and/or support for the people they are intended for.

These schemes should include:

- Individual dwellings with their own front door
- Flexibility to adapt or install equipment or assistive technology in the home
- Varying level of personal care and support available to individuals, including access to GP or other health services. This might be provided directly as part of the scheme or through locating the scheme near easily accessible and appropriate local facilities

In addition, bids are welcomed for wheelchair and other adapted housing. It is recognised that, depending on the planned care needs of the residents, wheelchair adapted homes would not necessarily require on site or on call care and support services.

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

Re-modelled accommodation

Proposals to remodel existing schemes where it can be shown as representing value for money are acceptable. This is 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 of existing schemes as it can be cost effective to demolish and new build to better standards than remodelling can achieve. It is also important to

consider the implication of VAT on refurbishment works and the potential of increasing density to deliver an increased number of homes.

Therefore 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 new, and potentially an increased number of, units to current design and quality standards. We will consider funding remodelling where capital grant has been used to fund the scheme (that is to be remodelled) previously. However the bidder will need to state in their supporting statements the amount of previous grant funding and how the reinvestment of this previous funding is reflected in their current bid for funding.

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

We welcome bids that demonstrate a commitment to work with public bodies to use their land holding in a mutually beneficial way that optimises their land receipts and delivers specialised accommodation for the benefit of Londoners. For example by using mechanisms where, following land disposal, a deferred land receipt can deliver an increased value.

We are particularly interested in proposals where bidders are engaged if not in partnership with NHS and PCT partners and where the delivery of new specialised accommodation can help reduce the burden on stretched health and care budgets.

One of the most important areas is encouraging and testing new technologies that enable people to live independently and remain in their home and this is the next step beyond adaptations to the home. These solutions built in now can go a long way to delivering a home for life. There is a recognition 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, to develop new ideas and concepts, and to build on appropriate good practice to develop schemes that are innovative in terms of design, delivery, management, tenure and location. Proposals which are located so that they can share existing local facilities and amenities or open up proposed facilities to a local community are encouraged.

Solutions should have a positive effect on the long-term usability of homes for their residents and to offer good value to the programme as a whole including through making sustainable savings to local health budgets. Innovation may include a consideration of different tenure forms of housing, such as mutual or co-housing, as depicted in the HAPPI report.

Tenure mix

Funding is available for schemes that offer Affordable Rent or affordable home ownership (shared ownership).

The mix of tenures on a site should be developed to best meet local need. However one of the priorities of this programme is to increase the availability of housing for home ownership and therefore priority will be given to those schemes which best meet the programme's aims.

Affordable Home Ownership

Shared Ownership

Bidders need to work flexibly with local authorities to understand their needs and to tailor the level and type of affordable home ownership to meet their priorities within the local area.

The provision of homes for owner occupation is a priority of the Fund. Shared ownership is an Affordable Home Ownership product that is designed to help people who are in housing need and who cannot otherwise afford to purchase without assistance. Through shared ownership the purchaser buys a share of the property on a leasehold basis and pays a low rent on the unsold share, not more than 2.75% of the value of the unsold share.

Initial shares can start at 25% and rise to an initial maximum purchase of 75%. Shared owners have the ability to 'staircase', the process of obtaining further shares in 10% increments, until they are the outright owners of the property. The rent payable on the unsold share is reduced in accordance to the percentage of the additional shares purchased.

Further guidance on this and more details on shared ownership is available in the Affordable Housing Capital Funding Guide. This can be found at http://www.homesandcommunities.co.uk/cfg?page_id=5532&page=63

There is a presumption that in London the overall programme will deliver between 25% and 50% of homes as shared ownership. We therefore welcome bids that offer both Affordable Rent and Home Ownership options.

Older People's Shared Ownership is a variation of the standard shared ownership product. It is designed to enable older people to buy a home with support on a shared ownership basis (usually using the equity released from the sale of their existing home). It supports choice and enables older people to continue to live independent lives.

The Shared Ownership for the Elderly product has the same features as standard shared ownership but with additional parameters, set out in the Capital Funding Guide at http://www.homesandcommunities.co.uk/cfg?page_id=5524&page=59

The key points are:

- A restriction on sales (and future re-sales) to people over 55;
- A 75% ceiling on staircasing purchases, with no rent charged where 75% has been bought; and
- Provision of access to a dedicated scheme manager.

There is a clear priority for assisting existing older home owners, who now need accommodation specifically adapted to enable them to receive appropriate care and support, to maintain their home ownership aspirations. Indeed it is recognised that where older people move into specialised accommodation they will likely provide more family sized accommodation for use by London families.

We will look to prioritise shared ownership proposals where the bidder will work in partnership with the local authority to identify potential purchasers that may consider moving into specialist accommodation. Where people decide to take up the opportunity to move their action would free up larger sized homes for use by London families. Where it is sustainable providers, whose offers include affordable home ownership proposals, will be required to outline their targeting and marketing plans to encourage access by social tenants.

Affordable Rent

It is expected that the homes funded by the London Care and Support Specialised Housing Fund will be let using Affordable Rent agreements but the term of the tenancy should be appropriate for the client group. For many individuals this will likely be a lifetime tenancy but for some types of property it may be appropriate for the tenancy to be set for a shorter term and with renewal of the tenancy subject to the needs of the occupants at that time.

Homes for Affordable Rent are made available at a rent level of up to 80% of gross market rents including service charge. Affordable Rent housing is let by Registered Providers of Social Housing to households who are eligible for social rented housing.

Types of tenancy and rent setting requirements

Providers are required to assess the gross market rent that the individual property would achieve and set the initial rent (inclusive of service charges) at or below 80% of that level. In assessing the market rent level for any property landlords should use the standard RICS valuation method taking into account the individual characteristics of that property.

Registered Providers offering properties let at an Affordable Rent need to ensure that they comply with the social housing regulator's tenancy standard. This includes an expectation that tenancies should be for a minimum of five years. Providers also have the flexibility to offer longer tenancies, including lifetime tenancies, where more appropriate for the needs and circumstances of the prospective tenant.

The housing funded under this programme is likely to include a range of services to support the particular needs of the client group. When setting an Affordable Rent, the gross market rent comparables should be based on similar types and models of service provision.

Where there are insufficient comparables for similar types of provision in the local area, valuers should be requested to identify comparables from other areas, and extrapolate their best view of the gross market rent that would be applicable in the location in which the property is situated. Providers should set the initial rent at up to 80% of that level.

Allocations and nominations processes for Affordable Rent homes funded through this programme should mirror local authorities' and Registered Providers' existing frameworks. Bidders should note that converting existing social rent properties to Affordable Rent is not permitted under this programme.

For further information on Affordable Rents and rent setting bidders should read the relevant sections in the Affordable Homes Programme framework document at www.homesandcommunities.co.uk/ourwork/affordable-rent and the Affordable Housing Capital Funding Guide at www.homesandcommunities.co.uk/cfg?page_id=5580&page=40

3 How to bid

Bids for this phase of the Care & Support Housing Fund must be submitted through the GLA's Investment Management System (IMS) by noon on Friday January 18th.

Providers without access to IMS should e-mail Phase1mcshf@london.gov.uk to request a registration pack.

For providers who are already IMS users there is no requirement to register for a separate IMS account. Access will be through your existing GLA IMS user account. Guidance on entering bids through IMS is available on the GLA website www.london.gov.uk/priorities/housing/mayors-care-and-supported-housing-fund

For those familiar with the Offers system used for the Affordable Housing Programme, bidding for this programme uses the same processes and screens as submitting an AHP offer. A short guide to the specific requirements for bidding to this programme is also available at the above link.

Bidders will be required to submit the following information:

Details of the bidding organisation, including who will be the landlord of the finished properties and (if different) who will manage the properties, and confirmation of the proposed landlord's status as a Registered Provider (or intention to apply to become a Registered Provider of Social Housing)

Information about the schemes for which they are applying for funding, including

- a) Number, size and tenure mix of the properties
- b) Client groups to be housed
- c) Breakdown of costs
- d) Breakdown of cost contributions, including any contributions from providers own resources, including borrowing, and any sources of other public funding. Bids should demonstrate that the value for money is maximised and as such that the funding requested is the minimum required to support delivery.
- e) For Affordable Rent, the proposed rent to be charged and the rent as a percentage of market rent
- f) For Affordable Home Ownership, the estimated initial sales value, proposed initial sales tranche and rent to be charged on the unsold share
- g) The date that planning consent was achieved or is forecast to be achieved

Supplementary written information should be provided in a short supporting statement covering the areas listed below. Supporting statements should be e-mailed to Phase1mcshf@london.gov.uk by noon on Friday January 18th and should be saved with a file name or file names that clearly identify the provider and scheme name, ideally using the same names as in the IMS bid.

Board approval

Evidence of the providers' Board approval for this bid

Registered Provider status

For providers who are not currently Registered Providers of social housing and who do not intend to register, details of the Registered Provider who will take ownership of the accommodation on completion

Fit with local strategic priorities

- Evidence of local authority support
- Evidence that the proposal is in line with priorities outlined in the local authority's strategic needs statements or other evidence to show fit with local housing, health and wellbeing needs and strategic priorities

Sustainability

- Description of how the design of the scheme allows for flexibility of use in the future including an exit strategy
- Evidence of expected revenue funding, including evidence of agreed funding where available
- Description of the level and type of care and/or support provided and links with local services and amenities

Design statement

- Description of the proposed design, including site and floor plans where appropriate, to show how the scheme will help older or disabled residents to achieve an optimal quality of life within their homes, including consideration of their future needs
- Where relevant, this statement should outline how the scheme meets the Mayor's required design standards, and clearly demonstrate where the scheme is meeting current good practice, for example by including a response to the ten HAPPI design principles, and/or provide examples of innovative design elements that will enable the owner or tenant to live independently, with support where necessary, for as long as they wish to

Employment & skills statement

Description of how the proposed scheme or programme of will support employment and skills opportunities in the local area schemes (only one employment and skills statement is required per bidder regardless of how many individual schemes they are bidding for).

Assessment criteria

The GLA will assess all bids received against key criteria:

- Value for money
- Deliverability within the timescales of the programme
- Fit with local strategic priorities
- Sustainability (including how the design of the building will allow for flexibility of future use as local needs change and expectations of on-going revenue funding)
- Design Quality – All new units must meet the Mayor's standards as set out in the London Housing Design Guide, and it is the ambition that remodelled and refurbish units should meet this standard as well. Priority will be given to those that present innovative design solutions or best demonstrate good practice, for example through their response to the HAPPI principles.

Assessment will be on a scheme by scheme basis, with assessment and allocation decisions made on each scheme separately. This may lead to providers receiving an allocation for some of their schemes and having others rejected or put on a reserve list, rather than receiving an all or nothing allocation decision on their whole set of schemes.

Value for money:

There is no set funding per unit expected, reflecting the understanding that different forms or specialist housing and levels of care and/or support may require different levels of government 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 as a result of joint working with local partners, to lessen reliance on grant funding.

Deliverability:

The Mayor's London Care & Support Specialised Housing Fund will run for five years from April 2013 to March 2018. All schemes must be fully completed by 31 March 2018, however proposals in this phase are expected to be completed in earlier years of the programme.

It is not intended that all of the programme will be allocated in the first phase, therefore bids should only be made on named schemes where plans are far enough advanced to give some certainty of delivery and where local authority agreement for the proposals has already been achieved.

In this early round of bidding, priority will be given to schemes which have already achieved, or are well advanced in the process of achieving, planning consent and in particular those which can start on site in the first year (2013/14) of the programme.

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 Department of Health and the GLA will wish to ensure that

proposals are in line with locally identified strategic priorities. We will look to engage with Local Authorities during the assessment stage of this first phase.

Bidders should provide information to demonstrate that their proposal is in line with priorities outlined in one of the following strategic needs statements or other evidence to show fit with local needs and strategic priorities.

Strategic Housing Assessments - As part of their local strategic housing policy, local authorities are expected to undertake 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 Assessment (SHMA), which should specifically take account of the demand for older people. Some authorities are undertaking a market position statement (MPS) 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 adults with disabilities.

Health and Wellbeing Boards, Joint Strategic Needs Assessments, and Joint Health and Wellbeing Strategies

Joint Strategic Needs Assessment - Local authorities in London have a statutory duty to produce a strategic needs assessment that details the level of local need, and this should include a survey of current and likely future housing need. Bids 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 - By April 2013, health and wellbeing boards will have been established in every upper-tier local authority in England. They will be the place where local health and social care commissioners, including the local NHS will develop joint leadership across health and care services, including influencing services which impact upon health, such as housing.

Health and wellbeing boards have a statutory duty to undertake Joint Strategic Needs Assessments (JSNAs), which assess the current and future health and social care needs and assets of the local community. Based on this they must develop Joint Health and Wellbeing Strategies (JHWSs), to address those identified needs, and 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 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 that discussions will take place to explore which commissioners would be willing to contribute resources towards the proposal.

Vulnerable and Older People Need Assessment Toolkit - Local authorities and providers may also find the Vulnerable & Older People Need Assessment Toolkit useful in assessing the housing needs of local older people and adults with disabilities.

See <https://signet.hca-online.org.uk/live/custom/login/vop.aspx>

Sustainability:

Bidders should ensure that there is an exit plan in place for all of their schemes including potential alternative uses of the building should the scheme no longer be required for its initial particular client group. The design of the building should accommodate such a change of use without the need for significant additional expenditure. The GLA will only support bids which have clear local authority support. In addition to confirming the fit with 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, design to provide a long-term housing solution which people clearly want within a local area.

Design Quality:

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 including consideration of their future needs and any care and support needs.

All bids must meet the Mayor's Design Standard as set out in the London Housing Design Guide. www.london.gov.uk/who-runs-london/mayor/publications/housing/london-housing-design-guide

Where the provision of communal facilities makes the proposed development unsuitable for assessment under the Code for Sustainable Homes, bidders should provide details within their design statement of achievement under the BREEAM multi-residential standard. Whilst it is the Mayor's ambition that remodelled and refurbished units should meet this standard as well, if these standards cannot be met the GLA will consider whether the standard that can be achieved is suitable for grant funding.

A requirement of the Mayor's Design Guide is the need for all new homes to meet the Lifetime Homes Standard. The above standards should be used as a minimum baseline, and priority will be given to those bidders whose proposals exceed these standards while continuing to offer good value for money. Bidders should seek to demonstrate that they have incorporated the standards into an overall design approach which best meets the needs of their client group.

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* as highlighted in the HAPPI Report (p.38). These good practice principles may also be a useful reference point for housing for other client groups. See www.homesandcommunities.co.uk/ourwork/happi

For disabled adults, bids will be welcomed which offer:

- Supported housing for disabled adults with physical or mental health needs, including housing specifically designed for people with learning disabilities or autism.
- Wheelchair adapted homes. Please note, bids that include homes for physically disabled adults are not necessarily required to include, communal areas within the building, or provide accommodation for an on site care team.

Other design requirements are the relevant specialist design features as outlined in Core Standards of the HCA's Design and Quality Standards (2007) for supported, wheelchair accessible or housing for

older people as appropriate to their proposals. See www.homesandcommunities.co.uk/sites/default/files/ourwork/design_quality_standards.pdf

Further examples of good practice can be found in the GLA Best Practice Guide for Wheelchair Accessible Housing, and in the Habinteg Wheelchair design Guide. The Housing LIN website also provides a resource of examples of good practice:

<http://www.housinglin.org.uk/Topics/browse/HousingandDementia/Provision/>

For further information, bidders may wish to refer to the HCA's publication *Non-Mainstream Housing Design Guidance* for sources of good practice and as an additional source of information to consider in the design process: www.homesandcommunities.co.uk/non-mainstream-housing-design-guidance.

For bids which focus on provision for older people, bidders may wish to demonstrate how they have met the *Ten components for the design of housing for older people* as highlighted in the HAPPI Report (p.38). These good practice principles may also be a useful reference point for housing for other client groups: www.homesandcommunities.co.uk/ourwork/happi

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.

Equalities and Diversity

Local authorities and the GLA are subject to both general and specific equalities duties introduced by the Equalities Act 2010 from 1 April 2011. This means that we must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations in the exercise of our functions. We want to be sure that, although specialist and aimed at particular client groups, housing funded under this programme will meet the diverse housing needs of all sections of our communities.

Role of the social housing regulator

The social housing regulator's review of bids from Registered Providers will form part of the overall assessment process for the Care & Support Specialised Housing Fund.

The regulator will provide advice on whether the Registered Provider(s) involved are:

- Currently in compliance with the regulators standards, including their Governance and Viability Standard; and
- Likely to be able to continue to meet their standards, including the viability element of the Governance and Viability Standard if the bid is approved.

Knowledge and information exchange opportunities

Successful bidders will be expected to supply the Housing LIN with details of their completed developments so that they can be showcased on the on-line scheme directory of Department of

Health funded schemes and local innovation shared across housing, health and social care communities to help stimulate further investment in the sector.

Contacts

If bidders have any questions about the programme or how to bid, they are advised to e-mail the GLA at Phase1mcs hf@london.gov.uk. Bidders should note that where questions raised may be of general applicability to all prospective bidders; these and our response will be published anonymously on our website.

4 Phase Two: Private Market Housing

In addition to launching the bid round for the affordable housing phase of this programme, the publication of this document also opens the opportunity for submissions of expressions of interest for phase two of the programme – to stimulate supply of private market housing for older people and adults with disabilities.

It is recognised that the private market has different drivers, restrictions and funding needs to the affordable housing market, and as such as part of the expressions of interest, the Department of Health and the GLA are seeking ideas and views on how best to utilise the available funding, within the legal parameters set by the European Commission.

Providers should use the Phase two expressions of interest form in answering the questions listed below and send to Phase2mcsfh@london.gov.uk. The deadline for submissions is 5pm on Friday March 14 2013.

The Department of Health and the GLA will review all responses and use the information gathered to develop the private market housing funding proposition. Providers who are willing to be part of further market testing of this phase of the programme should indicate this on their expression of interest form.

PLEASE NOTE: Expressions of interest will be used to help develop the Phase two programme structure and will not commit providers to bidding once the programme is launched. Nor will bidding be restricted only to those who expressed an interest here.

On receipt of the expressions of interest the GLA are keen to review these with a panel of industry experts and more information will be made available regarding this panel at a later juncture.

Questions

Background

- What history and experience of delivering models of specialised housing (as outlined in the HAPPI report) does your organisation have?
- What issues are currently preventing your organisation in developing potential specialised housing projects and making your sites unviable?

Development of fund mechanism

Bearing in mind state aid restrictions, can you demonstrate how you would propose to use additional capital to develop specialised housing:

Specifically:

- Proposed use of capital.
- How your organisation would work with local partners (e.g. LA planning and housing) to ensure consistency with the local strategic housing strategy/market assessment, and demonstrate potential cost savings
- Demonstrate what additional value you could expect to deliver using capital from the fund, and what extra tangible benefit is provided with this capital. This may be accompanied by a brief financial breakdown of unit cost.
- What approach to tenure of specialised housing would your organisation expect to take, and how might this be affected by the possibility of accessing additional capital. Specifically relate to how you would approach a mixed tenure option that may include private solutions along with affordable ones.

Potential delivery

- How much funding are you likely to bid for (assuming the funding on offer is suitable for your plans?)
- How many schemes & units would this cover? Please specify which client group you are targeting
- Is any of the development you have planned, which might be funded through this programme, on land currently or previously owned by an NHS Trust, the Department of Health or other health related body?

Innovation

- Can you outline some of the additional innovative and qualitative elements which funding will allow you to include in order to entice the next generation of homeowners for specialised housing.

This might include innovation in terms of design, delivery, management, tenure, technology or location.

- Can you demonstrate how additional funding may help you to deliver a wider range of housing opportunities which will attract a greater range of homeowners (including those currently in large family homes)

5 Timetable

Date	Event
26th October 2012	Launch of fund
18th January 2013	Noon – Deadline for applications for phase one of the fund.
15th March 2013	Closing date for expressions of interest for phase 2
May 2013	Announcement of initial allocations for the Mayor's Care & Support Specialised Housing fund.
Summer 2013	Phase 2 launched

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
City Hall
The Queen's Walk
More London
London SE1 2AA

Telephone **020 7983 4100**

Minicom **020 7983 4458**

www.london.gov.uk

You will need to supply your name, your 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 नीचेर 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 ਫ਼ੋਨ ਕਰੋ ਜਾਂ ਹੇਠ
ਲਿਖੇ ਪਤੇ 'ਤੇ ਰਾਬਤਾ ਕਰੋ:

Gujarati

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

