

MAYOR OF LONDON

**The Mayor's Life off the
Streets programme**

Prospectus for the Mayor's

**Rough Sleeping
Accommodation Programme**

and

Move On Programme

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This document is supplementary to the [Homes for Londoners Affordable Homes Programme 2021-26 Funding Guidance](#), to which prospective bidders should refer if they require capital funding.

1. Introduction

In 2020/21, the Mayor secured funding for the first year of the Government's four-year Rough Sleeping Accommodation Programme, to deliver longer-term move-on accommodation and associated support for rough sleepers. A bidding round took place in the summer of 2020, with allocations announced in October 2020. £76.5m was allocated (£49.3m of capital and £27.2m of revenue), to deliver around 900 homes and provide up to four years' support to the residents of those homes.

The Mayor subsequently secured further Rough Sleeping Accommodation Programme funding. £211.6m nationally has been made available for 2021-24, of which £66.4m (£48.4m of capital and £18m of revenue) has been allocated to the Mayor to deliver 740 homes. The bulk of this funding is for schemes that can deliver by 31 March 2022, with a smaller amount for those that can deliver during 2022/23. A bidding round for this further funding closed on 7 May 2021, with allocations announced in early July 2021. £47.2m was allocated (£39.5 of capital and £7.7m of revenue), to deliver 487 homes and provide support to 31 March 2024 to the residents of those homes.

The Rough Sleeping Accommodation Programme funding is available at a momentous time for rough sleeping in the capital. In response to the COVID-19 pandemic, the Greater London Authority (GLA), in partnership with the London boroughs, charities and the Government, took swift and decisive action to ensure that the city's rough sleepers were protected from the virus. As a result of this herculean effort, around 11,000 homeless people from winter shelters and from the streets have been given emergency accommodation in the capital, of which around 2,650 so far have been housed in accommodation procured by the GLA, mainly hotels.

The GLA and boroughs are committed to implementing the Mayor's In For Good principle, so that everyone accommodated receives an offer of support so that they do not need to return to rough sleeping. The operation to move people on is at least as challenging as that to move everyone in and longer-term accommodation will be needed for the vast majority of those accommodated.

The current crisis underlines the importance of this funding. But it is not only needed for those in emergency accommodation as a result of the pandemic. It is also required to provide longer-term homes for those who left the streets a while ago, and are currently in hostels or other supported housing and ready to move on with their lives. There is also a pressing need for longer-term homes for those who remain or arrive on the streets, particularly given predictions of increasing homelessness arising from the economic impacts of COVID-19.

This funding, which the GLA is combining with that already available through the Mayor's £50m Move On Programme, provides a huge opportunity to make a real and lasting impact on rough sleeping in London. Importantly, a portion of the Move On Programme element of the fund will continue to be available for homes for victims of domestic abuse.

A key feature of both the Rough Sleeping Accommodation Programme and Move On Programme are that they offer not only capital funding, for the development, acquisition or

refurbishment of homes, but also an element of revenue funding. We expect that revenue funding will generally be used towards the cost of providing support, though it can also be used for other purposes, including minor repairs.

Crucially, the Move On Programme and Rough Sleeping Accommodation Programme funding is highly flexible, so it can be used for a wide variety of projects and approaches, on a capital or revenue-only basis or with a combination of both.

Alongside this funding, we are also making available the expertise from the GLA's Rough Sleeping and Specialist and Supported Housing Teams and the Minister for Housing, Communities and Local Government's (MHCLG's) Rough Sleeping Initiative (RSI) and Homelessness Advice and Support (HAST) Adviser Teams to work with potential bidders to develop proposals. For the Rough Sleeping Accommodation Programme, the GLA and MHCLG have not only worked closely with stakeholders on bid development, they have also worked in partnership to assess and moderate bids once they are submitted.

1.1 Objectives of the programmes

The objectives of the programmes are:

- to ensure that as few people as possible return to streets from emergency accommodation put in place during COVID-19. As COVID-19 remains a risk, it is also essential that people, particularly those who are at increased risk of severe illness, are kept safe
- to continue to ensure a response to those who remain or arrive on the streets who are at risk of COVID-19
- to ensure longer-term accommodation and support solutions for those already in a rough sleeping pathway – enabling them to move on to independent living
- to free up spaces in homelessness hostels and, for the Move On Fund, refuges for victims of domestic abuse, so that supported accommodation is available for those that need it.

As stated above, the Move On Programme funding is being administered with the Rough Sleeping Accommodation Programme funding. Supporting victims of domestic abuse ready to move on from refuges while freeing up refuge spaces for those who need it therefore continues to be key objectives for a portion of the fund.

1.2 Timescales

Both the Rough Sleeping Accommodation Programme and the Move On Programme are open for continuous bidding for capital and revenue funding. You are encouraged to submit bids as soon as possible, as both programmes have limited, and time-limited, funding.

For the Rough Sleeping Accommodation programme, completions must be achieved by 31 March 2023, though schemes completing earlier than this will be prioritised for funding.

Revenue funding, for homes and support, is available until 31 March 2024. We are aiming to conclude continuous bidding by autumn 2021.

For the Move On Programme, starts on sites must be achieved by 31 March 2022. A limited amount of revenue funding may be available, for homes and support, for up to three years from the point of delivery.

1.3 Grant rates

Grant will be awarded on a negotiated basis. There is no set level of funding per unit and the GLA expects that the level of grant will depend upon the scope of the proposed delivery.

2. Principles

2.1 Types of accommodation

The fund is highly flexible and the intention is to enable a variety of different approaches, to maximise the number of homes delivered – as follows:

- the purchase and repair of existing accommodation, i.e. where the bidder purchases the property and becomes the long-term owner. The expectation is that properties will be freehold, or purchased with a long lease, and that repairs may be required to bring the properties up to a good lettable standard. Schemes delivered through this route must have a life expectancy of a minimum of 30 years
- refurbishment, remodelling and repurposing of existing local authority and housing association stock, such as former supported housing such as disused sheltered housing. These types of schemes must also have a life expectancy of a minimum of 30 years
- the development of new build properties. We are particularly interested in the use of modular design methods, particularly where a site has been identified and/or planning approval is being progressed. We will also consider the potential for existing voids to be used as move-on, with new build delivered with the funding being used in lieu of these existing voids. New build schemes must have a minimum life expectancy of 60 years, although shorter periods than this will be considered for modular schemes
- investing in social investment programmes - a variety of property funds and initiatives have the expertise to help deliver the objectives of our funding while providing a revenue return on investment. Schemes must have a minimum life expectancy of 10 years
- leasing existing properties, including private sector leasing, i.e. where bidders enter into contract with a building owner for a defined period and at the end of that period the property reverts to the long-term owner. This could include lease and repair or private sector leasing. The expectation is that leased properties should be available for at least 30 years, but with a minimum period allowable for this type of approach of three years.

While we realise that shorter term models (such as private sector leasing) may play a role, our ambition is to secure a long-term regional asset of supported move-on homes for people recovering from rough sleeping. Priority will therefore be given to projects that match our ambition and that offer models of long-term stock acquisition.

Furthermore, while we recommend that the full breadth of opportunities in the social housing sector should be considered, priority will be given to projects that provide additional social homes, thereby growing the sector. We do not expect more than 10 per cent of units brought forward under the Rough Sleeping Accommodation Programme to be existing social housing currently in use that is not replaced on a one for one basis.

Where properties provided through the grant are sold or demolished, we will allow them to be replaced on at least a one for one basis, either through receipts being recycled or by additional financing from the provider.

2.2 Property size and occupancy level

For most rough sleepers, a self-contained studio or one-bed unit is likely to be the appropriate form of accommodation. However, we will consider funding a small amount of shared accommodation, where bidders clearly demonstrate a need (for example, for people under 35 and subject to the Shared Accommodation Rate of Local Housing Allowance).

For homes for victims of domestic abuse, funded through the Move On Programme element, we will fund not only one-beds but also two-bed as well as larger family-sized homes. All accommodation for victims of domestic abuse must be self-contained.

2.3 Client groups

The following client groups will be eligible for the accommodation developed with the funding:

- rough sleepers accommodated in hotels and other emergency accommodation in response to the COVID-19 emergency – priority will be given to proposals that will directly and immediately provide homes for this group
- people living in hostels, supported housing or other shared temporary accommodation for single homeless people
- rough sleepers being supported by a GLA-commissioned rough sleeping service
- those on the street, including those who could benefit from a ‘Housing First’ approach
- victims of domestic abuse living in refuges (Move On Programme only).

We would expect rough sleepers being accommodated through the programmes to be verified as such on the Mayor’s ‘Combined Homelessness and Information Network’ (CHAIN). However, people who in the opinion of the relevant nominating body are sleeping rough or are highly likely to do so within the next 24 hours may also be eligible for accommodation.

Bids to assist the successful resettlement and recovery of those who have a long or repeat history of rough sleeping will be prioritised for the Rough Sleeping Accommodation Programme. CHAIN data will be used to help identify this cohort.

Priority for funding will be given to proposals that will directly and immediately provide homes for those in the hotels and other emergency accommodation procured as part of the rough sleeping COVID-19 response.

2.4 Support needs

Most people moving into the units will require some form of ongoing support. Bids must specify whether or not support will be needed for the client group for which the accommodation is intended and, where it will be, the level and duration of support required. Bids for accommodation for rough sleepers requiring support must clearly outline from which organisation the support will be provided.

For the Move On Programme funding, it is anticipated that victims of domestic abuse moving on from refuges or hostels would receive support from the GLA-funded [Casa Project](#) or one of the specialist domestic abuse outreach services operating within the capital.

The properties developed with this funding may need a higher level of housing management than other general needs housing. For example, landlords will be expected to signpost tenants to relevant services should issues arise.

Support to move on

People who move into this accommodation should be assisted to move on to other settled and secure accommodation, ideally within two years, to ensure that a continuing flow of this type of accommodation and support for those who need it. There will be exceptions when, as part of the regular needs assessment, it is agreed that the length of tenancy can be extended. Similarly, there will be circumstances where it is agreed at the start of the tenancy that longer-term housing with intensive support is needed, in keeping with the Housing First model. The supporting statements that accompany bids should provide evidence of how tenants will be assisted to move on to other accommodation. The initial tenancy should be for no less than six months and no more than three years.

Where a tenant is in situ for more than three years and there is no move-on plan in place, providers will generally be expected to provide a substitute property for the target client group.

Funding for support

Funding for support for each home delivered may be available, where bidders can demonstrate that they have tried and failed to secure funding (or sufficient funding) from elsewhere. As set out in the introduction, the maximum period for which revenue funding for support may be available differs between the Move On and Rough Sleeping Accommodation Programmes and, for the latter, is dependent upon when homes are delivered.

Bidders who can demonstrate that they need funding for support have several options. They may:

- bid for funding to provide support in-house themselves
- bid for funding to provide support via another organisation that they will (or already) commission

- bid for funding to buy in to the Mayor’s pan-London Tenancy Sustainment Team or other pan-London service
- partner with another organisation that will bid for funding itself.

Bidders for support funding may wish to group together to partner with or commission a support provider that could provide support across a number of boroughs or projects, including on a multi-borough basis.

Where the contract for support provision is between the bidding organisation and the support provider and is at a single borough level, the bidding organisation will be responsible for ongoing contract monitoring. In this situation, the bidding organisation will be required to provide some regular monitoring information to the GLA, to demonstrate that support is being provided at the level and to the standard required for the programme and for which funding has been provided.

Where the contract for support provision is between the GLA and the support provider, or covers more than one borough, the GLA will be responsible for ongoing contract monitoring.

Bidders applying for funding for support must complete an application form, which can be found [here](#) (under ‘related documents’).

Move On Programme revenue funding may be available to fund up to three years of support. The Government’s requirements around revenue funding for the 2021-24 Rough Sleeping Accommodation Programme is as follows. For homes that deliver in 2021/22, there is available revenue funding for once schemes complete in 2021/22 and for 2022/23 and 2023/24. For those that deliver during 2022/23, there is available revenue funding for once schemes complete in 2022/23 and for 2023/24. Support costs beyond these periods will be subject to Government decisions taken at future Spending Reviews

2.5 Nominations and referrals

The accommodation funded through the programme is expected to be maintained in perpetuity as a national asset for rough sleepers and those at risk of rough sleeping and, for the Move On Programme, victims of domestic abuse.

For this reason, it is essential that the accommodation is tracked centrally to avoid units which become vacant being unintentionally let to tenants who do not meet these criteria. The GLA will continuously monitor lettings to ensure that the accommodation is being used appropriately and that the principle of a long-term national asset of affordable housing for the target client group is maintained.

Nominations rights

There is a need for some of the accommodation funded through the programme to be made available as pan-London accommodation. This is because:

- a significant minority of the rough sleepers targeted for support do not have a local connection with a borough or have a history of moving across boroughs. That is, accommodation needs to be available to people who do not necessarily have a connection with the borough where they are housed
- there is mismatch between need and supply across London – suitable and available properties and buildings will not necessarily be located in the areas of greatest need.

The Clearing House arrangements which have been in place over the last 25 years have been highly effective in enabling rough sleepers to sustain accommodation and offered some choice to people and it is important that the pan-London Clearing House stock can be increased through this programme.

Because of the nature and needs of the client groups to be accommodated, we encourage bidders to make all or at least some of the units in their projects available on a pan-London basis. The proportions of local, multi-borough and pan-London nominations will be determined on a project by project basis, primarily in relation to the extent of funding or other contribution that local authorities and partners make to any given project.

For example, where a borough delivers a project and contributes its own capital investment by making a building or substantial funding available, it will be able to have ringfenced access to the project for rough sleepers or those at risk of rough sleeping who have a local connection. In these circumstances the programme allows for ringfenced access for the borough of up to 100 per cent. In other situations, e.g. where the local authority is not bringing forward a building for use, it is still the case that borough ringfenced access for some units may be agreed. An example could be that, given some boroughs' current pressing need for move on from hotels, at first let units are ringfenced but subsequently they become pan-London.

Referring organisations

Organisations that may be eligible to refer clients include:

- London boroughs
- providers of hostels commissioned by a London borough
- voluntary sector organisations providing hostels direct (referrals will need to be approved by the local authority in which the hostel is situated)
- GLA-commissioned pan-London rough sleeping services and, where a borough is funding or otherwise contributing to a project, rough sleeping services commissioned by that borough
- for the Move On Programme only, refuges for victims of domestic abuse.

Mechanisms for nominations and referrals

It is expected that most organisations allocated funding through the programmes will want to make use of the Mayor's [Clearing House](#) service for the nominations and referral process. This service is responsible for assessing eligibility for units, matching the level of need with the support available, making nominations based on this information and ensuring that the lettings made are appropriate and sustainable. The team that currently manages Clearing House is extremely experienced at efficiently matching people to units and ensuring that the right level of support is provided, and has the confidence of landlords because of this track record.

Where individual or multiple groups of London boroughs, working with their partners, secure funding for accommodation prioritised for rough sleepers who have a connection with their area or areas, the Clearing House process would ensure that referrals made to that accommodation reflect the local connection element.

Where boroughs wish to do so, and it is clear that they have established processes as part of their rough sleeping pathway, nomination and referral processes for projects they deliver through the Rough Sleeping Accommodation Programme or Move On Programme can be carried out by their own nomination team rather than the Clearing House. Boroughs that choose to do this will be required to provide information on their referrals, nominations and lettings to Clearing House at least quarterly.

Clearing House will collate information for all projects funded through the programme, for monitoring by the GLA and MHCLG.

2.6 Tenancies and rents

We expect accommodation developed with this funding to usually be let on fixed term Assured Shorthold Tenancies, and with rents set at levels which are genuinely affordable. The expectation is that tenancies will be for two years, but proposals for shorter (no less than six months) or longer (no more than three years) periods will be considered. Exceptions to the tenancy term, for example where a Housing First model is proposed, must be requested and agreed through the bidding process.

We appreciate that councils who wish to manage their own stock may find it difficult to provide a two-year tenancy. In this circumstance, and given the fundamental need to create more accommodation to move people away from rough sleeping, you may consider developing additional units to be let under non-secure tenancies to homeless people who would not otherwise qualify for a temporary accommodation duty.

Rents set at or below the GLA's London Affordable Rent benchmarks will automatically be deemed genuinely affordable. Other rent levels will also be considered, where the provider is able to demonstrate to the GLA's satisfaction that the homes would be genuinely affordable – the rents are set no higher than Local Housing Allowance levels and there is at least a 20 per

cent discount to the relevant market rent. Bidders should take into account the impact of both service charges and the Total Benefit Cap on affordability.

2.7 Working in partnership

We expect bids to provide evidence that the local authority in whose area the accommodation is to be funded, as well as relevant voluntary sector partners, have been fully consulted on the proposal. We would also expect evidence of the local authority's or authorities' support or, in rare cases where this has not been secured, details of their concerns.

Bidders should ensure that they collaborate with other relevant stakeholders and partners, including:

- service users
- local voluntary organisations
- registered providers
- NHS commissioners and services
- where they are a London borough, all relevant parts of their own organisation, including social care and public health (including drug and alcohol services), finance, regeneration, asset management and private sector housing.

2.8 Equality, diversity and inclusion

The Mayor is committed to creating a fairer, more equal and more integrated city where all people feel welcome and able to fulfil their potential. Inclusive London, the Mayor's equality, diversity and inclusion strategy, sets out how he will help address the inequalities, barriers and discrimination experienced by different groups of people in London.

One important way to reduce inequality is by taking action to tackle the housing crisis. The disproportionate impacts of homelessness, overcrowding and poor-quality housing that affect particular groups of Londoners, notably those from Black, Asian and Minority Ethnic backgrounds, can be tackled by building more affordable homes.

Equality, diversity and inclusion action planning

The Mayor is committed to supporting increased diversity in the built environment sector and expects partners to contribute to his vision of a more equal, diverse and inclusive London by meaningfully enhancing their organisational practices, procurement methods and engagement with communities.

All investment partners will be contractually required to meet minimum standards outlined in the table below within one year of their grant allocation being approved by the GLA. These standards seek to implement the Mayor's [Good Work Standard](#) 'diversity and recruitment' pillar and are being introduced to reflect the Mayor's commitment to ensuring London is a more equal, diverse and inclusive city for all.

The Mayor recognises that some organisations are already working hard to promote equality, diversity and inclusion, and hopes that the funding requirement will enhance existing initiatives, as well as embed minimum standards across the sector.

Equality, diversity and inclusion standards	
1	All investment partners must offer diversity and inclusion training for all employees.
2	All investment partners must implement a zero-tolerance approach to all forms of discrimination, harassment and bullying.
3	All investment partners must broaden recruitment channels and encourage applications from diverse and under-represented groups.
4	All investment partners must collect and monitor workforce data to benchmark the diversity of their workforce against the local area of the organisation.
5	All investment partners must publish their gender and ethnicity pay gaps.

In addition, the Mayor encourages all investment partners in larger organisations to work towards achieving accreditation through his Good Work Standard, which brings together best employment practice and links to resources and support from across London to help employers improve their organisations.

All investment partners are expected 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 and must provide annual updates on implementation. This will ensure all providers build on their current achievements, and will include at least one action from each of the following three themes:

Theme 1: Organisational equality, diversity and fairness

Theme 2: Sustainable and diverse supply chains

Theme 3: Working together with Londoners.

The GLA will produce full guidance on the type of actions that would be considered appropriate under each theme, which will be published on the GLA website in due course to assist partners when developing their action plans. Prior to the full guidance being published, an indicative overview of the three themes and examples of actions will also be provided. Partners will be able to tailor actions to their organisational needs and are encouraged to explore ambitious actions that result in meaningful change. Further information on the Mayor's approach to supporting diversity in employment can be found in the [Supporting Diversity Handbook](#) and the [Good Work Standard Employer Guidance](#).

London Living Wage

Investment partners receiving grant through this programme will be expected to ensure that their employees and workers are paid the London Living Wage and should endeavour to ensure that consultants, contractors and sub-contractor employees similarly meet this requirement. This will be a contractual obligation of funding.

Naming developments

London has a diverse cultural history, and the city's streets, estates and wider developments should reflect this wherever possible. The Mayor expects investment partners to have regard to the diversity of London when naming new streets, estates and wider developments funded through this programme.

2.9 Property standards

Building safety

Following the tragic fire at Grenfell Tower in 2017, the Mayor wants to ensure that London is at the forefront of best practice in fire safety – especially when delivering affordable homes. The fire, the subsequent discovery of widespread use of unsafe materials on high-rise buildings across the country, and the systemic failures set out in Dame Judith Hackitt's Independent Review of Building Regulations and Fire Safety have highlighted the urgent need for reform. Furthermore, several damaging fires in blocks below 18 metres have demonstrated the need to move away from arbitrary height thresholds as a way of managing safety risk.

Other than in exceptional circumstances, investment partners must meet the five building safety standards set out in the table below to be eligible for grant funding for new build homes through this programme. Investment partners will be required to self-certify compliance with these requirements in advance of receiving payments from the new programme. The GLA reserves the right to monitor compliance of these requirements through spot checks in the annual compliance audit process. In addition, partners acquiring, refurbishing or remodelling existing buildings are strongly encouraged to meet standards 1, 3, 4 and 5 set out below.

Building safety standards	
1	The following buildings must include Automatic Fire Suppression Systems, including (but not limited to) sprinklers: <ul style="list-style-type: none"> • All purpose-built blocks of flats (including conversions) of any height • All supported and specialist accommodation.
2	No combustible materials may be used in the external walls of all homes and buildings, regardless of their height ¹ .
3	All homes must include access to water supplies for firefighting in accordance with Water UK's national guidance document .
4	For all homes, investment partners must register any in-built electrical products, such as white goods, with the manufacturers' registration service. Investment partners must also encourage residents to register white goods with manufacturers for every product where it is possible to do so.
5	For all homes, investment partners must ensure that information about product registration, product recalls and electrical safety is made available to residents.

Space standards

Bidders should note that the Mayor's London Plan sets out minimum space requirements for new build homes. The minimum for single person units is 37 square metres, though smaller homes may be permitted where there is exemplary design and the proposal contributes to achievement of other objectives and policies of the Plan. For the Rough Sleeping Accommodation Programme and Move On Programme, new build units smaller than the requirements set out in the London Plan may be acceptable in exceptional circumstances, with an absolute minimum of 24 square metres for single person units, provided these are purpose-designed. The minimum for existing self-contained single person units that are acquired, refurbished or remodelled is 26 square metres.

White goods and furniture

Bidders are required to provide furniture and white goods in all homes delivered through the programmes.

Shared accommodation

COVID-safety must be paramount in the design and layout of shared accommodation. Bidders are required to provide en-suite bathroom facilities and minimise the number of people sharing communal spaces such as kitchens.

2.10 Pets

¹ This will only allow materials that are Class A2-s1 rated and above under the European classification system, as set out in the standard BS EN 13501-1 and as reflected in UK Building Regulations.

A number of homeless people ready to move on from hostels have a dog but are unable to find accommodation that will accommodate their pet. Bids that can include dog-friendly units will therefore be welcome.

3. How to bid

We are accepting bids for the Rough Sleeping Accommodation Programme and Move On Programme on a continuous basis. However, given the delivery deadlines set out in section 1.2 (which stem from the urgent need for this type of accommodation), you are encouraged to submit bids as soon as possible. In addition, for the Rough Sleeping Accommodation Programme, schemes that deliver quickly will benefit from a longer period of support funding.

3.1 Contact the GLA at an early stage

For both the Rough Sleeping Accommodation Programmes and the Move On Programme, we aim to work with providers to develop their proposals prior to them submitting a bid. Providers should contact us at an early stage for an informal discussion about their plans. If you have previously submitted an unsuccessful bid that you wish to develop and resubmit, please email us at roughsleepinghomes@london.gov.uk or speak to your lead GLA officer.

Otherwise, please complete the RSAP Expression of Interest Form (found in the list of 'related documents' [here](#)) and send this in an email to us at roughsleepinghomes@london.gov.uk, putting '*yourorganisationname* prospective bid' in the subject line of the email and. A GLA officer will then be in touch to discuss your prospective bid and next steps.

We recognise that bidders may not know which of the two programmes is the most suitable route for their proposal. Our team will be able to advise you on this.

3.2 Submitting a bid for funding for homes (capital and revenue)

Once you have worked with us to develop your proposal, you should submit your bid for *funding for homes* through the GLA Open Project System (OPS). Organisations not currently registered to use GLA OPS are advised to request access using the details provided at the following link: <https://ops.london.gov.uk/#/home>.

Bids to both programmes can be submitted on a continuous basis.

3.3 Submitting a bid for funding for support (revenue)

Providers seeking GLA revenue *funding for support* should complete the RSAP/MOP Support Application Form, first referring to our detailed guidance on our support funding. Please note that there are separate support guidance documents for rough sleepers and – for the Move On Programme – for victims of domestic abuse.

The application form and guidance can be found under 'related documents' on the [specialist and supported housing page of London.gov](#).

4. Assessment criteria

The GLA will assess all bids received against the following key criteria:

- **fit with the strategic priorities and objectives** for the funding as outlined in this

document

- **deliverability** within the timetable set out in section 1.2 above
- the **value for money** that they offer, taking into account other funds levered in and the per unit grant requested, including in relation to the minimum period of use, and how their inclusion can deliver maximum impact for the funding available
- **sustainability** (including duration of provision, affordability, support and exit strategies if local or pan-London needs change)
- **quality of design.**

Assessment will be on a project by project basis, with assessment and allocation decisions made on each project separately. This may lead to bidders receiving an allocation for some of their projects and having others rejected.

Bidding for capital grant is open to London boroughs and private providers registered with the Social Housing Regulator – i.e. Registered Providers. Providers must be qualified as a GLA Investment Partner before they can receive grant, and providers who are not a GLA Investment Partner will need to submit an application for qualification. The landlord of the properties must be registered with the Social Housing Regulator. Bidders for revenue funding or social investment do not need to be registered providers.

Bid assessment and moderation for the Rough Sleeping Accommodation Programme will be undertaken in partnership with MHCLG.

4.1 Strategic priorities and objectives

In their bids, bidders must provide:

- **strategic fit:** details of how the intended development will contribute towards achieving the objectives of the programme. This should include how tenancies will be managed and tenants supported to move on to independent accommodation. Bidders will need to evidence that their project meets a local or pan-London need. Bidders will also need to agree to the referral arrangements specified in this document
- **project type:** e.g. new build, modular, purchase and repair, lease and repair, remodelling, a mix of types
- **client group(s):** details of the intended client groups and how their needs will be addressed
- **partnership working:** details of partnership working. partnership working with boroughs and relevant voluntary sector providers.

4.2 Deliverability

In their bids, bidders must provide details of:

- **timescales:** their ability to deliver within the timescales outline in section 1.2
- **planning:** current planning Use Class and, where appropriate, details of whether there will be a change and if there will be the likely process and timescales
- **regulatory status**

- **delivery risks and mitigations.**

4.3 Value for money

Bidders will be expected to demonstrate that they have maximised other sources of funding, including their own equity and funding derived as a result of joint working with partners. They will also be required to provide details of any grant currently associated with the accommodation. In addition, they will be expected to provide details of the income they will receive from rent.

4.4 Sustainability

In their bids, bidders must provide details of:

- **duration of provision:** that is, the minimum period of use for the intended purpose and target client group
- **affordability:** details of the rent setting strategy and any service charges, demonstrating that the units will be affordable to the intended client groups
- **tenancies:** addressing the issues in section 2.6
- **support:** a description of the level, duration and type of support to be provided, including how people will be supported to live independently and to move on within two years. Bidders wishing to secure GLA revenue funding for support should outline how much funding would be required in total each year, the expected support needs profile of residents - that is the proportion of residents with low, medium or high support needs - and the annual per person cost for each level of support needs. They will also need to complete a separate support application form, which can be found [here](#)
- **referral and nomination arrangements:** addressing the issues in section 2.5
- **location and community integration:** evidence that the accommodation would be provided in locations conducive to local community integration, details of how they will ensure the target client groups are not physically isolated from the wider community and how they will ensure that provision is not overly concentrated within any given borough, location or building. Please also describe local services and amenities
- **flexibility of use and exit strategy:** a description of how the project will allow flexibility of use in the future, without requiring further public investment, including a suitable exit strategy. This should include potential alternative uses of the building as affordable housing, should the project no longer be required for its initial client group or others within the client groups specified in section 2.3.

4.5 Quality of design

In their bids, bidders must provide:

- **design specification:** space standards and, where possible, concept drawings, site and floor plans, including internal floor space area in sqm
- **shared accommodation:** where bids include shared accommodation, a strong justification in terms of the appropriateness for the intended client group and is different to hostel accommodation, as well as a demonstration of how it will meet statutory requirements, local environmental health standards and COVID-safety

considerations relating to communal space. En-suite bathrooms must be provided in any shared accommodation

- **safety and security:** details of how units and their locality meet the safety and security needs of the client group. This is particularly important for victims of domestic abuse. Bids must set out how they will ensure that the safety and security of the client group is paramount
- **energy efficiency:** where refurbishing or remodelling existing properties, a statement of how they will reach an EPC rating D, or if this is not possible, an explanation of this. Advice and support on retrofitting existing homes is available through the Mayor's [RE:NEW Support Team](#).

5. Evaluation, monitoring and review

The GLA, working with London's councils and MHCLG, will review referral and nomination criteria and other aspects of the programmes annually, to ensure that the Clearing House stock continues to meet the capital's needs in the longer term.

If you are successful in applying to the fund you will be expected to supply data for, and participate in, an evaluation of the programmes nationally.