
Homelessness Change and Platform for Life Fund

Amended from the previously published version in
December 2016

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All bidders should also refer to the Homes for Londoners –
Affordable Homes Programme 2016 to 2021 prospectus
that can be found on the GLA's website.

MAYOR OF LONDON

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CONTENTS

1. INTRODUCTION	5
Homelessness Change	7
Platform for Life	8
2. PROGRAMME PRINCIPLES	9
Types of accommodation covered and eligible client groups	10
Homelessness Change	10
Platform for Life	10
Innovation	13
Affordable Rent	15
Types of tenancy and rent setting	15
Local partnership working	16
Homelessness Change	16
Platform for Life	16
Environmental retrofit and energy efficiency.	17
3. BIDDING FOR FUNDING	18
Who should bid?	19
How to bid	20
Bid requirements	20
Additional information requirements	21
Scheme proposal outline	21
Sustainability	21
Design Statement	22
Employment and Skills statement	24
4. ASSESSMENT CRITERIA	25
Deliverability	26
Value for money	26
Fit with local strategic priorities and aims of the programme	26
Sustainability	27
Equalities, diversity and health inequalities	27
5. CONTRACTING	29
6. PAYMENT OF GRANT	31
7. TIMETABLE	33

1. INTRODUCTION

Background

Since 2016, the Mayor has coordinated efforts through his 'Life off the Streets' taskforce to identify, implement, lobby for and monitor the effectiveness of interventions to tackle rough sleeping. In his London Housing Strategy 2018, the Mayor set out his aim that there should be a sustainable route off the streets for every rough sleeper in London. In June 2018, he published his Rough Sleeping Plan of Action which outlines the steps that need to be taken by City Hall, the Government, and others to achieve this.

The Mayor also funds and commissions a range of rough sleeping services. These collectively form his 'Life off the Streets' programme, which he has recently expanded. They are services for people with experience, or at risk, of sleeping rough, or initiatives to tackle rough sleeping, that cannot or would not be provided at a London borough level, as they are pan-London, or multi-borough, in their remit.

The Mayor is also committed to tackling violence against women and girls (VAWG), including domestic abuse and a range of other crimes, which can result in homelessness. MOPAC has produced a VAWG strategy, and a Board at City Hall is driving this forward. The Mayor is particularly concerned that there remains a shortfall of refuge spaces, in particular the need to increase the level of specialist provision.

In recent years, the Mayor has also increased funding available for victims of domestic abuse. This includes the Mayor's £15 million VAWG¹ fund to boost services and a £1 million investment by London's Violence Reduction Unit² (VRU) to help identify and support victims of domestic abuse.

The Homelessness Change and Platform for Life programme

The £40m Homelessness Change and Platform for Life programme is aimed at helping to assist people who become or are at risk of homelessness, including young people and victims of VAWG. The programme provides capital funding to improve existing or develop new homelessness hostels and refuges for victims of domestic abuse. A new and additional purpose of the fund is to enable the providers or organisations responsible for homelessness hostels and women's refuges to make their facilities safer for residents for the Covid-19 era.

The programme started in 2015/16, with funding of £15m from the Department of Health and Social Care and £15m from the Mayor. The Mayor has recently made an additional up to £10 million available for the programme. Its timescale has also recently been extended, to run to 31 March 2022.

¹ <https://www.london.gov.uk/what-we-do/mayors-office-policing-and-crime-mopac/our-priorities/tackling-violence-against-women-and-girls>

² <https://www.london.gov.uk/press-releases/mayoral/1m-from-vru-for-victims-of-domestic-violence-0>

The Mayor does not wish to be overly prescriptive about the sorts of proposals he will fund. Local needs, challenges and therefore solutions will vary between partners and areas. Therefore, the Mayor is keen to see innovative and creative approaches. However, the overarching aims of this funding are to provide tailored hostel and refuge accommodation to improve the physical and mental health outcomes for rough sleepers and victims of domestic abuse and to support them towards independent living. This includes protecting residents from the risks of Covid-19, through making buildings fit to enable social distancing, self-isolation and other practices that could control the spread of the virus.

It also aims to provide stable, transitional, shared accommodation for young people who are homeless or in insecure housing - accommodation that provides a positive environment from which to engage with work, training and education and to progress towards full independence.

The funding is split into two core elements:

Homelessness Change

Many existing hostels and refuges lack suitable facilities where healthcare, training and education can be delivered. In addition, remodelling may be necessary to help residents maintain social distancing and self-isolation during the Coronavirus pandemic.

Refurbishing or remodelling existing hostels and refuges will mean that more rough sleepers and victims of domestic abuse can benefit from the services, which will support them to rebuild their lives and move on to enjoy better health and safe independent living.

Homeless Link report an increase in clients with mental health problems in recent years and a drop in hostels offering support to residents with high and complex needs, highlighting an emerging trend towards more generic service provision. There have also been increased pressures on local authority funding for refuges across London. The need for additional funding for this type of accommodation is greater than ever.

Homelessness Change will help counter these trends by providing tailored hostel and refuge accommodation, and improved facilities for the provision of healthcare, training or education for rough sleepers and victims of domestic abuse with the aim of helping them transform their lives.

Homelessness Change funding is now available to remodel existing hostels and refuges to make facilities safer during the Coronavirus pandemic and to make them suited to a post-Covid world. Funding can contribute to remodelling works to make it easier to maintain social distancing and self-isolation and to ensure bathroom facilities are not shared, to help slow the spread of the virus between residents.

Platform for Life

Research by York University and Heriott Watt University, estimates that some 80,000 young people experience homelessness every year. Young people living in unsuitable, insecure or unsafe accommodation often find it very difficult to maintain employment, education or training, and can sometimes fall into a downward spiral that can lead to substance misuse, crime, mental health problems and rough sleeping – with the attendant serious and long term negative consequences for health and life chances.

Platform for Life is a new programme for shared accommodation let at an affordable rent for young people aged 18 to 24, who are homeless or at risk of homelessness and in housing need who would not be a priority for self-contained housing. The aim is to provide a stable place to live, where residents can be supported into training and education, linked effectively into existing health services, and encouraged into long term employment, independence and healthy living. This is not intended to be supported housing in the traditional sense, but is aimed at young people with low support needs who want to work or study, but need stable accommodation in order to be able to do so – a 'Platform for Life'.

There is no pre-determined split of funding between each programme element and allocations will depend on the quality of bids received.

Organisations interested in developing outside London should contact Homes England: <https://www.gov.uk/government/organisations/homes-england>

The Mayor will prioritise those bids that can start on site by March 2021. However, all schemes need to demonstrate that start on site can occur by 31 March 2022 when the fund ends.

2. PROGRAMME PRINCIPLES

Types of accommodation covered and eligible client groups

Homelessness Change

Homelessness Change will cover the capital costs of redeveloping and improving hostel and refuge accommodation and facilities for the delivery of healthcare, training or education aimed at supporting rough sleepers, those at risk of sleeping rough, other non-statutory homeless people and victims of domestic abuse. This includes works to make buildings safer for residents in the Covid-19 era.

Funding will provide or improve accommodation and/or basic facilities in which support and improved health outcomes can be delivered. Accommodation should be designed to address the health and support needs of residents, along with communal areas providing space for education, training and employment opportunities to support residents into stable and safe independent living. Where appropriate, given the target client groups, funded hostels should provide for the different needs of male and female homeless people.

It is expected that there will be a focus on the refurbishment and remodelling of existing hostel and refuge provision, rather than developing new-build facilities. However, proposals for new-build schemes which are deliverable within the programme timeframe and can demonstrate sufficient value for money are encouraged.

Platform for Life

Platform for Life funding is aimed at providing shared accommodation to be let at an affordable rent for young people aged 18 to 24 who are homeless or at risk of homelessness and are in housing need. Tenancies should be time limited and linked to participation in work, further education or vocational training, with the aim of assisting residents into long term employment and independence, and thereby improving their prospects for a successful and healthy life.

As with the Homelessness Change element of the programme, it is expected that refurbishment of existing facilities will form a large proportion of the proposed schemes, although the funding is not restricted to refurbishment schemes only.

Examples of properties that may be suitable for converting to Platform for Life provision are sheltered accommodation, NHS estates, family hostels or commercial property, in addition to existing houses in multiple occupation currently in the private sector.

The intention is that this accommodation will fill a gap for young people who do not need supported housing, but who do not have access to suitable accommodation with their families and cannot access accommodation in the market. It is intended for young people, including care leavers, who are currently working, doing apprenticeships or studying, but where this is under threat because of their homelessness or insecure housing situation. It

may also be suitable for young people moving on from supported accommodation as a bridge to full independence.

This type of accommodation is part of the Government's Youth Homelessness Pathway as set out in the Homelessness Ministerial Working Group report *Making Every Contact Count*³, and also responds to the concerns of young people expressed through the Youth Homelessness Parliament.

The intention is to allow young people to benefit from a positive peer environment, where they can establish the habit of regular work or study and learn the skills to live independently. We would expect tenancies to be time limited, and for tenants to move on after a period of around two years, for example to shared accommodation in the private rented sector.

By combatting homelessness and unemployment among young people aged 18 to 24, we expect to have a significant health impact, as well as achieve long term savings to the public purse.

Successful bidders will be expected to participate in an evaluation which aims to quantify these benefits. As part of this, following the completion of a scheme, bidders will be expected to provide data relating to access to their service(s). Further details will be provided to successful bidders in due course.

This programme will provide capital grant only. Revenue funding will need to be sourced locally. In order for Platform for Life schemes to be sustainable, where revenue funding is not available, the accommodation will need to be targeted at young people who are capable of living in shared accommodation without the need for revenue funded support.

Although they may not be providing high levels of support to tenants, we wish to see evidence that such projects will be well managed, that tenants are offered signposting and support to access mainstream services and that safeguards are in place to tackle anti-social behaviour. It is expected that the Platform for Life grant will allow providers to fund a low level of support from rental income.

Examples of how this may be achieved could include responsible tenant models, links with existing supported housing or floating support services, on call arrangements, pre-tenancy training, links to Further Education college pastoral support services or mentoring arrangements involving local employers.

³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7597/2200459.pdf

We do not want to prescribe referral arrangements, which are best decided locally, but examples could include:

- Further Education colleges refer young people who are struggling to begin or maintain courses because of homelessness or unsuitable accommodation
- Job Centre Plus identify young people whose principal barrier to holding down a job is their insecure housing
- Referrals from the 'No Second Night Out' and other Mayoral services
- Referrals from borough funded homelessness assessment services
- Social landlords that identify 18-24 year olds living as part of overcrowded households in their existing stock
- GPs or hospitals that identify young people suffering from stress, anxiety or other health problems linked to their housing situation or homelessness
- Police refer young people evicted from illegal squats
- Move on from supported housing
- Referral by local employers of employees who are sofa surfing or facing homelessness
- Local authority Housing Options team referrals
- Referrals from local authority housing registers
- Referrals from charities working with vulnerable young people, e.g. youth homelessness day centres
- Self-referrals.

In order for Platform for Life accommodation to fulfil its intended purpose it is important that it is restricted to young people who are working, training or studying and so we would expect tenancy agreements to include a condition that people accept support to re-engage in work or education if they lose their employment or finish or are excluded from a course.

Within the supporting statements that accompany the bid, we also expect to see evidence of how the tenants will be assisted to move on to independent accommodation.

Innovation

The development of new solutions to increase and improve the positive outcome of this funding is encouraged. As such we are keen to receive proposals that are looking to develop new ways of working with homeless young people, rough sleepers and victims of domestic abuse, including innovative approaches to design, procurement and service delivery that would have a positive impact on the lives of the target client groups.

For the Homelessness Change programme, of particular interest are proposals where bidders are engaged with local health service partners and community services and where the delivery of improved supported accommodation will help improve health outcomes, including ensuring bathroom facilities are not shared to help slow any spread of Covid-19 between residents. This will also help to reduce high level of demand on health and care services. For Platform for Life, we are also very interested to see proposals where elements of the local community such as employers, further education colleges or local employment services are involved in referral and in assisting residents to achieve independence and work.

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.

For information on good practice and design for specialist housing, bidders may wish to refer to the Mayor's Affordable Homes Programme 2016-21 Funding Guidance. This is available at <https://www.london.gov.uk/sites/default/files/homesforlondoners-affordablehomesprogrammefundingguidance.pdf>

Although the 2009 report of the Housing our Ageing Population: Panel for Innovation (HAPPI) focussed on good practice in design of housing for older people the ten principles of good design outlined in the report may also be a useful reference point for housing for other client groups. Further information on HAPPI and the report are available at <http://www.homesandcommunities.co.uk/ourwork/happi>

Proposals that will share existing local facilities and amenities or open up proposed facilities to the local community are encouraged.

The expectation is that properties funded through this route will have a life expectancy of at least 60 years for new build and at least 30 years for refurbished existing properties. However, the GLA may, by exception, consider funding new build properties with a shorter life expectancy (at least 30 years) where providers are working to respond flexibly to changes in local need or to bring forward land that may not be available for permanent provision, for example through the use of modular construction methods.

Where this is the case, providers should outline their design and construction proposals including, the expected life of the property within their supporting statement on design.

Affordable Rent

It is expected that accommodation funded under this programme will be set at levels which are genuinely affordable. 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, rents are set no higher than Local Housing Allowance levels and there is at least 20 per cent discount to the relevant market rent.

More detail on London Affordable Rent is available from the GLA's Funding Guidance at: <https://www.london.gov.uk/what-we-do/housing-and-land/homes-londoners-affordable-homes-programme-2016-21>

Bidders should note that converting existing social rent properties to London Affordable Rent to generate capacity to support the costs of the proposed schemes is not permitted under this programme. However, where schemes involve refurbishment of existing provision (which may currently be let at a social rent), the refurbished properties are expected to be let at London Affordable Rent as outlined.

Types of tenancy and rent setting

Registered Providers offering affordable rented homes need to ensure that they comply with the social housing regulator's tenancy standard and allocations and nominations processes for affordable rented homes funded through this programme should be agreed between local authorities and Registered Providers.

For Platform for Life, there is an expectation that tenancies should be available for a minimum of two years for residents who comply with tenancy conditions around participation in employment and training and continue to need the accommodation.

Housing for vulnerable people often includes a range of services to support the particular needs of the client group. For this type of property the market rent comparable (including service charges) should be based on similar levels and types of service provision available in that area. When setting a London Affordable Rent higher than the benchmarks set out in the [Affordable Homes Programme Funding Guidance](#), gross market rent comparables should be based on similar types and models of service provision. Where there are insufficient or no comparables for similar types and models of service provision, 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.

Local partnership working

Homelessness Change

We expect bids to demonstrate evidence of buy-in by local health service commissioners, such as clinical commission groups and local authorities, and support from Health and Wellbeing Boards, based on the opportunities for improving local health and wellbeing, as well as potential savings for local health, social care and housing budgets. We also expect that discussions will have taken place to explore which commissioners would be willing to contribute resources, including revenue funding towards the proposal. Details should be included in the bid. Partnerships with local employers, further education colleges, voluntary sector organisations and Job Centre Plus are also encouraged. Bidders are also encouraged to allow flexible use of accommodation proposed to assist some of London's most entrenched rough sleepers, where it can meet the needs of someone from this relatively small but challenging group more effectively than local provision might.

Platform for Life

Partnerships with local employers, further education colleges, voluntary sector organisations and Job Centre Plus are also encouraged for Platform for Life bids. As well as potential referral arrangements detailed above, there could also be partnerships involving mentoring, training, or other ways of involving schemes in the life of local communities.

Environmental retrofit and energy efficiency.

The Mayor has strong ambitions to reduce London's carbon footprint. The energy efficiency measures required for new build are outlined in the Mayor's [London Plan](#). There are also significant opportunities to contribute to carbon savings through retrofitting existing buildings. The [Mayor's Retrofit Accelerator – Homes programme](#) has been established to help provide such measures in domestic properties.

There are opportunities to realise efficiencies (for example on preliminaries and scaffolding) by combining works to existing buildings through the Homelessness Changes and Platform for Life programme with energy efficiency works. Bidders are expected to incorporate energy efficiency measures into any improvements to existing buildings being funded through the programme.

3. BIDDING FOR FUNDING

Who should bid?

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, voluntary sector organisations, and community groups among others.

Where appropriate, bids developed in partnership with other bodies such as NHS Trusts are also welcomed. Organisations are encouraged to work with existing Registered Providers' to bring forward these proposals.

Although providers may bid before they are GLA Investment Partners, they must have achieved GLA Investment Partner status before any payment of funding can be made.

Organisations that are 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. Further information on the Investment Partner qualification can be found on the GLA website –

https://www.london.gov.uk/sites/default/files/ipq_guidance_june_2019.pdf

For smaller organisations or community-led groups, we will seek to ensure that our assessment processes are proportionate to the scale of funding sought, to improve access to funding for these groups where proposals meet an identified need and offer value for money.

Organisations who intend to be the landlord of completed properties funded under this programme must be or intend to be registered as providers of social housing with the Regulator of Social Housing.

Unregistered organisations who intend to be the landlord must achieve Registered Provider status before completion of any developments funded through this programme and any payment of funding. Full details of how to register are available on the Regulator of Social Housing's website <https://www.gov.uk/guidance/register-and-de-register-as-a-provider-of-social-housing>

Bidders should note the indicative timescales for registration included in the Regulator's guidance are for illustrative purposes only and timescales can be longer or shorter depending upon the volume and complexity of applications being processed at the time of application. Bidders will need to demonstrate that they are likely to achieve Registered Provider status within the required timescale to ensure that they will be able to achieve delivery of their proposals within the programme timeframe.

Unregistered bidders that are considering whether to register are encouraged to talk to the Regulator's Registration Team at the earliest opportunity. This will help inform any decisions bidders need to make on their ability to deliver schemes within the programme timeframe.

Unregistered organisations 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.

How to bid

This document needs to be read in conjunction with the GLA's publication 'Homes for Londoners, Affordable Homes Programme 2016-21' which is available on the GLA's website and provides information on how to bid.

Bid requirements

Given the period of availability of the funding, bids are expected to be for firm, named schemes only.

Bidders will be expected to provide 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 details of site ownership
- Scheme type (Homelessness Change or Platform for Life)
- Scheme location details (including postcode and X-Y coordinates). Location details for schemes for victims of domestic abuse will be kept securely.
- Planning stage reached (for example planning application submitted/outline planning achieved/full planning achieved)
- Tender for works contract stage reached
- Client groups to be housed
- Breakdown of total scheme costs, and the cost contributions going towards this (e.g. contributions from providers own resources, borrowing, and any sources of other public funding)
- Proposed London Affordable Rent to be charged plus service charge, and the rent plus service charge as a percentage of market rent
- Forecast scheme delivery dates.

Bidders should familiarise themselves with the requirements set out in the GLA's Capital Funding Guide (CFG). Further information on the CFG can be found at

<https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-capital-funding-guide>

Additional information requirements

Supplementary written information should be provided in the form of a short supporting statement covering the areas listed below.

Scheme proposal outline

A brief outline of the scheme proposal should be provided, including details of how the intended development will contribute towards achieving the aims of the programme and addressing the needs of the respective client group. Please also include details of the expected client outcomes for the scheme.

The outline should also include details of engagement with clinical commissioning groups and other relevant health bodies and an understanding of local assessments of need, for example a Joint Strategic Needs Assessment.

Bidders should demonstrate how their proposals will contribute to meeting the Mayor's strategic aims of ensuring that new rough sleepers do not spend a second night out, that no-one lives on the streets, that the flow of new rough sleepers onto the streets is minimised and ensuring a safer city for women and girls through tackling perpetrators and protecting and supporting victims of domestic abuse. Where appropriate, they should also demonstrate how their proposals could directly support the sustained provision of any of the GLA-funded pan-London rough sleeping services, such as No Second Night Out, and commissioned VAWG services.

For Platform for Life bids, the outline should also include how referral arrangements will operate and how tenancies will be managed to ensure that accommodation is provided to young people undertaking or seeking to undertake training, education or employment and how tenants will be supported to remain in training, education or employment, and to move on from the accommodation at the end of their tenancy or if they refuse to accept support.

Sustainability

Evidence of expected revenue funding for the scheme, or alternative mechanisms to ensure the scheme is managed effectively, including evidence of agreed funding where available and support from local authorities and clinical commissioning groups or other stakeholders as outlined above.

Description of the level and type of care and/or support provided and links with local services and amenities.

Description of how the scheme will allow flexibility of use in the future, without requiring further government investment, including an exit strategy.

Design Statement

Embedding quality into the design of any new housing scheme, regardless of tenure or type, is important. Ensuring a high level of design quality in new and refurbished hostel and refuge schemes is no exception. To ensure that design quality is being considered from the outset, providers must include both concept drawings and a design specification as part of their bids for the Homelessness Change and Platform for Life programmes.

It may be challenging to deliver new and refurbished hostel and refuge schemes that comply fully with the Mayor's London Plan, and we will offer some flexibility on the standards to be achieved. However, securing the desired outcomes of both the Homelessness Change and Platform for Life programmes requires that schemes meet a number of standards independent of those in the London Plan.

While Homelessness Change and Platform for Life have similar standards, we anticipate that schemes coming forward under the Platform for Life programmes will have a suitably tailored design, given the outcomes expected from this programme.

Private living spaces and ceiling heights

We expect that private living spaces within new hostels and refuges will have a total floor space of no less than 12.5 sq.m. per unit. Private living spaces within refurbished schemes should have a minimum floor space of no less than 10.5 sq.m. For schemes for single persons, a maximum of one person should reside in a single unit. We strongly encourage bidders to submit proposals where all units have an en-suite bathroom and/or contain cooking facilities. Any variance from the floor spaces stated need to be justified in submission documents. The submission will be considered and may be accepted by the GLA.

Schemes for parents with dependants are expected to provide private living spaces that can accommodate a parent and child. As a minimum, proposals should demonstrate how the design of the hostel or refuge will allow families to be accommodated together (for example, through the use of partition doors to allow rooms to be connected).

The height of the units should be a minimum of 2.5m, although some flexibility will be permitted on refurbished schemes.

Communal space

We expect communal space to be provided in all schemes coming forward under the Homelessness Change and Platform for Life programmes, though communal spaces provided in Platform for Life schemes should be tailored towards meeting the reduced support needs of residents.

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 and 3 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 ⁴ .
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.

⁴ 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.

Security

The security level designed into new schemes should be reflective of the client group and location of the scheme.

Internet access

The Mayor is committed to increasing digital inclusion in London. We therefore expect providers to ensure that residents in new hostel and refuge schemes are able to access the internet. The GLA considers it appropriate for internet access, wireless or cabled, to be accessible in all Platform for Life units/bedrooms.

Energy efficiency retrofit

Where the bid is for funding to remodel or improve an existing building please include a brief statement setting out the following:

- the current energy performance of the building
- the environmental retrofit measures that will be carried out to improve the energy efficiency of the building
- the number of homes/bedspaces that will benefit from these measures
- the estimated annual carbon savings (tonnes of CO₂) from retrofitting in each year of the programme
- the estimated capital expenditure on retrofitting in each year of the programme
- any other sources of funding that will be used fund these measures?

Further information on environmental retrofit and energy efficiency is set out above at page 19.

Employment and skills statement

A description of how the proposed scheme will support employment and skills opportunities for its residents and in the local area.

4. ASSESSMENT CRITERIA

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

- Deliverability within the timescales of the programme
- Value for money
- Fit with local strategic priorities
- Fit with the aims of the programme as outlined in this prospectus
- Sustainability (including availability of revenue funding and exit strategies if local needs change).

Assessment will be on a scheme by scheme basis, with assessment and allocation decisions made on each scheme separately. This may lead to bidders receiving an allocation for some of their schemes and having others rejected or put on a reserve list.

Deliverability

Homelessness Change and Platform for Life funding will be available for schemes that can start on site by March 2022.

Priority will be given to schemes which either do not require or have already achieved, or are well advanced in the process of achieving, planning consent and those which can make progress swiftly upon grant confirmation.

Value for money

The GLA will assess bids based on the value for money that they demonstrate to ensure that the programme can deliver maximum impact for the funding available.

There is no set level of funding per unit, reflecting the understanding that different forms of specialist housing and levels of care, support or intensive housing management may require different levels of government funding.

Bidders will be expected to demonstrate where they have maximised their other sources of funding, for example as a result joint working with local partners, to lessen reliance on central government funding.

Fit with local strategic priorities and aims of the programme

Local authorities and local Health and Wellbeing Boards have a strategic role in identifying local needs and how best to meet those needs, including plans for health and specialist housing.

For the Homelessness Change programme, proposals should be in line with locally identified strategic priorities and evidence of need, such as the Joint Strategic Needs Assessment where appropriate.

The GLA will only support bids which have local authority support. Local authorities will be

asked to confirm whether bids for this programme fit with local strategic priorities. Bidders should show how the accommodation and facilities to be provided will help address the health, employment, training, and support needs of residents.

Bidders will need to show how they will ensure that the accommodation and facilities are targeted at the intended groups of residents, including how referral arrangements will be handled.

For Platform for Life, bidders should explain how they will ensure that the accommodation will be maintained for young people who are participating in, employment, education and training activities or attempting to do so, and how residents will be prepared for move-on so that the accommodation can benefit more young people over the life of the programme.

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 client group. The design of the building should accommodate such a change of use without the need for significant additional expenditure.

Bidders should cover within their supporting statement evidence of:

- Expectations or agreement of revenue support. Where the support in the scheme will be funded through other means (including through own resources), a description of that funding and any condition on its availability (e.g. if the agreement of funding is time limited).
- If the scheme does not include revenue funded support (Platform for Life only), how the scheme will be managed and tenants supported into independent living

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, where relevant.

Bids should demonstrate how they have responded to the innovation challenges outlined above in terms of tenure, location and design.

Equalities, diversity and health inequalities

Local authorities, NHS organisations 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.

The Secretary of State for Health and health commissioning organisations are subject to duties as to reducing health inequalities introduced by the Health and Social Care Act

2012. This means that in delivering this programme we must have regard to the need to reduce health inequalities between the people of England with respect to the benefits that may be obtained by them from the health service.

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.

Bidders will be asked to confirm as part of their bid that their proposals will meet key equalities priorities that are identified and agreed by local authorities. Further information on discussions with local authorities will be sought for through quarterly contract management reviews with successful providers.

5. CONTRACTING

Providers will be required to enter into a standard form of contract with the Greater London Authority for the delivery of Homelessness Change and Platform for Life schemes, which can be found here: <https://www.london.gov.uk/what-we-do/housing-and-land/homes-londoners-affordable-homes-programme-2016-21>

6. PAYMENT OF GRANT

Payment under the Affordable Homes Programme 2016-21 will be on a per scheme basis, and funding will generally be paid 50 per cent at start on site and 50 per cent upon practical completion.

7. TIMETABLE

Information on the timing of bids, bid assessment, allocations as well as programme milestone dates can be found in the Homes for Londoners, Affordable Homes Programme 2016-21 prospectus which is available on the GLA website.

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:

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Chinese

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Hindi

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

Vietnamese

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

Bengali

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

Greek

Αν θέλετε να αποκτήσετε αντίγραφο του παρόντος
εγγράφου στη δική σας γλώσσα, παρακαλείσθε 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.