

# CARE AND SUPPORT SPECIALISED HOUSING FUND

Prospectus

October 2012



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Prospective bidders should note that this document relates only to the element of the Department of Health's Care and Support Specialised Housing Fund that will be delivered by the Homes and Communities Agency. This covers all of England outside London. Bidders interested in applying for funding to support specialist housing developments in London should contact the Greater London Authority.  
<http://www.london.gov.uk/priorities/housing/mayors-care-and-supported-housing-fund>

## Ministerial Foreword

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: reforming care and support* - 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.

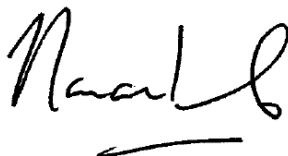
The country needs more well-designed specialised housing for older people and disabled adults. The current level of provision is not keeping pace with our ageing population. We are lagging behind other nations, and lack of development is limiting the care and support system, as well as the wider housing 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 Ageing Population: 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 Homes and Communities Agency (HCA) who will assess the bids.

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.



Norman Lamb

Minister for Care Services

## Introduction

1. The Care and Support Specialised Housing Fund was announced in the White Paper *Caring for our future: reforming care and support*, published in July 2012. The primary aim of this Fund is to support and accelerate the development of the specialised housing market, particularly at a time when macroeconomic factors may place limitations on the growth of the market. It aims to stimulate the market, for both affordable and private homes, primarily by providing financial incentives to the sector in order to increase supply.
2. Housing plays a critical role in helping older people and adults with disabilities or mental health problems to live as independently as possible, and in helping carers and the wider health and social care system offer support more effectively. Evidence shows that Government investment in specialised housing for these groups is cost-effective, with a positive impact on health and social care spend, through, for example, the prevention of falls, or a reduction in the levels of re-admittance to hospital. Evidence also demonstrates that a wide variety of outcomes are better for those living in specialised housing compared to regular housing<sup>1</sup>.
3. However, there are currently not enough specialised housing options available for older people and adults with disabilities, especially for those who wish to own their own home or who are currently home-owners and wish to downsize but remain in owner-occupation.
4. The lack of an adequate supply means people are not able to make suitable housing choices, and are forced to stay in less suitable accommodation when, given the opportunity, they may wish to move. Furthermore, there is a lack of public awareness of the wider variety of housing models or solutions available.
5. The Fund will stimulate the specialised housing market across the country by:
  - Improving the appeal of specialised housing options available to individuals by increasing the variety, quality and number of housing units available, particularly for sale or shared ownership;
  - Supporting the supply of well-designed, affordable schemes including a specialist element;
  - Supporting new and innovative types of supported housing schemes that are designed to help deliver appropriate levels of care for local communities;
  - Supporting supply of specialist housing across the wider market. Whilst private market housing is not covered by this bid round, this part of the Fund will be developed in the coming months and launched in summer 2013. For more information see: Phase Two: Private market housing;
  - 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 sustain the development of specialised housing.
6. Over five years from 2013/14, £160m capital funding will be made available by the Department of Health to support the development of specialist housing for older people and adults with disabilities outside London. This will be delivered through the Homes and Communities Agency (HCA).
7. This funding may be supplemented by a further up to £80m capital funding available in the first two years of the programme.

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<sup>1</sup> [www.housinglin.org.uk/library/Resources/Housing/Research\\_evaluation/PSSRUsummary.pdf](http://www.housinglin.org.uk/library/Resources/Housing/Research_evaluation/PSSRUsummary.pdf)

8. There is also £40m (up to £60m) capital funding available for developments in London. This will be delivered by the Greater London Authority (GLA) and bidders interested in developing in London should contact the GLA at [Phase1mcshf@london.gov.uk](mailto:Phase1mcshf@london.gov.uk).
9. This Fund is not linked to the £10bn underwriting guarantee or funding for new homes that were announced by the Government on 6 September 2012.

## **Affordable and private market housing**

10. 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.
11. The first phase, which is launched with the publication of this document, is to fund affordable housing. Full details are provided in this document.
12. 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.
13. 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 HCA 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.
14. Further details on Phase Two can be found in the section entitled Phase Two: Private market housing.

## Phase One: Affordable housing

15. It is not intended that 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.
16. 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?

17. Bidding is open to all organisations who are, or intend to become, qualified as HCA Investment Partners. This includes housing associations, local authorities, private sector developers and community groups among others.
18. Organisations that are not already qualified as Investment Partners with the HCA 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.
19. Providers must have achieved HCA Investment Partner status before any payment of funding can be made.
20. Further information on the Investment Partner qualification and requirements for application can be found on the HCA website at [www.homesandcommunities.co.uk/affordable-homes](http://www.homesandcommunities.co.uk/affordable-homes).
21. 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.
22. It is a requirement of HCA-funded affordable housing that the landlord of the property must be a Registered Provider.
23. Unregistered providers must achieve Registered Provider status with the HCA Social Housing Regulator if they intend to become the landlord of grant-funded affordable housing (including for Affordable Rent and Affordable Home Ownership) under this Fund.
24. 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 covered by this Fund

25. This Fund covers specialist housing for older people and for adults with disabilities. We expect bids to include homes which provide a long-term solution rather than a temporary stay. These homes should be aimed at individuals who do not require residential care, but who would benefit from a home which is adapted to suit their individual needs.
26. 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.

## Housing for older people with care or support needs

27. 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 and with the flexibility to increase the level of care and/or support within the same home as individual needs change.

28. For the purposes of this programme bidders are expected to focus on 'specialised housing models' as illustrated within the spectrum of care in the *Housing our Ageing Population: Panel for Innovation (HAPPI) Report* to include models such as Extra Care, sheltered housing or retirement villages. More information is available at [www.homesandcommunities.co.uk/ourwork/happi](http://www.homesandcommunities.co.uk/ourwork/happi).
29. 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 are welcomed where they meet the programme objectives and include some of the required features listed below.
30. Funding is not available to support the development of traditional residential care homes or for general needs housing developments that are restricted to older people.
31. Bids 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 access to a 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;
  - For housing for older people, communal areas must be included, for example, a lounge.
32. 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 outlined in the forthcoming sector-led toolkit 'Planning ahead'.
33. Funding is also available for specialised dementia developments, in line with the Prime Minister's Challenge on Dementia. For further information on this form of housing, prospective bidders may wish to refer to the Housing Learning and Improvement Network (LIN) guidance for assistance in the design of their schemes, at [www.housinglin.org.uk/Topics/browse/HousingandDementia/Provision/](http://www.housinglin.org.uk/Topics/browse/HousingandDementia/Provision/).

## **Housing for adults with disabilities or mental health problems**

34. 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.
35. The Fund is expected to help contribute towards housing for adults with disabilities that will support greater independence. This includes both semi-independent and independent living, provided the housing units are in some way tailored to meet current and future individual needs. 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.
36. Bidders should demonstrate how their proposed scheme would meet individual requirements for care and/or support for the people they are intended for.
37. Bids are welcomed which offer supported housing for adults with disabilities or mental health

problems, including housing specifically designed for people with learning disabilities or autism.

38. 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 a 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.

39. 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.

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

### **Remodelled existing housing**

41. 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.

### **Innovation**

42. Bids will be welcomed 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 specialist accommodation for the benefit of local communities. This may include, for example, using mechanisms where, following land disposal, a deferred land receipt can deliver increased value.

43. Of particular interest are proposals where bidders are engaged with NHS and PCT partners and where the delivery of new specialised accommodation will help reduce the burden on stretched health and care budgets.

44. 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.

45. 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 that are located so that they can share existing local facilities and amenities or open up proposed facilities to a local community are encouraged.

46. 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.

47. 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**

48. Funding is available for schemes that offer Affordable Rent or Affordable Home Ownership (shared ownership).

49. Bidders should work flexibly with local authorities to understand the needs of the local area and tailor the level and type of affordable housing on a scheme to meet those needs. 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 that best meet the programme's aims.

## **Affordable Home Ownership**

### **Shared Ownership**

50. 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, typically not more than 2.75% of the value of the unsold share.
51. 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.
52. More information on shared ownership can be found in the HCA's Affordable Housing Capital Funding Guide at [http://www.homesandcommunities.co.uk/cfg?page\\_id=5523&page=58](http://www.homesandcommunities.co.uk/cfg?page_id=5523&page=58).

### **Older People's Shared Ownership**

53. 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.
54. 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](http://www.homesandcommunities.co.uk/cfg?page_id=5524&page=59).
55. 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 warden service.

## **Affordable Rent**

56. 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.
57. 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. Allocations and nominations processes for Affordable Rent homes funded through this programme should mirror local authorities' and Registered Providers' existing frameworks.
58. More detail on the Affordable Rent product is available from the Affordable Housing Capital Funding Guide at [www.homesandcommunities.co.uk/cfg?page\\_id=5580&page=40](http://www.homesandcommunities.co.uk/cfg?page_id=5580&page=40).
59. Bidders should note that converting existing social rent properties to Affordable Rent is not permitted under this programme.

## **Rent setting**

60. Providers will be able to let a property at an Affordable Rent (including service charges) of up to 80% of the local gross market rent for an equivalent home. The maximum rent level for Affordable Rent should be assessed according to the individual characteristics of the property. Landlords are required to assess the gross market rent that the individual property would achieve and set the initial rent (inclusive of service charges) at up to 80% of that level.
61. The housing developed through this Fund 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 (for example private sheltered accommodation or other forms of supported housing where a similar level of care and/or support is offered).
62. 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.
63. For further information on Affordable Rents and rent setting, bidders should read the relevant sections of the Affordable Homes Programme Framework at [www.homesandcommunities.co.uk/cfg?page\\_id=5580&page=40](http://www.homesandcommunities.co.uk/cfg?page_id=5580&page=40), and also refer to the social housing regulator's guidance on the rent standard at [www.homesandcommunities.co.uk/ourwork/affordable-rent](http://www.homesandcommunities.co.uk/ourwork/affordable-rent).
64. Social rent provision may be supported in limited circumstances. In cases where an Affordable Rent would otherwise be lower than the target rent for a property, the target rent will constitute a 'floor' for the rent to be changed.
65. It is expected that housing for rent funded through this programme will be let at an Affordable Rent. Providers wishing to apply for funding for a scheme offering social rent should provide evidence, supported by the relevant local authorities, to demonstrate why Affordable Rent would not be a viable alternative. All such cases will be considered on their individual merits.

## **Knowledge and information exchange opportunities**

66. Successful bidders will be expected to supply the Housing LIN with details of their completed developments so that they can be showcased on the online 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.

## How to bid

67. Bids for this phase of the Care and Support Specialised Housing Fund must be submitted through the HCA's Investment Management System (IMS) by noon on Friday 18 January 2013.
68. For providers who are already HCA IMS users there is no requirement to register for a separate IMS account. Access will be through your existing HCA IMS user account and bidding for the Care and Support Specialised Housing Fund is available through the Offers module.
69. Providers who do not already have an HCA IMS account should email [Bids.CSDH@hca.gsi.gov.uk](mailto:Bids.CSDH@hca.gsi.gov.uk) to request a registration pack.
70. Guidance on entering bids through IMS is available on the Care and Support Specialised Housing Fund page on the HCA website at <http://www.homesandcommunities.co.uk/ourwork/ims-help>.
71. For those familiar with the Offers system used for the Affordable Homes Programme (AHP), 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.
72. 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
    - i. Number, size and tenure mix of the properties;
    - ii. Client groups to be housed;
    - iii. Breakdown of costs;
    - iv. 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;
    - v. For Affordable Rent, the proposed rent to be charged and the rent as a percentage of market rent;
    - vi. For Affordable Home Ownership, the estimated initial sales value, proposed initial sales tranche and rent to be charged on the unsold share;
    - vii. The date that planning consent was achieved or is forecast to be achieved.
73. Supplementary written information should be provided in a short supporting statement covering the areas below. Supporting statements should be e-mailed to [Bids.CSDH@hca.gsi.gov.uk](mailto:Bids.CSDH@hca.gsi.gov.uk) on Friday 18 January 2013 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.

## **Additional information required**

### **Board approval**

- Evidence of the Provider's 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 exceeds the 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 and 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

74. The HCA 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 and Quality. All units must meet the minimum required design standards, including the sustainability standard. 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. Priority will be given to those that exceed those standards or present innovative design solutions or best demonstrate good practice, for example through their response to the HAPPI principles.

75. 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.

## Value for money

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

77. 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.

## Deliverability

78. This Fund will run for five years from 2013/14 to 2017/18. All schemes must be fully completed by 31 March 2018, however, proposals in this bid round are expected to be completed in earlier years of the programme.

79. 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 of the Fund (2013/14).

## Fit with local strategic priorities

80. 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 HCA will wish to ensure that proposals are in line with locally identified strategic priorities.

81. 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 Market Assessments

82. 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

83. 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 act upon health, such as housing.

84. 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.

85. We would expect that proposed bids demonstrate evidence of buy-in by members of the local 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 Needs Assessment Toolkit

86. Local authorities and Providers may also find the Vulnerable and Older People Needs Assessment Toolkit useful in assessing the housing needs of local older people and adults with disabilities. This is available at <https://signet.hca-online.org.uk/live/custom/login/vop.aspx>.

## Sustainability

87. 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.

88. The HCA 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.

89. 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 and Quality

90. 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.

91. All bids must meet the Core Standards of the HCA's Design and Quality Standards (2007), including the core sustainability standard, and the relevant specialist design features as outlined in

this document for supported, wheelchair accessible or housing for older people as appropriate to their proposals. 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. For more information visit [http://www.homesandcommunities.co.uk/sites/default/files/our-work/design\\_quality\\_standards.pdf](http://www.homesandcommunities.co.uk/sites/default/files/our-work/design_quality_standards.pdf).

92. 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.
93. 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. This is available at <http://www.homesandcommunities.co.uk/non-mainstream-housing-design-guidance>.
94. 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 (p38) at [www.homesandcommunities.co.uk/ourwork/happi](http://www.homesandcommunities.co.uk/ourwork/happi). These good practice principles may also be a useful reference point for housing for other client groups.
95. For disabled adults, bids will be welcomed which offer:
  - Supported housing for adults with disabilities or mental health problems, including housing specifically designed for people with learning disabilities or autism;
  - Wheelchair adapted homes. Please note, bids for housing that meets the needs of physically disabled adults are not necessarily required to include a care element.

## Equality and Diversity

96. Local authorities and the HCA 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.
97. 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.
98. 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.

## Role of the social housing regulator

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

## **Contacts**

101. If bidders have any questions about the programme or how to bid, they are advised to email the HCA at [Enquiries.CSDH@hca.gsi.gov.uk](mailto:Enquiries.CSDH@hca.gsi.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 on the HCA website.
102. To discuss particular scheme proposals, bidders are invited to contact the HCA's area investment teams. Details of area leads for this programme are on the HCA website at <http://www.homesandcommunities.co.uk/ourwork/care-and-support-specialised-housing-fund>.



## Phase Two: Private market housing

103. 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 informal expressions of interest for Phase Two of the programme – to stimulate supply of private market housing for older people and adults with disabilities.
104. 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 HCA are seeking ideas and views on how best to utilise the available funding, within the legal parameters set by the European Commission.
105. Providers should use the Phase Two Expressions of Interest Form at <http://www.homesandcommunities.co.uk/ourwork/care-and-support-specialised-housing-fund> to submit their responses, and, where appropriate incorporating the questions below. The window for submissions will close at 5pm on Friday 14 March 2013.
106. The Department of Health and the HCA will review all responses and use the information gathered to develop a private market housing funding proposition. Providers who are willing to be part of further soft market testing of this phase of the programme should indicate this on their expression of interest form.
107. **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.

## Questions

### Background

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

### Development of fund mechanism

3. 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. local authority planning and housing) to ensure consistency with the local strategic housing strategy/market assessment, and demonstrate potential cost savings.
4. 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.
5. 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

6. How much funding are you likely to bid for (assuming the funding on offer is suitable for your plans)?
7. How many schemes and units would this cover? Please specify which client group you are targeting.
8. 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**

9. 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.
10. 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)?

## **Timetable**

<b>Date</b>	<b>Description</b>
26 October 2012	Launch of Fund
Noon, 18 January 2013	Deadline for applications for Phase One of the Fund
May 2013	Announcement of initial allocations for the Care and Support Specialised Housing Fund
15 March 2013	Closing date for expressions of interest for Phase Two
Summer 2013	Phase Two launched

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The Homes and Communities Agency is committed to providing accessible information where possible and we will consider providing information in alternative formats such as large print, audio and Braille upon request.