



Homes
England

Move On Fund

Prospectus



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Prospective bidders should note that this document relates only to the Move On Fund that will be delivered by the Homes England. This covers all of England outside London.

Bidders interested in applying for funding to support development in London should contact the Greater London Authority.

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

Ministerial Foreword

This Government is committed to halving the number of rough sleepers by 2022 and ending rough sleeping entirely by 2027. In order to achieve this we have published a bold strategy which establishes the necessary measures of prevention so those at risk never reach the street, the necessary types of intervention to ensure that when people are sleeping rough they are quickly supported off the streets, and a pathway to ensure that the support is there to lead to a long-term recovery from homelessness.

The Rough Sleeping Strategy is underpinned by a rapid rehousing response which will ensure that those who are rough sleeping, or at risk, including those who are victims of domestic abuse, quickly get their needs assessed and are found suitable accommodation as quickly as possible. We recognise that for many it is a stable independent place to call a home that will be the starting point for turning their lives around. In order for this pathway to function we must have an adequate supply of affordable housing options.

While hostels and refuges continue to play a vital role in providing temporary or emergency accommodation for rough sleepers and victims of domestic abuse, they are not suitable for longer term housing. One of the barriers to individuals moving out of such accommodation is the lack of appropriate next-stage housing and support.

To meet this need, I am pleased to announce the launch of the Move On Fund, which will specifically go towards increasing the supply of suitable move on accommodation, helping people to recover by meeting the needs of those leaving rough sleeping, homelessness, and domestic violence. The fund aims to free up hostel and refuge spaces and provide accommodation that people can move straight into from the streets to avoid having to stay in a hostel or refuge all together.



James Brokenshire,
Secretary of State for Housing, Communities and Local Government.

Chapter 1: Introduction

1. The Move On Fund aims to free up hostel and refuge spaces by increasing the availability of affordable move-on housing for rent to support homeless people and victims of domestic abuse with low and medium level needs currently living in hostels and refuges; and those who are currently sleeping rough, who are ready to leave this type of provision but might otherwise not be in a position access the next stage of housing.
2. The aim is to support delivery of up to 879 bedspaces in move-on housing across England (outside London). £44 million grant funding and £6 million revenue funding for on-going tenancy support costs is being made available for this purpose from 2018/19 to 2020/21.
3. All schemes delivered under the Move On Fund must be completed by 31 March 2021.
4. Priority in this fund will be given to proposals that will most effectively and most quickly free up space with hostels and/or refuges.
5. The fund in England (outside London) will be managed and delivered by Homes England. A further £50 million has been made available for schemes in London through the Greater London Authority (GLA), including both capital grant funding and revenue funding for on-going tenancy support costs.

Chapter 2: Programme principles

Types of accommodation covered by this programme and eligible client groups

6. The Move On Fund will contribute towards the capital costs of developing move-on accommodation for people leaving homelessness hostels and refuges for survivors of domestic abuse. This could involve:
 - i) 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 standard to be let.
 - ii) the development of new build properties.
 - iii) the lease and repair of existing properties, i.e. where bidders lease properties for a defined period (a minimum of five years) from the property owner and at the end of that period the property reverts to the long term owner.

7. This fund is intended to support homeless people and victims of domestic abuse with low and medium level needs living in hostels and refuges; and those who are currently sleeping rough who cannot move on because of a lack of affordable and suitable accommodation in the private or social rented sectors.

Revenue funding

8. Revenue funding is also being made available to be accessed by successful bidders for the on-going tenancy support and facilitation costs to ensure that the target cohort are able to successfully manage the transition from rough sleeping or hostels and refuges into more independent accommodation and to enable them to rebuild their lives thereafter. There is an expectation that support should be provided for at least 2 years, with funding guaranteed through this Fund until March 2021. Bidders will need to make provision for how the cost of on-going tenancy support for schemes will be met following the end of the funding period.

Support for those who are Homelessness and Rough Sleepers

9. It is likely that the majority of those moving into housing will require immediate and on-going support to sustain their tenancies. Activities that we consider constitute proper tenancy sustainment support provided by such teams include help to:
 - achieve financial independence. This may include help with benefits, rent payments and rent arrears repayment schedules, and setting up utility payments.
 - learn crucial living skills such as budgeting and cooking.
 - access training or employment opportunities and work towards digital inclusion.
 - enable and encourage tenants who are dependent on, or who misuse, alcohol or drugs to seek appropriate support or treatment.
 - prevent tenancy breakdowns, responding effectively to crises and securing 'soft landings' for those who are not coping in their accommodation.
 - reduce the social and economic exclusion of former rough sleepers.

10. Bidders will be expected to indicate the level of staffing required to support the tenants, as well as case loads, and staffing ratios. This information will allow us to assess both the appropriateness of the level of support and the cost-effectiveness of provision
11. For the purposes of this fund support costs will not include:
- Housing First support costs. (Housing First clients can be housed using the programme but the resource costs must be covered by another source.)

Support for survivors of Domestic Abuse

12. A key-worker, or similar role, would provide a Support Plan, developed with the survivor through the resettlement work prior to leaving the refuge. We see this as similar support to 'floating support'. A key worker will help a survivor and their family with:
- Property / personal safety
 - Tenancy sustainment support – how to open bank accounts, dealing with utility companies, how to manage household bills etc.
 - Support with accessing local services – local schools / further education / training facilities, job centres, medical and dental services, places of worship, accessing services for survivors with disabilities (e.g. deaf survivors requiring interpreters).
 - Housing admissions
 - Support which is led by & for BME victims – community groups, help accessing interpreter services etc.
 - Support for children / young people – which could include play therapy or counselling (or access to programmes such as the NSPCC's DART programme). *Although an adult survivor may need very minimal support when they leave the refuge, their children may still require support and may need a more long-term plan. This should be discussed and agreed between the parent survivor and the key-worker.*
13. As with schemes for people who are homeless or rough sleepers, bidders providing accommodation for survivors of domestic abuse are expected to indicate the level of staffing required to supported the tenants, as well as case loads, and staffing ratios.

Wider Violence Against Women and Girls (VAWG)

14. We are aware that wider forms of VAWG intersect with domestic abuse, and we would not expect a survivor to be disregarded from move-on accommodation because they may have wider VAWG support needs. However, we would expect those offering support to survivors of domestic abuse moving into move-on accommodation, to understand the intersect between DA and VAWG and signpost survivors to the relevant support.

Tenancy requirements

15. The accommodation is expected normally to be made available under Assured Shorthold Tenancies and should meet the requirements of the Regulator of Social Housing's [Tenancy Standard](#).

Tenure

16. It is expected that accommodation funded under this programme would be let out at either Affordable Rent or Social Rent in line with Government rent policy, including as set out in the Welfare Reform and Work Act 2016.

Affordable Rent

17. 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. It is expected that the majority of accommodation funded under this programme will be let at an Affordable Rent of up to 80% of the local market rent in order to maximise financial capacity. Rents can be less than 80% of those in the local market to ensure affordability for the client group, in particular where 80% of the local market rent would exceed the Local Housing Allowance.
18. Bidders should note that converting existing social rent properties to Affordable Rent to generate capacity to support the costs of the proposed schemes is not permitted under this programme. However, where schemes involve reimprovement of homes that have previously been let at a social rent but that are no longer fit for purpose, the refurbished properties may be let at an Affordable Rent as outlined above.
19. There are some circumstances however, where the target rent may exceed 80% of market rent. In such circumstances the target rent will constitute a floor for the rent to be charged. Where this is the case bids should indicate that these are Affordable Rent properties to which the target rent “floor” has been applied. Homes England reserves the right to test the calculation used for rents in such circumstances.
20. More guidance on the Affordable Rent product and rent setting is available from the Homes England Affordable Housing Capital Funding Guide at: <https://www.gov.uk/guidance/capital-funding-guide/4-housing-for-rent>

Social Rent

21. Social Rent is a low cost rental product which is determined through the national rent regime. Rents should be set at levels that in accordance with the rent component of the Social Housing Regulator’s tenancy standard - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/725828/Tenancy_Standard_2015.pdf . Homes for Social Rent funded under the Move On Fund must be let under the terms of the tenancy and rent setting arrangements set out in Homes England’s Capital Funding Guide.
22. Rent levels should be calculated according to a formula based on relative property values and relative local earnings - <https://www.gov.uk/guidance/capital-funding-guide/4-housing-for-rent>.

Innovation

23. 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.
24. 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.

25. The expectation is that, other than properties funded as Lease & Repair, properties funded through the Move On Fund will have a life expectancy of at least 60 years for new build and at least 30 years for rehabilitated or acquired existing properties. However, Homes England may, by exception, consider funding new build properties with a shorter life expectancy (at least 30 years) where housing 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.
26. Where this is the case, bidders should outline their design and construction proposals including the expected life of the property within their supporting statement on design.

Move-On for Survivors of Domestic Abuse

27. Where bidders are providing move-on accommodation for those who are ready to leave domestic abuse refuges, they must be able to show that they have considered – and will deliver where possible – the following criteria.
- **Gender specific properties** – For a survivor to feel safe once they are ready to move-on, they must not be expected to move into ‘mixed accommodation’. This can range from men and women being on the same floor, or women only and male only floors but with access to the same front door. Bidders should also consider where it isn’t appropriate to house heterosexual survivors with LGBTQ+ survivors in mixed accommodation.
 - **Varying property sizes** – As a victim of domestic abuse can vary from a single person to a victim with a family, bidders must show that they are providing varying property sizes. We suggest property options of studio, one bed and two bed size and also properties that can house large families.
 - **Community Feel** – Where bidders are providing dispersed accommodation, they must show how they have tried to keep the properties close to each other within the local area. This allows the survivors who have left the refuge to feel as if they are in a community and they are not on their own. This is especially important for those who have fled their family home, their local area and their friends and family. This also helps the refuge workers to provide support to survivors. (We are aware this can only be delivered if properties are available, however, we require that bidders show how they have attempted to meet this criteria, where possible).
 - **Safety of property** – Bidders must show how they have made the necessary safety adaptations to all properties for those moving out of a refuge. Such as: fire proof doors; anti-arson letter box; locked windows and doors; strengthened glass; fire exits are secured; CCTV; home security alarms (with video etc.); external property lighting; and, properties close to transport links. If possible, it would also be beneficial to have a separate room built within the property for an office for the support workers.
28. Bids will not be accepted if they do not show how they have considered the above.

Chapter 3: Bidding for Funding

Who should bid?

29. Bidding is open to all organisations who are, or intend to become, qualified as Homes England investment partners. This includes housing associations, local authorities, private sector developers and community groups among others.

Homes England Investment Partner qualification

30. Organisations that deliver housing with grant from this Fund are required to be qualified as an investment partner with Homes England before any payment of funding can be made. Organisations are not, however, required to be an investment partner at the point at which they bid for grant funding.
31. Organisations that are not already qualified as investment partners with Homes England will need to submit an application for qualification. Applications for investment partner status will assess the applicant's financial and technical capacity to deliver a housing project, and the organisation's good standing.
32. Further information on the investment partner qualification and requirements for application can be found online at <https://www.gov.uk/government/publications/shared-ownership-and-affordable-homes-programme-2016-to-2021-qualification>.
33. In order to improve access to funding for smaller organisations and community-led groups, we will ensure that the investment partner qualification assessment processes are proportionate to the scale of funding sought. There is no fee associated with investment partner qualification.
34. We will conduct a due diligence check with reference to Homes England's Know Your Customer (KYC) policy. We will ensure ourselves of the organisation's viability and discharge our responsibilities in relation to fraud and money laundering. For this we will use publicly available information and information already held by Homes England; however where queries arise, or if further information is required, a request will be made to the bidder. Information will be shared on a two-way basis with our recoverable investment team.

Registered provider status

35. Organisations which intend to be the landlord of low-cost rental properties funded by Homes England's capital grant programmes must be – or intend to become – registered as a provider of social housing (a 'registered provider') with the Social Housing Regulator ('the Regulator') before completion of any developments funded through those programmes and any payment of funding. Full details of how to register are available online at: <https://www.gov.uk/register-and-de-register-as-a-provider-of-social-housing>.
36. Organisations are encouraged to consider the implications of seeking registration with the Regulator and to familiarise themselves with the on-going obligations associated with being a registered provider of social housing. Information on that can be found here <https://www.gov.uk/government/publications/regulatory-standards> and here

<https://www.gov.uk/government/publications/social-housing-regulation-regulating-the-standards>.

37. Fees now apply to registered providers; the initial fee is currently £2,500 (payable on successful registration) and there is an annual fee dependent on the numbers of units a provider has. Further information can be found here: <https://www.gov.uk/government/publications/fees-for-social-housing-regulation>. Homes England is unable to provide grants towards the cost of an organisation becoming a registered provider.
38. Organisations would also need to consider alternative plans should their application for becoming a registered provider not be successful.
39. Unregistered bodies 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. For general queries on registering or de-registering contact the Referrals and Regulatory Enquiries Team on 0300 124 5225 or enquiries@rsh.gov.uk.

How to bid

40. Bids for the Move On Fund must be submitted through the Homes England's Investment Management System (IMS).
41. This is not a one-off bidding opportunity. The Fund will remain open to receive new applications until 30 September 2020 or until funding is fully committed, whichever occurs first. This will allow bidders the time to work up their proposals before applying.
42. Providers who already have Homes England IMS access can bid under their existing accounts. New bidders are able to apply for IMS access by telephoning the Homes England IT service desk on 01908 353 604 or emailing them at servicedesk@homesengland.gov.uk
43. Guidance on entering bids through IMS will be available on the IMS help page at: <https://www.gov.uk/investment-management-system-guidance-documents>

Bid requirements

44. Given the period of availability of the funding, bids are expected to be for firm, named schemes only.
45. Bidders will be expected to provide the following information:
 - Revenue requirement for Tenancy Support Costs to include:
 - Amount required
 - Length of support provided
 - Description of support being provided (see paragraph 8 for our description of tenancy support)
 - Whether this is to be match-funded or support by other revenue streams

- 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
- Scheme location details (including postcode and X-Y co-ordinates)
- 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 rent to be charged
- Forecast scheme delivery dates.

Additional information requirements

46. Additional information, covering the areas listed below should also be submitted on IMS as part of the bid.

- **Scheme proposal outline**
A brief outline of the scheme proposal, including details of how the intended development will contribute towards achieving the aims of the programme as set out in this prospectus and how the provider will support the people in the properties to maintain a successful tenancy and move on into fully independent living.
- **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**

For schemes providing accommodation for survivors of domestic abuse bidders should include details of how they will ensure the physical safety and security of the client group.

The description of the proposed design must show how the scheme will help meet the programme aims, as appropriate for the intended client group'. Site design and floor plans should be submitted via email to MoveOnFund@homesengland.gov.uk where appropriate.

Chapter 4: Assessment criteria

47. Homes England will assess all bids received against the following key criteria:

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

48. 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

49. The Move On Fund will be available for three years from 2018/19 to 2020/21 only. All schemes must be fully completed by 31st March 2021 when the funding ends.

50. Given the short timescale of this funding, priority will be given to schemes which do not require, 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

51. Homes England 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.

52. There is no set level of capital 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.

53. Bidders will be expected to demonstrate where they have maximised their other sources of funding, for example as a result of joint working with local partners, to lessen reliance on central government funding. We encourage bidders to explore the role Social Investment could play in increasing the viability of their schemes

Fit with the aims of the programme

54. Bidders should show how the accommodation and facilities to be provided will help address the needs of residents and how they will help free up bedspaces in existing short-stay hostel or emergency respite refuge provision.

55. 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.

56. Schemes for people with low support needs who would more suitably be housed in shared accommodation will be considered in this programme by exception. Bidders intending to bring forward schemes of this nature should include within their supporting statements details of how the design of the shared accommodation has been developed to support people to increase their independence.
57. Bidders should also demonstrate that there is an immediate local demand for the accommodation to be provided from within the target client group and that it will directly and immediately relieve pressure on the availability and capacity within hostels and/or refuges.

Fit with local strategic priorities

58. Homes England will only support bids that have clear local authority support. Local authorities will be asked to confirm whether bids for this programme fit with local strategic priorities as part of assessment.

Sustainability

59. 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.
60. Bidders should cover within their supporting statement evidence of:
- a. Expectations or agreement of revenue support or other funding from other sources and details of any revenue support funding requested from the Fund (as appropriate). Bidders should also include details of how the scheme will be delivered after revenue support from the Fund has ended. Where the support in the scheme will be funded through other means (including through own resources), a description of that funding and any conditions on its availability (e.g. if the agreement of funding is time limited).
 - b. If the scheme does not include revenue funded support how the scheme will be managed and tenants supported into independent living.
61. 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.
62. 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

63. Local authorities and Homes England 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.

64. 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.
65. 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.

Chapter 5: Contracting

66. Providers will be required to enter into a standard form of contract with Homes England for the delivery of Move On Fund schemes. Contracts may vary marginally to take account of the funding type, specific delivery arrangements, or the specific organisational type, but will not depart significantly from the standard form.

Chapter 6: Payment of grant

67. Payment under the Move On Fund will be on a per scheme basis subject to contract. Funding will be paid out in stages after specified milestones have been achieved
68. For Registered Providers, capital funding will be paid 40% at site acquisition; 35% at start on site; and 25% upon practical completion, where applicable. For schemes involving acquisition of existing properties which are ready for immediate occupation a single tranche of grant will be paid in a single tranche at the acquisition stage.
69. For unregistered bodies the organisation may choose between (i) receiving 100% of the funding at practical completion of the scheme or (ii) receiving funding as per the milestones set out for Registered Providers above and offering one of the forms of security accepted by Homes England, which include a Fixed Charge over land, a Guarantee or a Performance Bond. Acceptance would be subject to Homes England's satisfaction with the security being offered and the organisation's individual circumstances.
70. Payment of revenue funding for on-going support costs will be made following completion of the capital scheme. Payment terms for this element will be confirmed in due course.

Chapter 7: Programme timetable

71. Bidding for the Move On Fund will go live in IMS from mid-September 2018, and will remain open to receive new applications until 30 September 2020 or until funding is fully committed, whichever occurs first.
72. Bid assessment will be carried out continuously throughout the funding period, and dependant on the level of bids received we would anticipate that the decision making process on a full application would take no more than 6-8 weeks from the time of the initial bid submission.

Chapter 8: Contacts

73. If bidders have any questions about the Fund or how to bid, they are advised to email Homes England at MoveOnFund@homesengland.gov.uk. Bidders should note that where questions raised may be of general applicability to all prospective bidders, these and our response may be published on the Homes England GOV.uk website.
74. To discuss particular scheme proposals, bidders are invited to contact the Homes England area investment teams.