



Homes &
Communities
Agency

HOMELESSNESS CHANGE AND PLATFORM FOR LIFE FUNDS

Prospectus 2015 to 2017

Homelessness Change and Platform for Life Funds 2015 to 2017

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Prospective bidders should note that this document relates only to the element of the Department of Health's Homelessness Change and Platform for Life Funds 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 development in London should contact the Greater London Authority. More information at

<https://www.london.gov.uk/priorities/housing-land/increasing-housing-supply/homelessness-change-and-platform-for-life>

Ministerial Foreword

Having nowhere stable to live, or sleeping on the street, can seriously damage a person's health. It can also undermine the ability to work, study or engage in the activities that the rest of us take for granted and which help people to get on in life.

This is why the Departments of Health and Communities and Local Government are working with the Greater London Authority and the Homes and Communities Agency on this 2015 to 2017 capital programme to improve specialist accommodation for people who are homeless or in housing need.

This year we are starting to do things differently. On top of over £500 million to tackle rough sleeping and homelessness since 2010, around £14 million per year over the last 3 years on new and improved hostel places, and the £10 million Homeless Hospital Discharge Fund, we are investing a further £40 million.

We continue to fund better hostel accommodation for rough sleepers. It is vital to provide facilities that address health needs in order to help people regain control of their lives.

We also want to support young people who cannot live at home because of overcrowding, violence, or because they have been evicted by their parents, and who live in unstable circumstances such as sofa surfing or squatting. All of these are barriers which prevent them from getting on with their lives and engaging with education, training or work.

We are launching Platform for Life, a new programme of shared accommodation for young people who desperately want to work, but are struggling to hold down a job or go to college regularly because they don't know where they are going to be able to sleep. In return for a commitment to an apprenticeship, full time further education, or a job, we will give them a room in decent, well managed, shared accommodation for a year or two while they get their lives on track and also save up for a deposit to rent privately as an employed person.

This funding underscores the ambitious agenda for preventing homelessness set by the Ministerial Working Group on Homelessness in our report *Making Every Contact Count*.



A handwritten signature in black ink that reads "Jane Ellison".

Jane Ellison

**Parliamentary under Secretary of State
for Public Health**



A handwritten signature in black ink that reads "Kris Hopkins".

Kris Hopkins

**Parliamentary under Secretary of State
for Communities and Local Government**

Chapter 1: Introduction

1. The HM Treasury Spending Round Statement for 2015 to 2016 included a commitment for investment in tailored hostel accommodation to improve the physical and mental health of rough sleepers. A capital fund of £40 million has been established to achieve this – focusing not only on the immediate and stark realities of rough sleeping but also trying to reach young people before they find themselves in this situation. £25 million of this funding is being offered here to partnerships outside London. The Greater London Authority (GLA) will manage funding for London.
2. The overarching aims of this funding are twofold: to provide tailored hostel accommodation to improve the physical and mental health outcomes for rough sleepers and support them towards independent living; and, 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.
3. The funding will be split into 2 core elements:

A: Homelessness Change

4. Many existing hostels lack suitable facilities where healthcare, training and education can be delivered. Refurbishing existing hostels to provide these facilities, will mean that more rough sleepers can benefit from the services which will support them to move on into general accommodation, independent living and enjoy better health.
5. Homeless Link report¹ 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.
6. Homelessness Change will provide tailored hostel accommodation and improved facilities for the provision of healthcare, training or education for rough sleepers with the aim of helping them off the streets and transforming their lives.

B: Platform for Life

7. Research by York University and Heriot Watt University² suggests 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. This in turn can lead to serious and long term negative consequences for health and life chances.
8. 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

¹ <http://www.homeless.org.uk/connect/blogs/2014/apr/24/what-do-homelessness-services-look-like-in-england>

² <http://www.centrepoin.org.uk/yorkresearch2011>

homelessness, in housing need and 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.

9. £25 million will be made available by the Department of Health to support development across both elements of the funding programme in England, outside of London. This will be delivered through the Homes and Communities Agency (HCA). There is no pre-determined split of funding between each programme element and allocations will depend on the quality of bids received.
10. £15 million Department of Health capital funding will be available for developments in London. This will be delivered by the GLA. A further £15 million will be provided by the Mayor of London, taking the overall funding available for London to £30 million. Bidders interested in developing in London should contact the GLA directly on HCPFL@london.gov.uk.
11. Homelessness Change and Platform for Life funding will be available for 2 years only, from 2015 to 2017. All schemes funded must be completed by 31 March 2017.

Chapter 2: Programme principles

Types of accommodation covered by this programme and eligible client groups

Homelessness Change

12. Homelessness Change will cover the capital costs of developing and improving hostel accommodation and facilities for the delivery of healthcare, training or education aimed at supporting rough sleepers, those at risk of sleeping rough, and other non-statutory homeless people.
13. Funding will provide or improve accommodation and/or basic facilities in which healthcare can be delivered, designed to address the health needs of residents, along with communal areas providing space for education and training opportunities to support residents into more stable independent living. Where appropriate, given the target client group, funded hostels should provide for the different needs of male and female homeless people.
14. Given the short timeframe of this programme, it is expected that there will be a focus on the refurbishment of existing hostel provision, rather than developing new-build facilities. However, proposals for new-build schemes that are deliverable within the programme timeframe and can demonstrate sufficient value for money are encouraged.

Platform for Life

15. 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.
16. As with the Homelessness Change element of the funding 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.
17. 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 of multiple occupancy currently in the private sector.
18. 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 who are currently working, doing apprenticeships or studying (excluding higher education), but where this is under threat because of their homelessness or insecure housing situation, or for those who would be able to work or study if they had accommodation. It may also be suitable for young people moving on from supported accommodation as a bridge to full independence.

19. 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.
20. 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 2 years, for example to shared accommodation in the private rented sector.
21. By combatting homelessness and unemployment among young people aged 18 to 24, we expect to have a significant health impact, as well as achieving long term savings to the public purse.
22. Successful bidders will be expected to participate in an evaluation that 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.
23. 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.
24. 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.
25. 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.
26. 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 local No Second Night Out services
 - Social landlords identify 18 to 24 year olds living as part of overcrowded households in their existing stock
 - GPs or hospitals 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

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

- 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
- Charities working with vulnerable young people, e.g. youth homelessness day centres
- Self referrals.

27. 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 or applying to do so, 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.
28. 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.
29. Examples of previous capital funded schemes where health outcomes have been achieved, and details of schemes similar to Platform for Life are provided separately on GOV.UK.

Innovation

30. The Department of Health and the HCA are keen to encourage the development of new solutions to increase and improve the positive outcome of this funding. As such, we are keen to receive proposals that are looking to develop new ways of working with homeless young people and rough sleepers, including innovative approaches to design, procurement and service delivery that would have a positive impact on the lives of the target groups.
31. For the Homelessness Change programme, of particular interest are proposals where bidders are engaged with local health service partners and where the delivery of improved supported accommodation will help improve health and reduce the high level of demand on health and care services associated with homeless people.
32. 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. We are also interested in the potential for responsible tenant models or similar schemes.
33. 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.
34. 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.

35. For information on good practice and design for specialist housing, bidders may wish to refer to the HCA's publication *Non-Mainstream Housing Design Guidance*. This is available at <http://www.prparchitects.co.uk/our-work/research/research-publications/2012/non-mainstream-housing-design-guidance.html>.
36. 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 10 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 <https://www.gov.uk/government/publications/housing-our-ageing-population-panel-for-innovation>.
37. Proposals that are located so that they can share existing local facilities and amenities or open up proposed facilities to the local community are encouraged.
38. 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 HCA 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.
39. 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

40. It is expected that 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. Bids that include Affordable Rent at less than 80% of local market rent will be considered, in specific circumstances, such as where an Affordable Rent at 80% of local market rent would exceed the Local Housing Allowance.
41. 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 comparables (including service charges) should be based on similar levels and types of service provision available in that area. Where there are insufficient or no comparables for similar types of provision in the local area, valuers should be requested to identify comparables from other areas, or give their best view of the market rent (inclusive of service charges) that would be applicable in the location in which the property is situated, or use an alternative valuation method, setting out their justification.
42. Registered providers offering properties let at an Affordable Rent need to ensure that they comply with the social housing Regulator's tenancy standard. Allocations and nominations processes for Affordable Rent homes funded through this programme should be agreed between local authorities and registered providers.

43. For Platform for Life, there is an expectation that tenancies should be available for a minimum of 2 years for residents who comply with tenancy conditions around participation in employment and training and who continue to need the accommodation. Use of probationary tenancies in order to ensure that schemes fulfil their purpose and do not lead to anti-social behaviour is encouraged.
44. More detail on the Affordable Rent product is available from the HCA's Affordable Housing Capital Funding Guide at http://cfg.homesandcommunities.co.uk/cfg?page_id=5580&page=40
45. 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 refurbishment of existing provision (which may currently be let at a social rent), the refurbished properties are expected to be let at an Affordable Rent as outlined.

Rent setting

46. 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.
47. When setting an Affordable Rent, the gross market rent comparables should be based on similar types and models of service provision (for example other hostel accommodation or other forms of supported housing where a similar level of care and/or support is offered).
48. 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.
49. There are some circumstances however, where the affordable 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. The HCA reserves the right to test the calculation used for rents in such circumstances.

Local partnership working

Homelessness Change

50. We expect bids to demonstrate evidence of buy-in by local health service commissioners, such as clinical commissioning 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.

Platform for Life

51. 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 in paragraph 26, there could also be partnerships involving mentoring, training, or other ways of involving schemes in the life of local communities.

Chapter 3: Bidding for funding

Who should bid?

52. 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.
53. 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.
54. 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.
55. Although housing providers may bid before they are HCA investment partners, they must have achieved HCA investment partner status before any payment of funding can be made.
56. Further information on the investment partner qualification and requirements for application can be found online at <https://www.gov.uk/government/publications/affordable-homes-programme-2015-to-2018-qualification>
57. 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.
58. 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 HCA, the social housing Regulator.
59. 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 at <https://www.gov.uk/register-and-de-register-as-a-provider-of-social-housing>
60. 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.
61. 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.

62. 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

63. Bids for the Homelessness Change and Platform for Life Funds must be submitted through the HCA's Investment Management System (IMS) by noon on 12 June 2015.
64. Providers who already have HCA IMS access can bid under their existing accounts. New bidders are able to apply for IMS access by telephoning the HCA IT service desk on 01908 353604 or emailing them at servicedesk@hca.gsi.gov.uk
65. Guidance on entering bids through IMS is available on the IMS help page at <https://www.gov.uk/investment-management-system-guidance-documents>

Bid requirements

66. Given the period of availability of the funding, bids are expected to be for firm, named schemes only.
67. 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 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 Affordable Rent to be charged and the rent as a percentage of market rent
 - Forecast scheme delivery dates.

Additional information requirements

68. Supporting statements, 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 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 understanding of local assessments of need, for example a Joint Strategic Needs Assessment.

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**

A description of the proposed design, including site and floor plans where appropriate, to show how the scheme will help meet the programme aims, as well as help address the needs of male and female residents, as appropriate for the intended client group.

- **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.

69. Site and floor plans, where appropriate, should be emailed to DHHomelessnessfund@hca.gsi.gov.uk by noon on 12 June 2015 and should be saved with a file name or file names that clearly identify the provider and scheme name.

Chapter 4: Assessment criteria

70. The HCA 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).

71. 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

72. Homelessness Change and Platform for Life funding will be available for 2 years from 2015 to 2017 only. All schemes must be fully completed by 31 March 2017 when the funding ends.

73. 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

74. 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.

75. 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.

76. 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 the aims of the programme

77. Bidders should show how the accommodation and facilities to be provided will help address the health, employment and training needs of residents.

78. 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.

79. 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.

Fit with local strategic priorities

80. 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.
81. For the Homelessness Change programme, the Department of Health and the HCA wish to ensure that proposals are in line with locally identified strategic priorities and evidence of need, such as the Joint Strategic Needs Assessment where appropriate.
82. The HCA 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.

Sustainability

83. 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.
84. Bidders should cover within their supporting statement evidence of:
- a. Expectations or agreement of revenue support or other funding. 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 (Platform for Life only), how the scheme will be managed and tenants supported into independent living.
85. 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.
86. Bids should demonstrate how they have responded to the innovation challenges outlined above in terms of tenure, location and design.

Role of the social housing Regulator

87. As part of the overall assessment process for the Homelessness Change and Platform for Life Funds, the HCA, as the social housing Regulator, will review bids from registered providers.
88. The Regulator will assess bids and provide advice on whether the registered

provider(s) involved are:

- currently in compliance with the Regulator's 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.

Equalities, diversity and health inequalities

89. Local authorities, NHS organisations 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.
90. 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.
91. 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.
92. 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

93. Housing providers will be required to enter into a standard form of contract with the HCA for the delivery of Homelessness Change and Platform for Life schemes. Contracts may vary marginally to take account of specific delivery arrangements, or the specific organisational type, but will not depart significantly from the standard form.
94. Annexes to the standard form contract will record the anticipated outputs. This information will be taken from the information on the Investment Management System at the point at which allocations are confirmed.
95. The proposed Heads of Terms for the standard form contract will be published on GOV.UK in due course.

Chapter 6: Payment of grant

96. Payment under the 2015 to 2017 Homelessness Change and Platform for Life Funds will be on a per scheme basis.
97. For registered providers only, funding will be paid 50% at start on site and 50% upon practical completion. Separate start on site and practical completion payments are not available to unregistered providers (including house builders), who will be paid 100% of the funding at practical completion of the scheme, in order to avoid the need to take cumbersome additional security.

Chapter 7: Programme timetable

Milestone	Date
Launch of bid round	12 March 2015
Close of bid round (including supporting statements)	Noon 12 June 2015
Assessment and moderation of bids	June to October 2015
Announcement of successful allocations	Late October 2015

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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.