



1

Who we are

We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, we're making possible the new homes England needs, helping to improve neighbourhoods and grow communities. So we welcome partners who share our ambition to challenge traditional norms and build better homes faster. Join us in breaking new ground to make this happen.

#MakingHomesHappen

2

Our Strategic Plan

At Budget 2018, we published our five-year Strategic Plan explaining the steps we'll take, in partnership with the sector, to do this.



#MakingHomesHappen

3

Our mission is to intervene in the market to ensure more homes are built in areas of greatest need, to improve affordability.

We will make this sustainable by creating a more resilient and diverse housing market.

#MakingHomesHappen

4

Our objectives



We'll unlock public and private land where the market will not, to get more homes built where they are needed.



We'll ensure a range of investment products are available to support housebuilding and infrastructure, including more affordable housing and homes for rent, where the market is not acting.



We'll improve construction productivity.



We'll create a more resilient and competitive market by supporting smaller builders and new entrants, and promoting better design and higher quality homes.



We'll offer expert support for priority locations, helping to create and deliver more ambitious plans to get more homes built.



We'll effectively deliver home ownership products, providing an industry standard service to consumers.

#MakingHomesHappen

5

Move On Fund

#MakingHomesHappen

6

What is it?

- **£50m** grant funding available (outside of London) to support provision of affordable move-on accommodation for: people currently living in hostels or domestic abuse refuges, and rough sleepers.
- Targeted at people with low and medium level needs who cannot move on because of a lack of affordable and suitable accommodation in their areas.
- The fund comprises:
 - Capital funding to support the costs of acquisition and development of properties; and,
 - Revenue funding for on-going tenancy support and facilitation costs to ensure tenants are able to successfully manage their tenancy.
- Units delivered can be for either Affordable or Social Rent tenancies.

Note: Social Rent can be applied across all locations.

#MakingHomesHappen

7

Need to know

- Bidding is open to all organisations who are, or intend to be qualified as Homes England Investment Partners
- Landlord must be – or intend to become – a registered provider before completion of any development and any payment of funding.
- Bidding will remain open until 30th September 2020 or until the fund is fully committed, whichever occurs first.
- Allocations are agreed monthly with approved allocations fully considered by areas and national boards within 6-8 weeks from submission.
- Schemes must be able to complete by 31st March 2021.

#MakingHomesHappen

8

Capital funding

- Bids for the capital element of the fund may include:
 - development of new build properties
 - purchase and repair of existing accommodation
 - lease and repair of existing properties (minimum 5 years)
- Accommodation should be designed to support people to increase their independence and so shared accommodation will only be considered in this programme by exception.
- Bids are generally expected to be for firm, named schemes which have, or have a reasonable expectation of getting, planning permission.
- Indicative bids allowed by exception where providers are bringing empty properties back into use.

#MakingHomesHappen

9

Revenue funding

- It is likely that the majority of those moving into housing will require immediate and on-going support to sustain their tenancies.
- Revenue funding will be made available following completion of the capital scheme
- No separate revenue funding available – must be linked to a capital bid
- Expectation that support should be provided to tenants 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.

#MakingHomesHappen

10

Assessment Criteria

- All bids will be assessed on a scheme by scheme basis against the following criteria:
 - Deliverability within timescales
 - Value for money
 - Fit with the aims of the programme
 - Fit with local strategic priorities
 - Sustainability (incl. availability of revenue funding & exit strategy if needs change)
- Bidders will need to demonstrate how their proposal will free up bed spaces in existing short stay hostels or emergency respite refuges.
- Revenue funding proposals will need to indicate the levels of staffing required to enable sufficient support of tenants and should include caseloads and staffing ratios.

#MakingHomesHappen

11

Move On accommodation for survivors of Domestic Abuse

Where provision is for move on accommodation for survivors of domestic abuse, bidders must be able to show that they have considered and delivered where possible:

- Gender specific properties
- Varying Property sizes – including those that can house large families
- Community Feel – in relation to dispersed accommodation, bidders must show how they have tried to keep the properties close to each other within the local area
- Safety of property – such as fire proof doors, anti arson letter boxes, strengthened glass, CCTV, home security alarms etc. It would also be beneficial for a separate room to be used by support workers.

#MakingHomesHappen

12

Grant Recovery Requirements

- Standard Homes England grant recovery/recycling arrangements will apply to all capital grant, as detailed in the Capital Funding Guide.
- If a relevant event occurs, such as a change of use, the grant recipient will be required to notify Homes England as soon as possible.
- Proposals will be reviewed on a case by case basis to determine whether any grant is recoverable.
- Revenue funding received through the Move On fund is not subject to the terms of the Capital Funding Guide and is non-recoverable.

#MakingHomesHappen

13

Next Steps

#MakingHomesHappen

14

How to bid

- Bids must be submitted through the Homes England's Investment Management System (IMS)
- If not already registered you need to apply for access by contacting Homes England Service Desk
- Full details available in the Prospectus available on GOV.uk
- Contact local area team to discuss proposals ahead of submission
- General enquiries - MoveOnFund@homesengland.gov.uk

#MakingHomesHappen

15

Thanks for Listening

#MakingHomesHappen

16