**London Borough of Lewisham**

**Expression of Interest: Extra Care Housing Services**

**Client groups:** Older Adults; people with disabilities, people with Mental Health needs; people with health related needs.

LB Lewisham (LBL) is reviewing options for the future procurement of extra care housing services for Lewisham Residents. For clarity, Lewisham defines Extra Care Housing as:

* Extra care housing is.
* for people eligible under the Care Act 2014 with significant care and support needs who can no longer live safely and independently in their own homes, to maximise their independence for longer in a setting where they have their own flat and own front door but with responsive onsite support in addition to assessed planned packages of care. In particular, the offer includes care at night which means that people might otherwise be referred for 24 hour residential /Nursing Care in a more restrictive environment.
* The provider of care and support must be registered with the CQC with a Good track record to be considered.

As part of this procurement exercise, LB Lewisham are seeking to understand what assets and housing stock is available in the borough to support the delivery of Extra Care Housing for Lewisham residents. In particular in the short term, LBL needs to establish options for the potential reprovision of an existing service for 52 residents, expiring on 1 May 2025.

LB Lewisham is seeking early expressions of interest, this includes interested organisations who can identify suitable buildings in the borough of Lewisham that can be used as extra care housing from **1st May 2025**.

Extra Care services are funded by grant awarded via the Local Authority on the basis of agreed packages of care, as well as Housing Benefit & Enhanced Housing Benefit income.

We are seeking suitable accommodation offering:

* 1 building, or two buildings able to be managed as a single service, in the London Borough of Lewisham offering 52 self-contained flats that can be used to deliver extra care housing services for adults with **high to low level care needs.**
* These buildings would need to be able to be vacant and available on the required date to accommodate the residents of the existing scheme.

We will not consider:

* buildings with less than 52 self-contained flats
* buildings with over 80 self-contained flats
* buildings with self-contained flats that do not include all the following: kitchen/ living area, a separate bedroom and a walk in shower room
* building in need of investment / repair
* buildings that do not comply with relevant Health & Safety regulations
* buildings that are not in the borough of Lewisham
* buildings that are not available for use from 1st May 2025
* buildings that cannot be used for the duration of a 5 year extra care housing contract

We are interested in working with Landlords / RSL’s / Organisations who are willing enter into leasehold or management agreements with domiciliary care providers to host extra care housing services, or organisations who may be in a position to provide both accommodation and care. We are looking for landlords who are willing to work in partnership with care providers and are not looking to lease the properties directly.

Should providers or landlords have potentially suitable accommodation available for a future date but not for the purposes of this exercise, we would welcome a dialogue following the closure of this process.

**If you would like to make an EOI, please complete pro-forma below and return through the message function in the portal**. We will only be responding to EOI that include a completed pro-forma and who meet the criteria as described above.

**Supported Accommodation – Building Pro-forma**

Name of organisation

Address

Contact details

Type of organisation:

Property Details:

|  |  |
| --- | --- |
| **Address(s), Borough and Post code(s)** |  |
| Landlord details |  |
| Total Number of single self-contained flats with level access throughout, with:   * Kitchen/ living area * Separate bedroom * Walk in shower room |  |
| Total Number of single self-contained flats with the above criteria and an additional bedroom |  |
| Total Number of single self-contained flats with level access throughout, with:   * Kitchen/living area with specially adapted facilities for use by people in wheelchairs * Separate bedroom * Walk in shower room |  |
| Number of communal dining areas |  |
| Number of communal lounges |  |
| Number of communal leisure areas |  |
| Number of office spaces |  |
| Other communal spaces |  |
| Reception space |  |
| Industrial Kitchen facilities |  |
| Garden facilities |  |
| Current use |  |
| Will an application to change use be required to use building for extra care housing? |  |
| Is building currently tenanted? |  |
| What is notice period for existing tenants? |  |
| Can building be used from 1st April 2026 – 31st March 20231 as supported housing? |  |
| Current building management arrangements |  |
| Energy Efficiency Rating EPC?? |  |
| Address(s), Borough and Post code(s) |  |