**MARKET RESEARCH SUPPORTED LIVING BUILDINGS IN TOWER HAMLETS**

**Important Notice:**

For avoidance of doubt **this is not a call for competition**, the purpose of this exercise is to carry out a market research only.

**Introduction**

As part of its transformation of Mental Health and Learning Disability supported Living accommodation and pathways the Council is conducting a market research of suitable good quality readily available buildings in the borough from where accommodation and support can be delivered to vulnerable adults for whom the Council has a duty of care.

The Council is seeking to understand what potential supported living accommodation is available in the borough and could be utilised to accommodate service users from the Mental Health and Learning Disability sectors.

We are inviting landlords who have a portfolio of suitable supported living accommodation to express an interest in offering up these buildings to be used on an ongoing basis as locations from where people with mental health and Learning Disability support needs can reside and receive intensive care and support from a support provider who will be identified and commissioned by the Council.

We are looking for buildings that meet the criteria set out in the questionnaire below. If you would like to express an interest in offering up buildings that can be used to house vulnerable adults, then please complete the attached questionnaire/proforma and return it to Tower Hamlets Procurement Team by 12 noon on 22/03/2021.

Note that if you agree to offer these buildings, any lease agreement will be between the landlord and the provider of care and support services identified by the Council through a procurement process.

If you have any questions or queries regarding this audit and expression of interest, please post this on the portal where it will be responded to.

Links to useful documents

https://www.england.nhs.uk/learningdisabilities/wp-content/uploads/sites/34/2015/11/building-right-home-guidance-housing.pdf

Supported Living Accommodation in Tower Hamlets

Landlord Questionnaire

We are interested in buildings that can used to provide Supported Living accommodation care and support to vulnerable adults. The accommodation offered must include the following requirements:

* Communal space which is spacious and from where service users and

staff can engage in support and meaningful activities.

* On site staff facilities and office space from where 24 hour support services can be provided
* If the accommodation is shared facilities with individual bedspaces the accommodation must include a communal kitchen, bathroom and lounge areas, big enough to allow for the number of people that will be sharing.
* A lift if there is more than three floors
* Garden space would be preferrable.
* Some wheelchair accessible units
* Meet health and safety and building regulations for housing vulnerable people.
* Comply with the requirements and legislation around of houses of multiple occupation

Links to useful documents

https://www.england.nhs.uk/learningdisabilities/wp-content/uploads/sites/34/2015/11/building-right-home-guidance-housing.pdf

Section 1 - Accommodation

Please state the number of shared units of accommodation you have available (a shared unit would usually involve individuals having their own bedrooms and sharing communal spaces eg: kitchen and lounge) \_\_\_\_\_\_\_\_\_\_\_

Please state the number of self-contained units of accommodation you have available (a self-contained unit would usually involve each tenant having their own bedroom, kitchen and bathroom) \_\_\_\_\_\_\_\_\_\_\_

How many of these units are wheelchair accessible? \_\_\_\_\_\_\_\_

Are these units in a house or block? \_\_\_\_\_\_\_\_\_

Please state the number of units available in a house\_\_\_\_\_\_\_\_

Please state the number of units available in a block \_\_\_\_\_\_\_\_\_\_\_

Are any of the units you are offering on a site that is part of a large development or housing scheme.

Yes ☐ No ☐

If yes, please state which ones

What is the rent range for each unit type?

Has the rent been registered as a fair rent?

Yes ☐ No ☐

What is your maximum number of units you have available in any block or house?

Answer: \_\_\_\_\_\_\_\_\_\_\_\_\_

What is the minimum no of units you have available in any block or house?

Answer: \_\_\_\_\_\_\_\_\_\_\_\_\_

Are the units currently empty?

Yes ☐ No ☐

Are the units ready for occupation from date/ or at short notice.

Answer: \_\_\_\_\_\_\_\_\_\_\_\_\_

Would you need to decant any of the above properties?

Yes ☐ No ☐

If tenanted please give details of the tenancy agreement and notice period

Answer: \_\_\_\_\_\_\_\_\_\_\_\_\_

Would the buildings and accommodation being offered meet the requirements of people with Mental Health and Learning disability needs.

Yes ☐ No ☐

Have any of the above units you are offering for use been rejected for use as housing or failed any safety standards

Yes ☐ No ☐

Has planning permission been obtained to use the units and supported living accommodation

Yes ☐ No ☐

Do the buildings you have mentioned above include communal space, shared areas and office space as set out in the requirements

Yes ☐ No ☐

Please describe the buildings you are offering and provide floor/building plans and pictures for the buildings that include space, height, capacity

Section 2 - Location

From the list of Tower Hamlets Neighbourhoods below please state the number of self-contained or shared units you have available in each Neighbourhoods and whether these are in blocks or houses.

Cubitt Town

Bromley by Bow

Bethnal Green

Poplar

Whitechapel

Globe Town

Wapping

Bow

Spitalfields

Limehouse

Canary Wharf

Stepney

Shadwell

Shoreditch

Mile End

Blackwall

Millwall

Cambridge Health

St Katherines and Wapping

Old Ford

Fish Island

Ratcliff

Isle of Dogs

Stepney Green

Please describe the surrounding areas of where the units and buildings are located. E.g. Are they in close proximity to local shops and community services, and transport links?

Is the building/s in close proximity to any other Learning Disability or MH service

Yes ☐ No ☐

**Section 3 - Availability and use**

Please state how long the buildings you are offering can be used for

Are the buildings suitable for people with LD, MH or Both

Answer: \_\_\_\_\_\_\_\_\_\_\_\_\_

Please explain why you think the building would be suitable for people with Mental health and/or Learning Disability support needs

Do the buildings require any modifications? If so, please give a brief summary

Yes ☐ No ☐

Has the building been registered with the Care Quality Commission (CQC).

Yes ☐ No ☐

If not, would you agree to the building being ever registered with CQC as a location for the provision of personal care.

Yes ☐ No ☐

Do you have any objections to the care and support provision being delivered by an organisation identified by the Council through a procurement process?

Yes ☐ No ☐

Section 4 - Landlord responsibilities and liabilities

Are you a Registered Social Landlord?

Yes ☐ No ☐

If yes please confirm whether you are a provider of social housing as defined in Part 2 of the Housing and Regeneration Act 2008 who is registered with the Homes and Community Agency 2008 and/or able to comply with the performance standards.

Yes ☐ No ☐

Do you have an understanding and awareness of the standards social landlords are expected meet in providing housing management services to accommodation-based support services?

Yes ☐ No ☐

Do you have the resources and capacity to deliver a housing management service, meeting landlord obligations as defined in within the Tenancy Agreements and all relevant housing legislation?

Yes ☐ No ☐

Do the building/s you intend to offer meet the required safety and security standards and legislation

Yes ☐ No ☐

Are you the owner of the building/s being offered?

Yes ☐ No ☐

If not, who is and what is your relationship?

Answer: \_\_\_\_\_\_\_\_\_\_\_\_\_

Would you be willing to enter into a Housing Management Agreement or Service Level Agreement with the organisation who would deliver care and support from the building you intend to offer for use.

Yes ☐ No ☐

Would you agree to work in partnership with an organisation identified by the Council to deliver the housing management functions and maintenance of the building.

Yes ☐ No ☐

Do you have HMA and SLA documents readily available.

Yes ☐ No ☐

Thank you for completing this questionnaire