

Dear Colleague

H&SA has recently been in discussions with a number of very large social investment capital funds eager to invest in building, buying or developing accommodation for disabled people who need local authority or health funded care and support. They each offer a range of options and have their own basic investment model. Common to all, however, is the aim of funding high quality housing, on good terms, and in a spirit of partnership and flexibility.

However, we are aware that there are some difficulties in making these funds work as well as they might. Reasons include:

- Inability to promote the funds to appropriate partners
- Inability to reach an understanding of the way they work and the frameworks needed
- Lack of clarity in the respective roles of commissioner, fund provider, housing provider, and support provider
- Lack of resources to bring housing to completion, including planning, specification, due diligence, negotiation, legal issues, contractual frameworks, nominations and voids

We think that by working together, sharing resources, knowledge and experience as well as sharing and developing new resources, we could address these issues. Such an approach would increase access to the funds, improve value for money, and limit the time spent re-inventing various wheels.

Outcomes might include (but not limited to):

- Fit for purpose Contracting and Procurement frameworks
- Flexible model design based on negotiation
- Fit for purpose management and service level agreements
- Risk management approach to voids
- Pooled brokerage resources

Interested parties could get together to form a “club” that agrees to contribute existing resources, and work as partners, to develop new resources on the basis of what they can offer. Members would agree that resources contributed or developed by the club would be shared openly with other members, streamlining work and saving money.

H&SA would act as a hub, recruiting members, determining what they could offer and what was required, and broker appropriate introductions and support from within and outside the club. Where new templates, resources, tools or practical input were needed, we would develop these and share the outcomes.

We would resource the work with a project manager and a team of appropriate experts, who would, as required, provide input on housing, care, positive behavioural support, commissioning, procurement, law, MCA /MHA etc.

Without knowing the extent of the work required, it is difficult to estimate the cost of providing the hub, but we will work to minimise this cost. Club members would contribute to this, at a level appropriate to the resources required, the resources available and the scope of work required.

If you would like to register an interest, or discuss the idea further, please contact Steve Harris either:

- using steve.harris@housingandsupport.org.uk
- and/or complete the following survey (please note the survey only takes 2 minutes to complete): <https://www.surveymonkey.com/r/B5QB89H>

Please respond by 20th June 2015.

We will then put together a more detailed proposal based on the level of demand, the range of work required and the level of membership fee needed.

Thank you

The H&SA Team