APPENDIX 1 - Look Ahead Hostel Supplementary Information

Factors	Joe Richards House	Manor Place	David Barker House
Picture			
Location	Queens Road 100 Queens Road, SE15 2QT	Peckham 140 Manor Place, London, SE17 3BH	Blackfriars Road 115a Blackfriars Road, SE1 8HW
Building owner	Hexagon HA	London & Quadrant Housing Trust	SAHA (Linked to Salvation Army)
Support provider	Look Ahead Care and Support	Look Ahead Care and Support	Look Ahead Care and Support
Rooms and current usage	42 rooms in a mixed-sex hostel comprising 30 studio rooms and 12 single units.	34 room female only hostel	45 room male only hostel
Estimated current staffing - provided by Look Ahead to Commissioning team	6 day staff 2 night support workers 2 night concierge (outsourced through Vigilant) 1 team leader 1 contract manager 1 chef 1 cleaner	5 day staff 2 night support workers 1 weekend worker 1 team leader 0.5 manager 0.5 handyperson 1 security worker Unknown whether Look Ahead contract cleaners and concierge, they do not provide food.	6 day staff 2 night staff 2 concierge 1 team leader 0.5 manager 0.5 handy person
Current management agreement type	Look Ahead have a standard SHiP (Supported housing In Partnership) management agreement	Look Ahead have a contract with L&Q to provide support.	Look Ahead have a management only contract with SAHA to provide support and minor repairs, day to day repairs
	Look Ahead have negotiated various versions of this Standard SHIP contract at the hostels so there is effectively a sliding scale of responsibility for repairs and therefore in how much is retained by Look Ahead from rent.		
Health and safety factors	Health and Safety Compliance work and structural repairs are carried out by Hexagon Some example FRAs have been shared but we don't yet have the full picture. Note: No sprinkler system (based on current information)	Health and Safety Compliance work and structural repairs are carried out by L&Q Note: No sprinkler system	Health and Safety Compliance work and structural repairs are carried out by SAHA Note: Does have a sprinkler system