



TONIC

A fresh approach to LGBT older living



An introduction to Tonic Housing

National Care Forum Conference, 15th May 2017

March 2014



The need for focused LGBT elderly care



A need which is already recognised in Europe and the US



Lebensort Vielfalt, Berlin



LGBT Center, Los Angeles



The Anderson Apartments, Philadelphia

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About Tonic Housing

- ✓ Our story: 4 founders/5 trusts & foundations/7 pro bono corporate partners
- ✓ Our vision: Exemplar Extra Care Scheme/Domiciliary Care/Amplification Strategy



A fresh approach to LGBT older living



UK's first majority LGBT retirement community in London

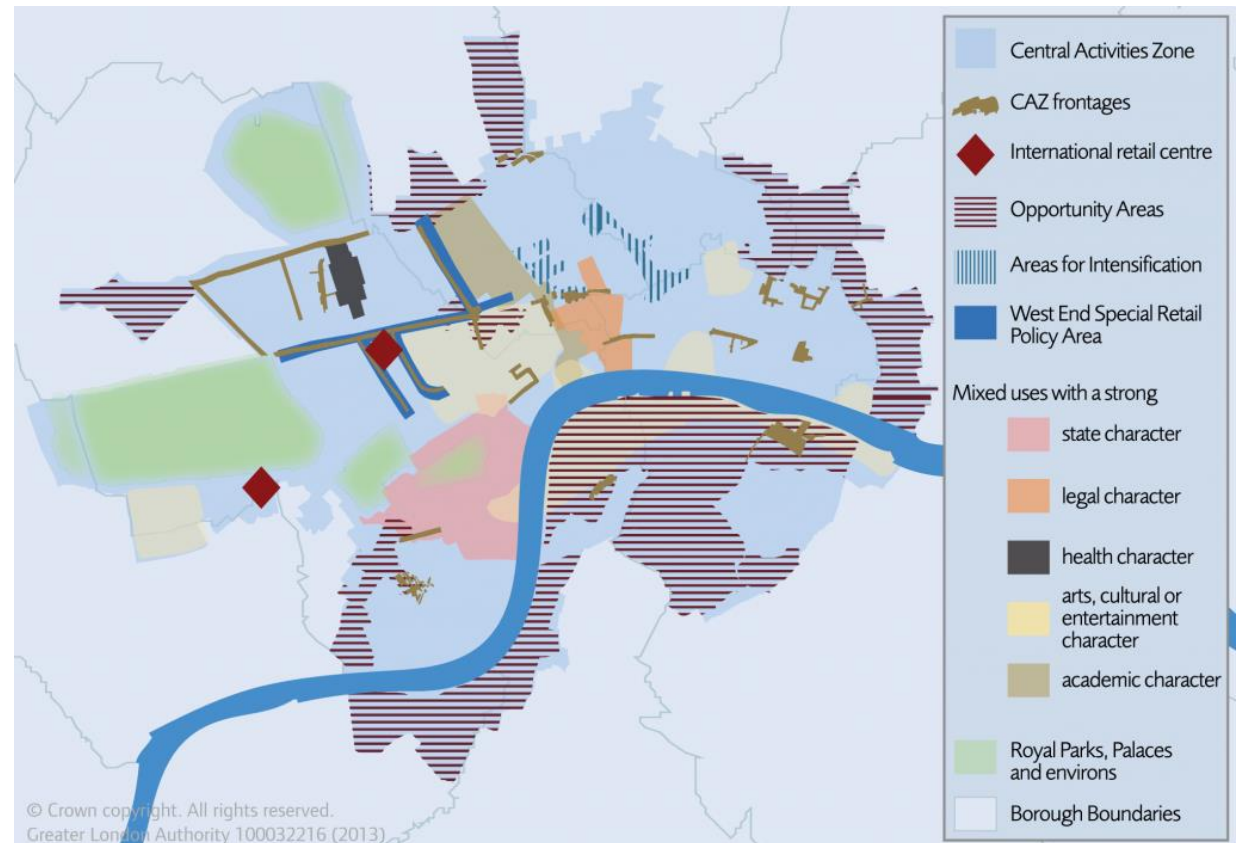
- ✓ A hub for the wider LGBT and local communities.
- ✓ Around 75-100 homes – mixed tenure.
- ✓ Communal space and creative ways of living.
- ✓ Public amenities such as a performance space, café or bar.

fun
creative inviting
warm urban stylish
progressive contemporary
open-minded



The search for a site in London

- ✓ 1 - 1.5 acres depending in part on the height of the scheme
- ✓ To support a scheme of between 3-6 storeys
- ✓ Ideally be located within easy access to public transport
- ✓ In addition to local shops and services



London's Central Activities Zone (CAZ)

The funding and resource to deliver

- ✓ Anticipated JV partnership with local authority and/or RSL
- ✓ Social investment funding (JRF and others)
- ✓ Debt finance
- ✓ LGBT community (LA precedent)
- ✓ Legacies and charitable giving
- ✓ Other sources (such as *The Mayor's Care and Support Specialised Housing Fund*)

Sustainable operations and management

- ✓ A partnership approach with a major provider (eg Anchor or Hanover).
- ✓ Co-management role alongside the partner provider.
- ✓ A sustainable business plan (not reliant on ongoing grant).
- ✓ Harnessing incomes streams from private sale and retail units.
- ✓ An allocation deal with the local authority

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Thank you

Questions