



**ENDING YOUTH
HOMELESSNESS**

Tackling Youth Homelessness: A Housing Solution using Modular homes

Centrepont:
The Independent Living Programme

19th March 2024

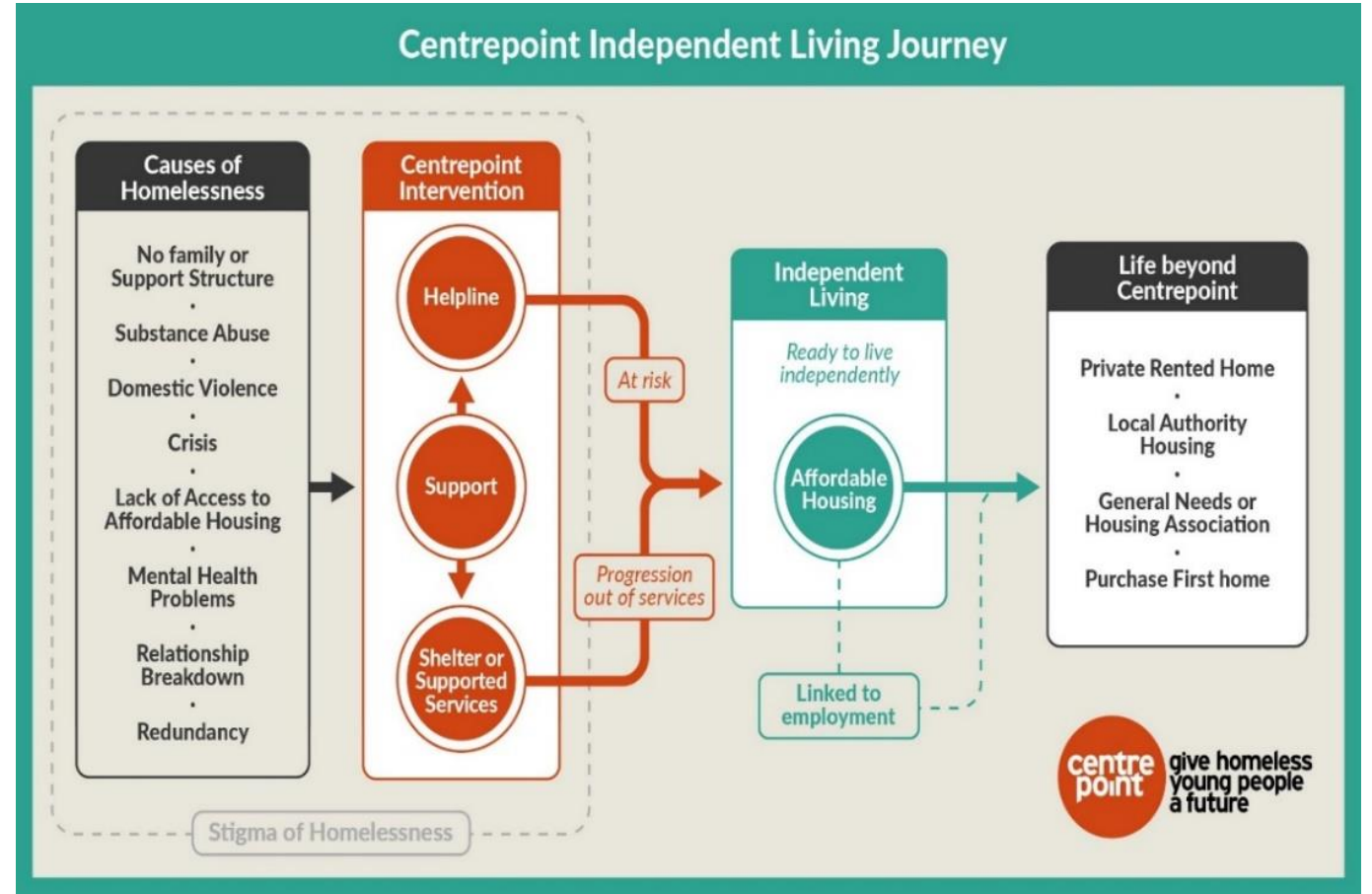


Independent Living: Overview

The vision and strategy of the Independent Living Programme

The aim of the programme is to provide **genuinely** affordable housing for young people from Centrepont and partnering organisations, with the following objectives and criteria:

- To create 300+ new homes for young people (aged 18-25) in London and Greater Manchester;
- 50 of these homes are now in operation
- For young people who are in employment or apprenticeships
- For young people with limited or no support needs and ready to live independently
- Tenure of 2 years + 1 + 1 + 1 (max 5 years)
- Each young person will be offered an Independent Living Advisor.
- **Rent will be charged at around 1/3 of their annual salary**



Independent Living: Ingredients for Success

- Ethical employment partners
- Apprenticeship providers

Jobs/
Employment



Young
People



- 18-25 years old
- At Risk of Homelessness
- In Employment
- No support needs

Land/
Property



- Target 300 new homes
- Initial Target areas: London/ & Manchester

Money



- Target £35M

Independent Living: Development Overview (Current opportunities)

Individual Development Status – (Overall Target 300)

Ref	Dev Name	Location	Development Description	No home	Completion Date	Approx Cost	Comments	Illustrations
01	Petterson HABS	London (Lewisham)	HABS - Petterson Haberdashers Apprenticeship House	7 homes	COMPLETED (opened Nov 2019)	-	Completed and operational	
02	Manchester	Manchester (City)	Donated by Zochonis Trust (4 self contained studio flats)	4 homes	COMPLETED (opened 2020)	-	Completed and operational	
03	Huxley Road	London (Waltham F)	Huxley Road – Refurbishment of 6 x flats	6 homes	COMPLETED (April 2021)	-	Completed and operational	
04	Reuben House	London (Southwark)	Lugard Road - Modular Home construction	33 homes	COMPLETED (Dec 2022)	-	Complete. GLA grant secured. YP people moved in during 1 st quarter of 2023.	
08	Lambeth (1)	London	Partnership with Lambeth Council	18 homes	Summer 2025	£3m	Pre-App planning complete. HoT 60 year lease received. Tender for developer complete with interviews on 29 th Jan (Algeco, TopHat & InLine)	
09	Mellands	Gorton, Manchester	Partnership with Boys & Girls Club of Greater (GMYF) Manchester	36 homes	Winter 2025	£5m	Planning submitted 6 th Dec. Decision expected in March 2023. Contracts nearing completion and tender to start for developer (not using Kellen)	
10	Lambeth (2)	London	Partnership with Lambeth Council	10 homes	Winter 2024	£1.5m	Initial engagement completed. Working through next steps to complete full feasibility and planning by Mar 2023. Phased refurbishment for PC 2024.	
11	MCC (1)	Manchester	Partnership with MCC (City Centre)	86 home	Late 2026	£10m+	Partnership with MCC on peppercorn lease on major new opportunity in Manchester City.	
12	MCC (2)	Manchester	Partnership with MCC (Gorton)	34 homes	Late 2025	£5m	Partnership with MCC on peppercorn lease on major new development in Gorton.	
13	Lambeth (3)	Tulse Hill	Partnership with Lambeth Council	60 homes	Late 2024	£6m	Refurbishment of approx. 60 former launderette properties in Tulse Hill. Valuation is being commissioned by Lambeth and phased refurbishment.	
14	Lambeth (4)	Kennington	CONFIDENTIAL – possible partnership with X	~20 homes	TBC	TBC	Refurbishment of existing NHS property in Kennington, Lambeth (early stages)	

Independent Living: Reuben House, Southwark, London - 33 off-site construction homes

BEFORE



AFTER



COMPLETE:
OPENED JAN
2023

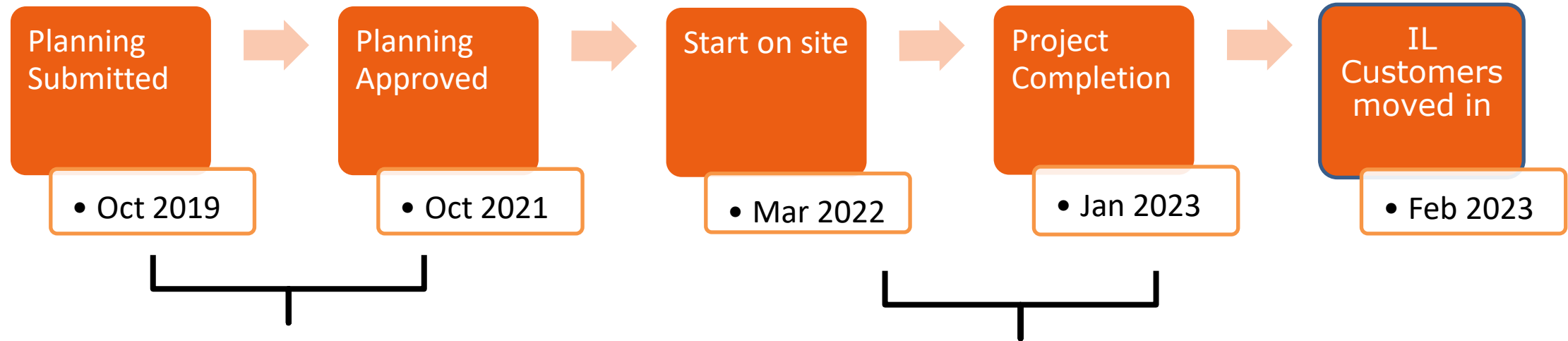
Reuben House, Peckham, London

- Demolished 8 existing flats to create 33 studio homes (19.5 sqm each)
- Modular construction, principally offsite
- Long journey through planning as homes fall below London plan space standards
- Supportive local neighbours, key issue was communicating young people living here would be in work (i.e. not a hostel or supported housing)
- Funded from Centrepont and a last-minute grant application from GLA
- Qualifies as Affordable Housing tenure

Independent Living: Reuben House, Southwark, London - 33 modular homes



Timeline of Development



Challenges:

- During COVID
- Space standards
- Narrative of ILP
- Rent setting – 1/3 rent
- Tenure length
- S106 agreement

Challenges:

- Site security
- Rising cost of materials
- Development landscape
- Preparation and installation of services (water and electricity)

Key Successes:

- Proof point - this can work to challenge the norm and the regulatory environment and be a case study and inspiration for future developments
- Funding can be forthcoming with a clear vision, be it cash or services in kind and from both the private and public sectors
- Listening and understanding local resident concerns is key to enable good relations and successful outcomes

Key Learnings:

- Even a funded concept, with such a strong social and economic orientated outcome, faces very significant development barriers including planning and regulations, that repeatedly threaten project survival
- Challenging the norm can be done, but it requires immense amounts of (expensive) specialist support and knowledge, even for a relatively small scale outcome
- As much effort is needed to manage the political and stakeholder environment as for any technically related matters

Independent Living: Development 8: (Lambeth 1) x 18 homes



Charters Close, Gypsy Hill
X 18 homes

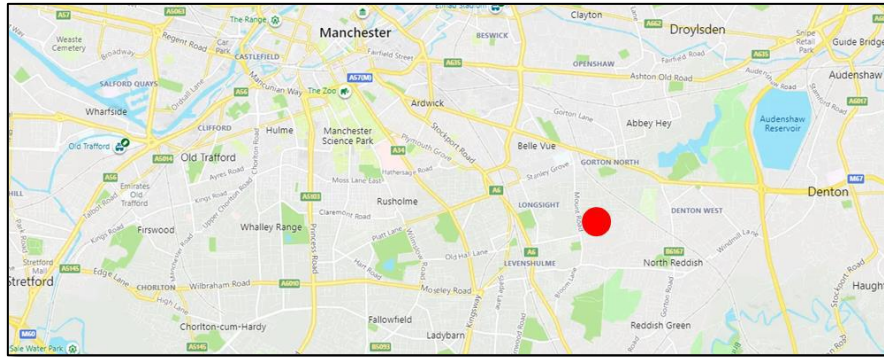
Opening Summer 2025	Cost £TBC
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Key updates:

- Pre-App follow complete – feedback positive and advice notes issues
- HoT lease received and 60 years agreed.
- Lambeth councilors and officers – site visit completed
- Tender underway
- Planning to be submitted in Spring 2024

Independent Living: Development : Gorton (Manchester) x 36 homes



Gorton, Manchester

- Centrepont (in partnership with GMYF) will look to develop an area within a massive development (250+ homes) in Gorton for approx. 36 IL homes.
- Confirmation that land (1/3 acre) will be 125 year lease at nil cost.
- **Planning submitted** – 6 Dec 2023
- Tender for build partner to start soon.
- 2 other sites being considered in partnership with MCC.



IL homes (x 36)

Opening Summer 2026	Cost £TBC
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Retained Land for GMYF



Designs by Kellen Homes (Traditional Build)