

**CENTRE
POINT**

**ENDING YOUTH
HOMELESSNESS**

WELCOME



Centrepoint welcome you to our consultation event to view detailed plans for 18 new affordable homes on a previously disused car park within the Charters Close estate.

Working with Lambeth Council, the plans are part of Centrepoint's groundbreaking **Independent Living Programme**, which aims to provide independent living homes for young people aged 18 to 25 who are employed, with rent contributions capped at just one-third of their gross annual salary.

We have on display a range of banners on different topics. Members of the project team are available today to speak to you about the project, answer any questions you may have, and listen to your views.

We value your feedback, so please do take the time to fill in a feedback form or visit our project website to let us know what you think.

Scan me to leave feedback:



T: 0800 689 5209

E: INFO@CHARTERSCLOSE.CO.UK

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SITE OVERVIEW



The site is located at the end of Charters Close - a private road that accesses residential apartment buildings ranging from three to four storeys.

It is bounded to the south / south east by the railway line and Gipsy Hill Station. To the north-west lies open space for the nearby three-storey apartment building on Charter's Close.

Privately-owned gardens of Gipsy Hill residential properties border the site to the north and north east. These properties are three-storey detached red brick houses, reflective of most of the local area.



1 CHARTERS CLOSE



2 SITE TOWARDS CHARTERS CLOSE



3 THE SITE

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INDEPENDENT LIVING PROGRAMME



One of the biggest barriers to ending youth homelessness is a lack of affordable housing that is suitable for young people.

The average wait time for social housing is now 20 years, and 89% of those living in supported accommodation say they cannot afford private rented accommodation.

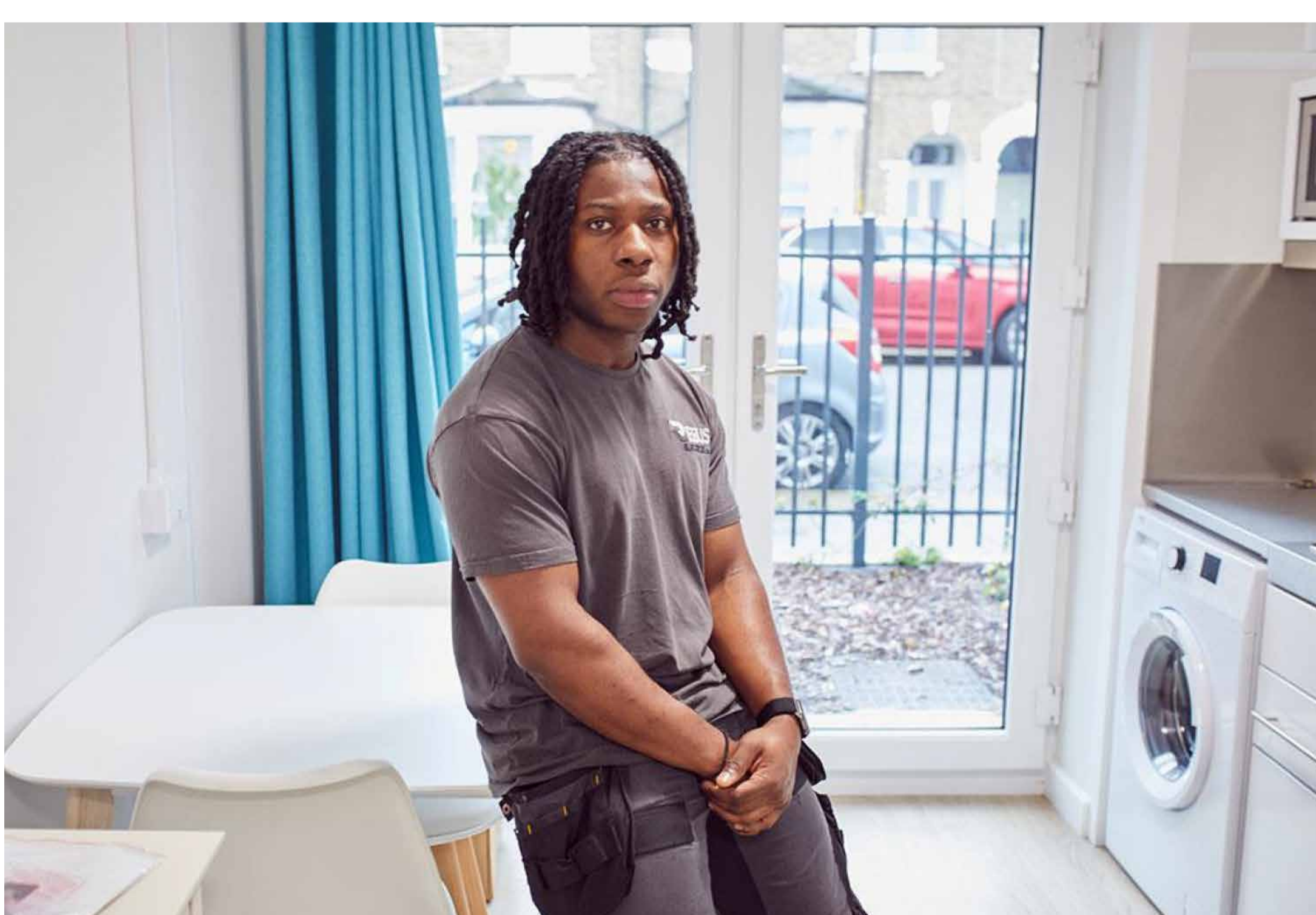
Centrepoin provides housing and support for young people regionally in London, Manchester, Yorkshire and the North East and through partnerships all over the UK.

Our ambition is to end youth homelessness by 2037.

We have embarked on a programme to build around eight new buildings, mostly in London, which will provide 300+ homes for independent living for young people.

The aim of the programme is to provide genuinely affordable housing, at a rent of about 1/3 of annual salary, for young people who would otherwise be unable to live independently. The intention is to provide medium-term housing: tenancies will be on a fixed-term basis of two years, with the opportunity to extend for a further three years if required.

The first development in the programme was Reuben House, in the London Borough of Southwark. This was completed in 2023, and is currently fully occupied with young people working in a variety of roles, including within hospitality, the building industry and social services.



“Reuben House not only provided me with a safe place to sleep but also offered me a sense of hope and dignity during a challenging time in my life. The kindness and compassion shown by your staff and volunteers have made a profound impact on me, and I am forever grateful for your generosity.”

Andrew, Reuben House

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OUR PROPOSALS



Centrepoint has successfully negotiated a lease for the Charters Close land from Lambeth Council, and we have established the following criteria for a young person to qualify for a tenancy:

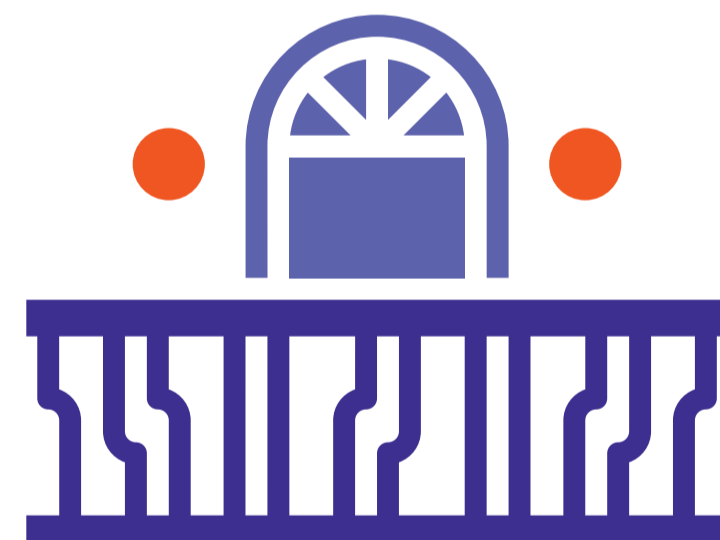
- Aged 18-25
- Have lived successfully within supported accommodation or is at immediate risk of homelessness
- In full-time employment, or undertaking a registered apprenticeship
- No embedded or complex support needs

Under the lease, Lambeth Council will have the right to nominate eligible young people for a place in the completed development.

Our proposals for this underused site include:



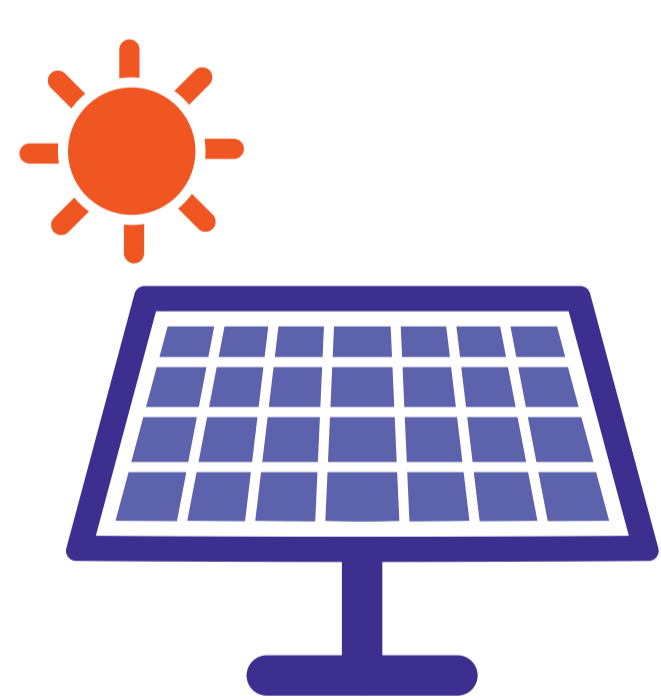
18 affordable self-contained homes in a three-storey building



Each new home will have a Juliet balcony, with private open space surrounding the new building



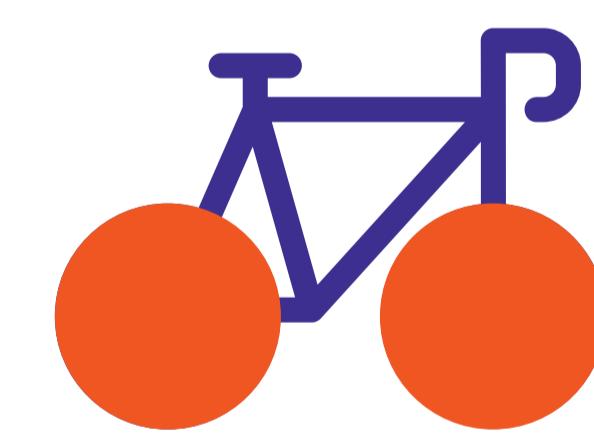
Outside social spaces within a woodland setting



Bio solar roof



A car-free development



20 bicycle spaces

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A SUSTAINABLE, CLEAN AND GREEN DEVELOPMENT



Our proposals will tackle the key environmental challenges through low carbon design, renewable energy, sustainable transport, and enhanced biodiversity.

Our Commitments:



No fossil fuels. The development will be all-electric, in line with the UK's grid decarbonisation.



Air source heat pumps to supply heating and hot water.



A fabric-first approach to reduce energy demand.



Reducing water consumption through careful specification of water fittings and opportunities for water efficiency measures will be maximised.



Energy-saving workshops for construction team and local supply chain.



New soft biodiverse planting and new habitats for insects, birds, and other wildlife.



20 secure bicycle parking spaces for visitors and residents.

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CONSTRUCTION MANAGEMENT

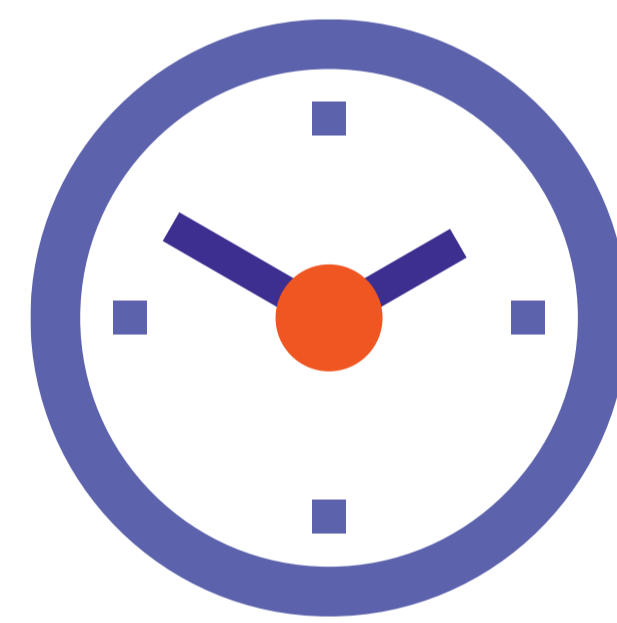


Centrepont is committed to being a good neighbour during construction. A Construction Management Plan will be agreed with Lambeth Council to minimise disruption to residents and will form part of the planning application.

This means:



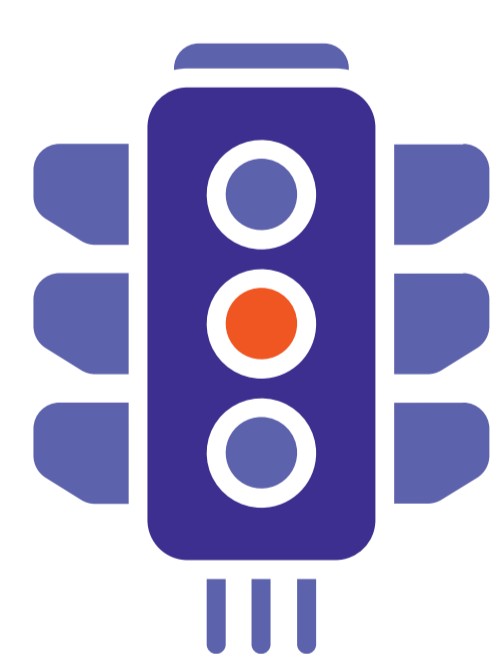
A residents' liaison officer will be available as a point of contact for any queries



Restricted working hours for construction



A secure and safe site with 24-hour security



Agreed routes to streamline construction traffic



Managed deliveries to minimise neighbour impact

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THANK YOU & NEXT STEPS



Thank you for taking the time to attend our consultation event today. We hope you have found the information about our plans for 18 new affordable homes at Charters Close useful.

We have provided feedback forms on tables around the room and would like to hear your views about the detailed proposals before we submit our planning application to Lambeth Council.

Please do fill in a feedback form and drop it in the feedback box provided.

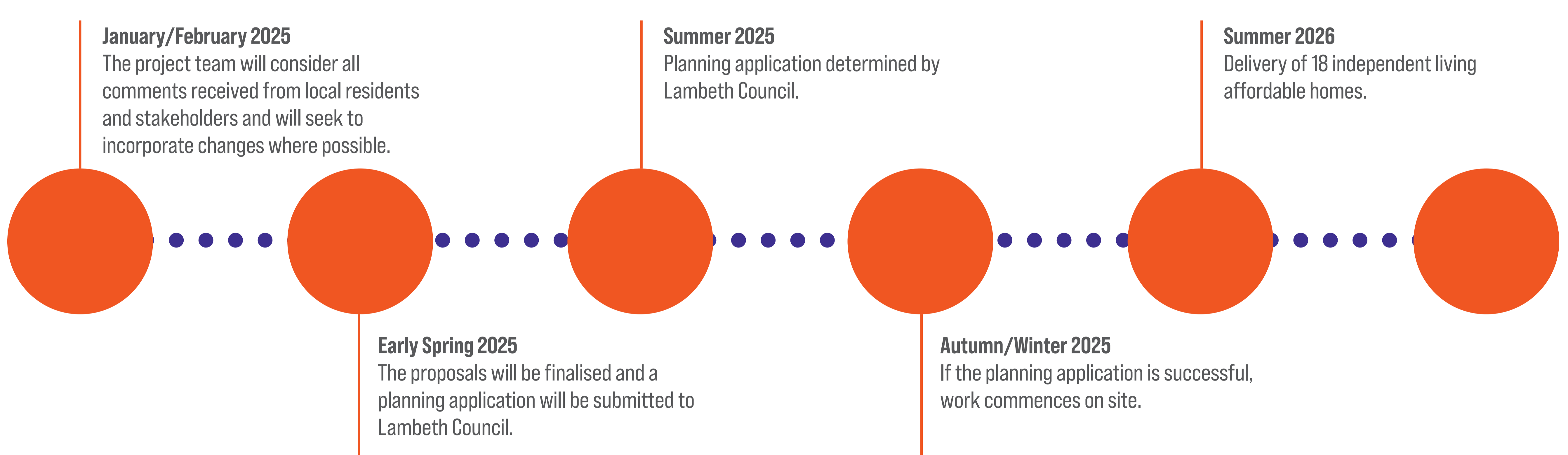
Alternatively, you can email your comments directly to us via the email address or via our project website (details below). Please send your feedback to us by **29th January 2025**.

Scan me to leave feedback:



What happens next

(Indicative timeline)



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