

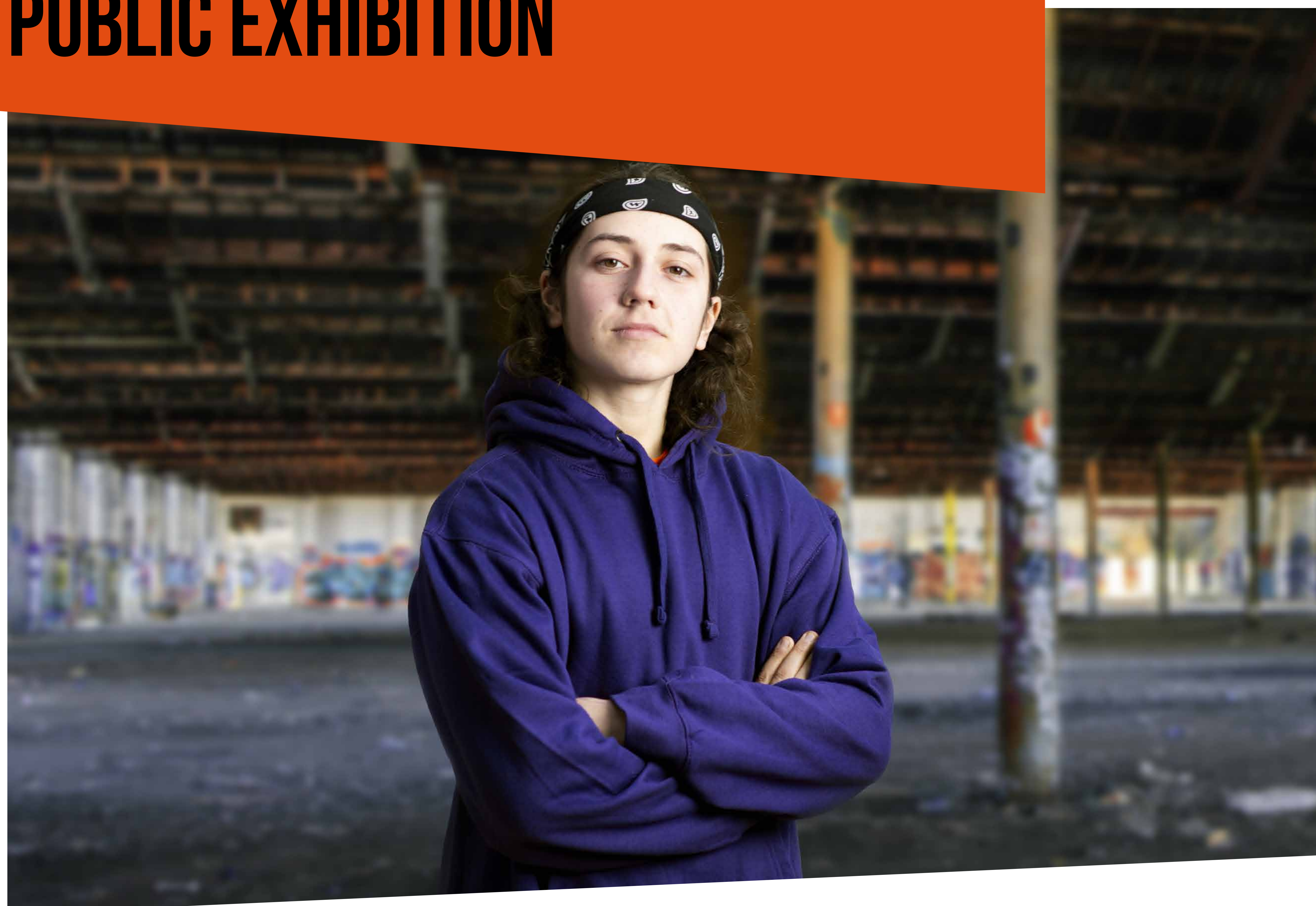
**CENTRE
POINT**

**ENDING YOUTH
HOMELESSNESS**



Safe Haven

WELCOME TO OUR PUBLIC EXHIBITION



CHANGING THE STORY WITH INDEPENDENT LIVING

Centrepont welcomes you to our exhibition to view detailed plans for 27 new genuinely affordable homes for working young people, at 15 to 19 Dalston Lane, Hackney.

Working with Safe Haven London, the plans are part of Centrepont's groundbreaking **Independent Living Programme**, which aims to provide secure, 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.

Members of the project team are available today to speak to you about the proposals, 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.

T: 0800 689 5209

E: [INFO@DALSTONLANE.CO.UK](mailto:info@dalstonlane.co.uk)

[WWW.CENTREPOINT.ORG.UK/DALSTON-LANE](http://www.centrepont.org.uk/dalston-lane)

SITE OVERVIEW

The existing buildings are located on the north side of Dalston Lane near the junction with Kingsland Road/Kingsland High Street and within the Dalston Lane (West) Conservation Area.



Side view and front of the existing buildings



To the south, on the opposite side of Dalston Lane, is the Dalston C.L.R. James Library, with residential properties above. To the west is an area of paved open space, leading to the entrance to the Dalston Eastern Curve Garden, which lies to the north of the buildings.

15 Dalston Lane is a Victorian building at the western end of a terrace of buildings, and is leased from Hackney Council. It has been long-term vacant and remains difficult to let. It suffers from a damaged, redundant fascia sign located above graffiti-covered metal roller shutters. 15 Dalston Lane features the locally-listed Hackney Peace Carnival Mural on its west side façade.

Partially interconnected with Number 15, the building at 17-19 Dalston Lane is occupied by Farr's pub at ground floor level (and across the basement of both properties). The first, second and third floors are unused and have been vacant for over 10 years. This building was largely rebuilt in the 1950's.

Lack of insulation and quality building fabric means that both buildings suffer greatly from damp in the walls and roofs, as well as acoustic issues and lack of fire protection.



Images showing the current state of the buildings

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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. Centrepont 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.

Hackney's Housing Challenge - Supply and Affordability

- Hackney has the twin housing challenge of low supply and high unaffordability.
- The average house price in Hackney is £590k and the average rent is £2,361 per month, which is beyond the means of most.
- 7,795 households are on the housing register and 3,700 are in temporary accommodation.
- There is an ageing population and low turnover in social and affordable housing in the borough.
- The number of young people living in Hackney is projected to fall significantly between now and 2039.

- Hackney needs more affordable housing to keep young people in the borough.
- Centrepont's Dalston Lane development can provide 27 affordable homes for young people in perpetuity.

The first development in the Independent Living programme was Reuben House, in the London Borough of Southwark. This was completed in 2023, and the 33 homes are 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



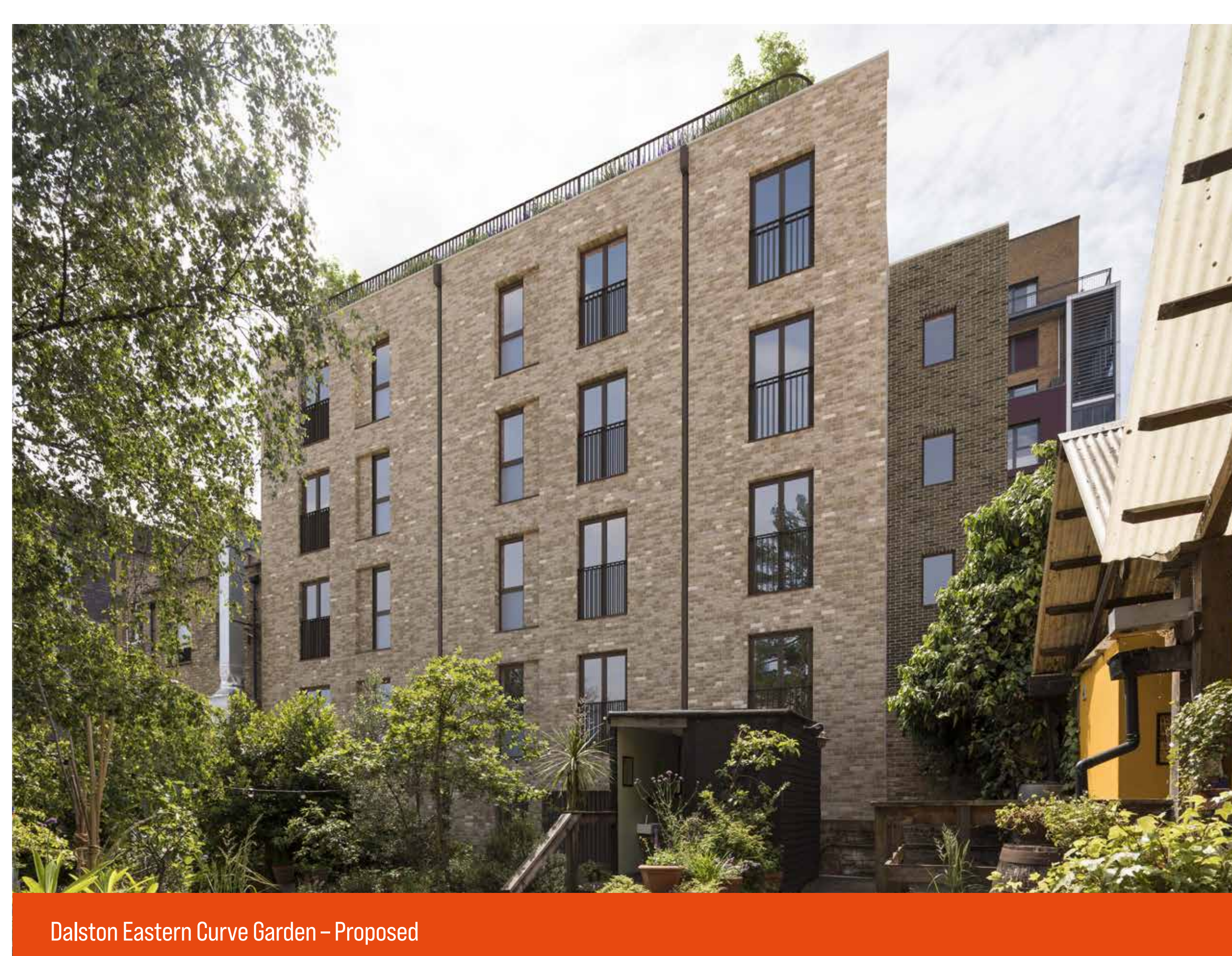
Making the most of empty buildings in Hackney

- We will create 27 desperately needed affordable homes in Hackney for working young people aged 18-25.
- The Hackney Peace Carnival Mural will be preserved for future generations.
- The sensitively designed homes will respect and enhance the conservation area.
- As much as possible of the existing buildings will be retained and converted, minimising carbon impact arising from the development.
- Farr's Pub and venue will be retained, protecting the nighttime economy.
- The housing will be car free with 20 cycle spaces provided internally on the ground floor.
- A roof garden will provide urban greening and increases biodiversity.

Providing a brighter future for the young people of Hackney

- The homes will provide a sustainable route out of supported housing for young people.
- The genuinely affordable rent will be set at one-third of the young person's gross annual salary.
- The high-quality studio apartments will provide a fully furnished home for single young people.
- The homes will be managed by Centrepont and let to young people as single occupancy studios for between 2 and 5 years.
- 27 affordable homes will be provided in perpetuity for the young people in Hackney.
- The new affordable homes will help reverse the trend of young people leaving the borough.

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



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ENDING YOUTH
HOMELESSNESS



Safe Haven

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 roof garden will provide urban greening, with soft biodiverse planting, well designed landscaping and green roofs.



20 secure cycle spaces for residents.

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CONSTRUCTION MANAGEMENT



Through ownership, Centrepont will become the next custodian of the Hackney Peace Carnival Mural. The improvement works that we complete to the external wall of No15 will protect the mural and safeguard it for future generations to enjoy.

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

Our Commitments:



A residents' liaison officer will be available for any queries during construction.



Restricted working hours for construction.



A secure and safe site with 24-hour security.



Agreed routes to streamline construction traffic.



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

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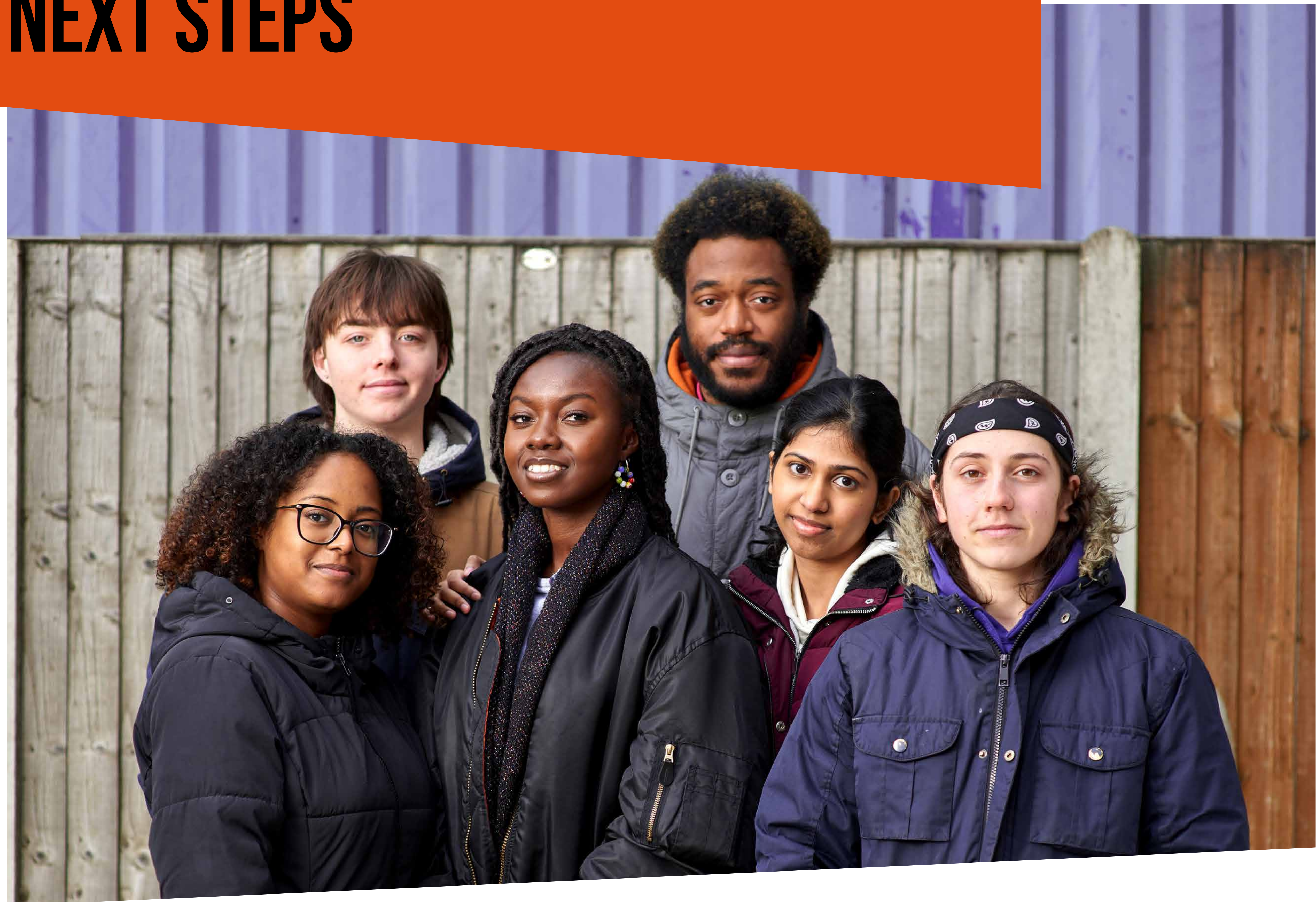
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THANK YOU AND NEXT STEPS



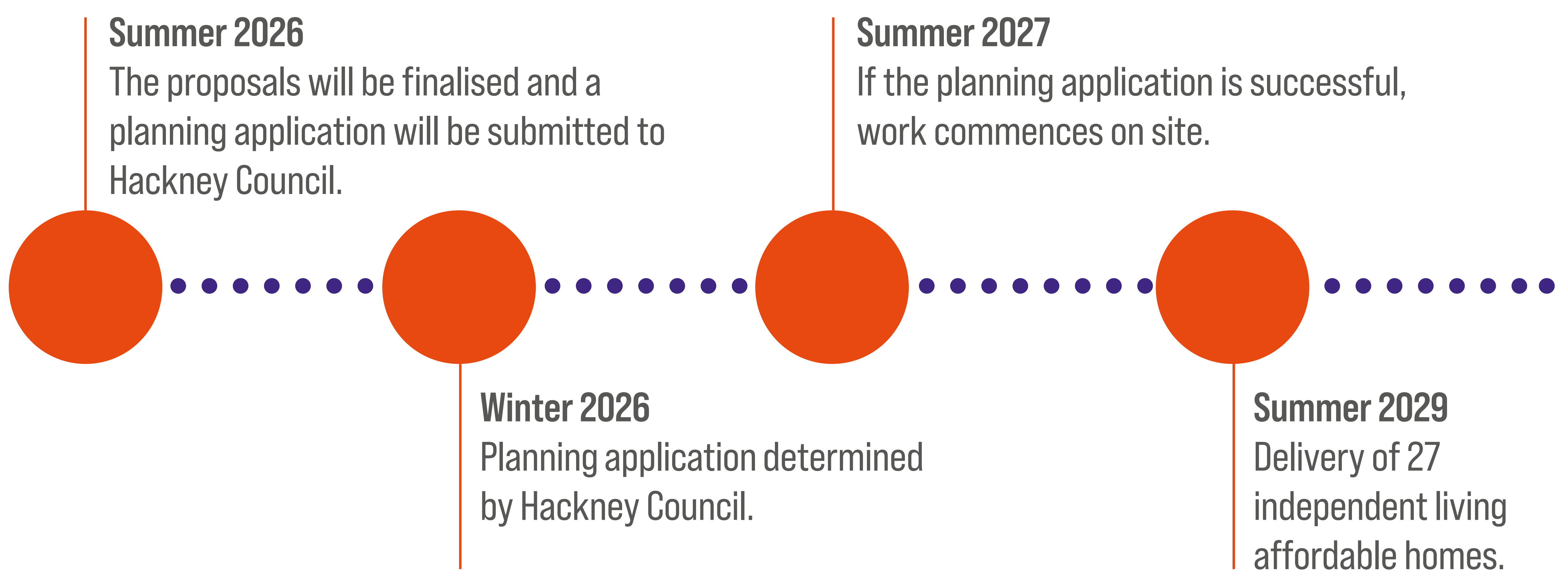
Thank you for taking the time to attend our exhibition today. We hope you have found the information about our plans for 27 new affordable homes at Dalston Lane useful.

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 Hackney 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 **20th July 2026**.

What happens next?

(Indicative timeline)



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