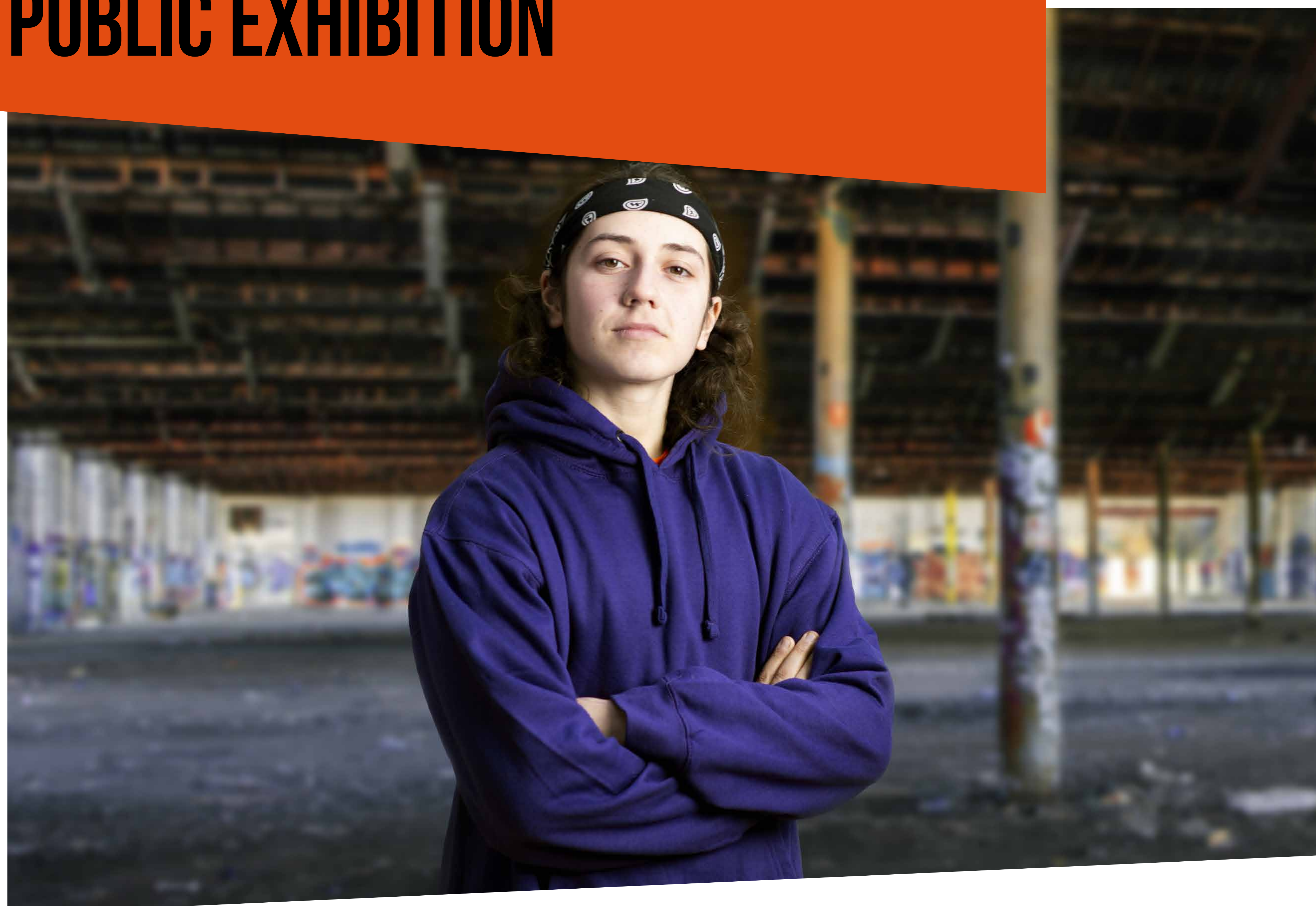


**CENTRE
POINT**

**ENDING YOUTH
HOMELESSNESS**

WELCOME TO OUR PUBLIC EXHIBITION



CHANGING THE STORY WITH INDEPENDENT LIVING

Centrepoint welcomes you to our exhibition to view detailed plans for 16 new genuinely affordable homes for working young people, on Tirrell Road, Croydon.

Working with Croydon Council, Centrepoint is developing groundbreaking plans for our **Independent Living Programme**, which aims to provide secure, independent living spaces 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 here 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@TIRRELLROAD.CO.UK](mailto:info@tirrellroad.co.uk)

[WWW.CENTREPOINT.ORG.UK/TIRRELLROAD](http://www.centrepoint.org.uk/tirrellroad)

SITE OVERVIEW



Aerial looking south towards the centre of Croydon

The Site comprises a row of 14 garages with an area of hardstanding in front, which has had a long history of fly-tipping and graffiti. It is adjacent to Wilford Road Recreation Ground, an established open space that contributes to the area's character and amenity.



View from the south east corner of the site

Access to the Site is provided directly from Tirrell Road and via a footpath from Beulah Grove to the recreation ground.

Planning History

There is one previous planning permission associated with the site, granted in February 2018 under LPA Ref: 17/05873/FULL.

The consented scheme included:

- 9 new residential homes, with a three storey frontage to the recreation ground and two storey frontage to the north
- Improved relationship between the site, recreation ground and Tirrell Road, improving passive surveillance and safety
- New planting, landscaping and boundary treatment

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**CENTRE
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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.

The aim of the programme is to provide genuinely affordable housing, at a rent of 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 Independent Living 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

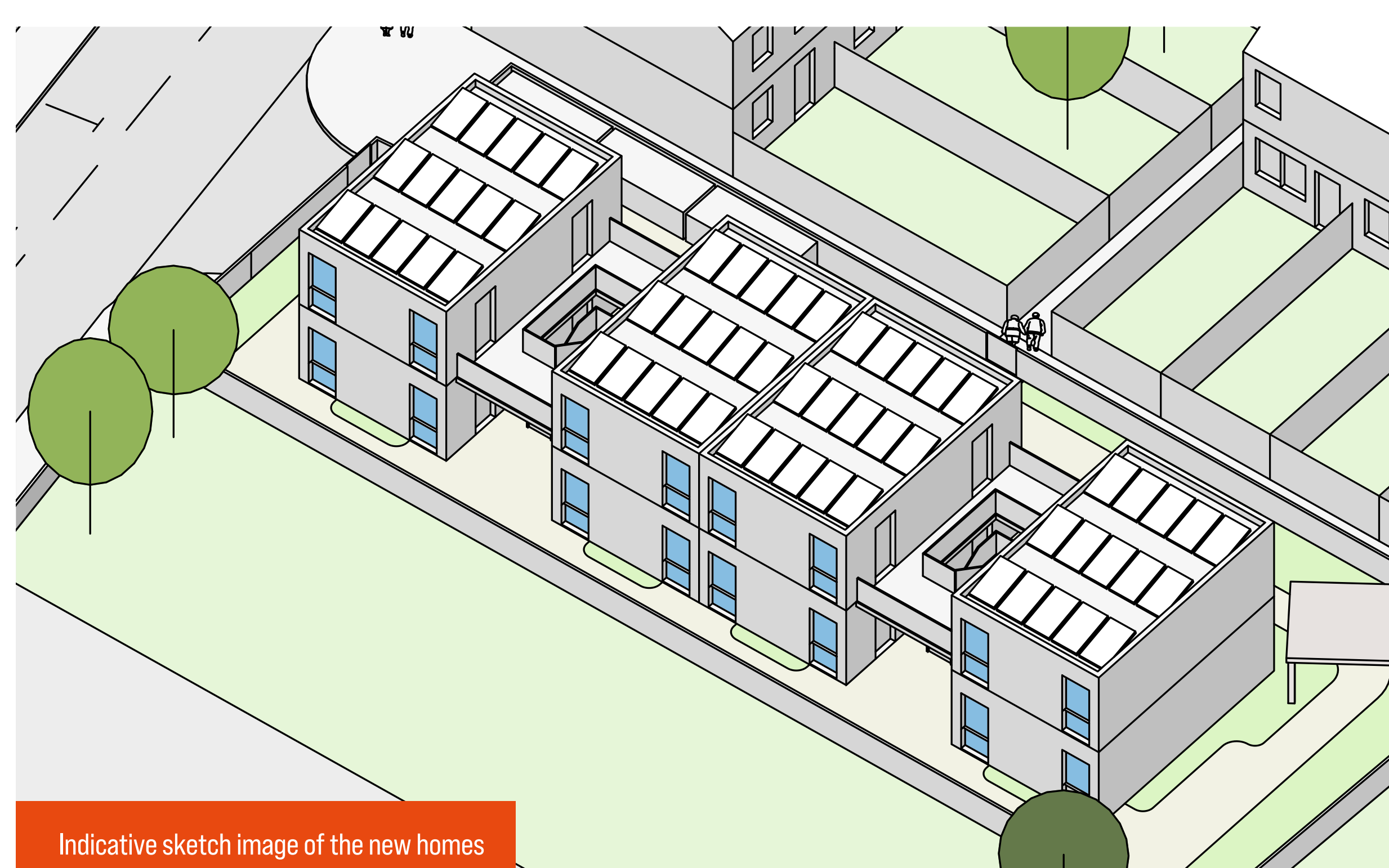
Delivering affordable homes for working young people in Croydon.

This will provide 16 genuinely affordable homes for young people in a two-storey modular development surrounded by attractive landscaping and have a communal courtyard area for residents.



Our proposals include:

- Improved frontage to Tirrell Road and the recreation ground
- Improved passive surveillance to the recreation ground
- Improved landscaping to an area with minimal ecological value
- The homes will provide a sustainable route out of supported housing for working young people aged between 18 and 25 years old.
- 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.
- 16 affordable homes will be provided in perpetuity for the young people in Croydon.
- The housing will be car-free with dedicated cycle spaces provided.
- Under the lease, Croydon Council will have the right to nominate eligible young people for a home in the completed development.



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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.



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



Air-source heat pumps to supply heating and hot water.



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



Solar Panels on the roof.



New soft biodiverse planting will provide new habitats for wildlife such as insects and birds on a site with little existing ecological value.



A fabric-first approach to reduce energy demand.



Policy compliant cycle spaces for visitors and residents.

Construction Management

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

This means:

- 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
- Managed deliveries to minimise neighbour impact



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ENDING YOUTH
HOMELESSNESS

THANK YOU AND NEXT STEPS



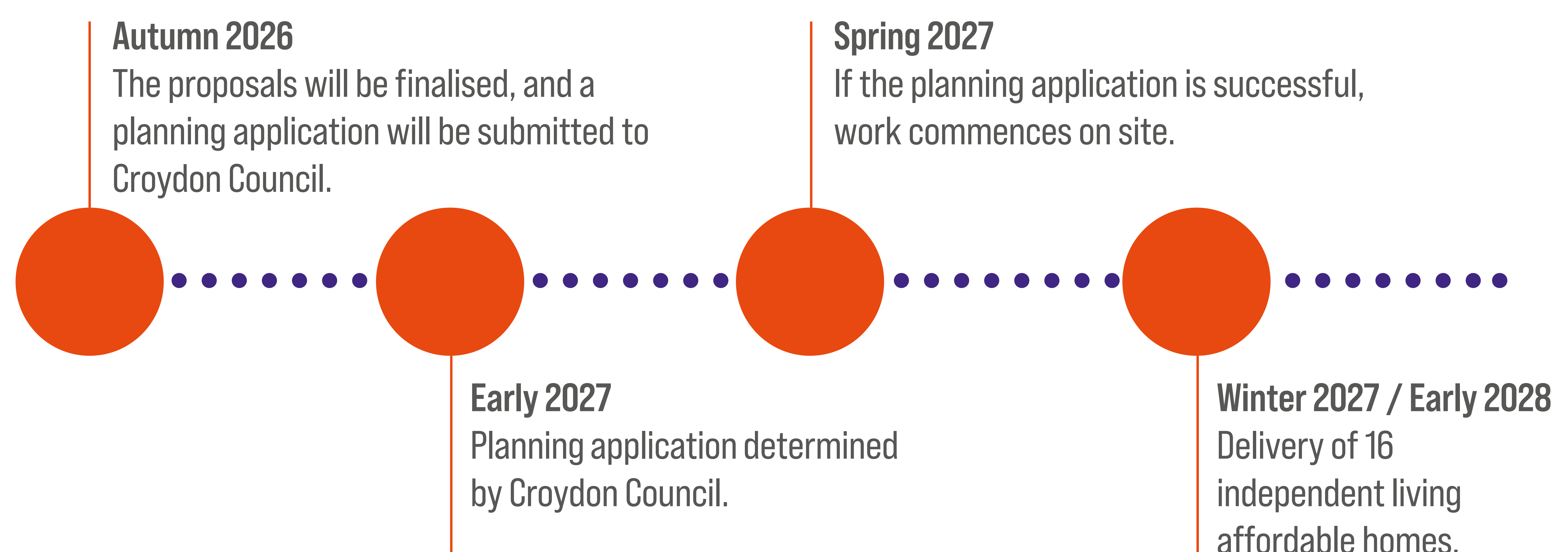
Thank you for taking the time to attend our consultation event today. We hope you have found the information about our plans for 16 new affordable homes at Tirrell Road useful.

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 Croydon 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 email or via our project website (details below). Please send your feedback to us by **30th July 2026**.

What happens next?

(Indicative timeline)



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