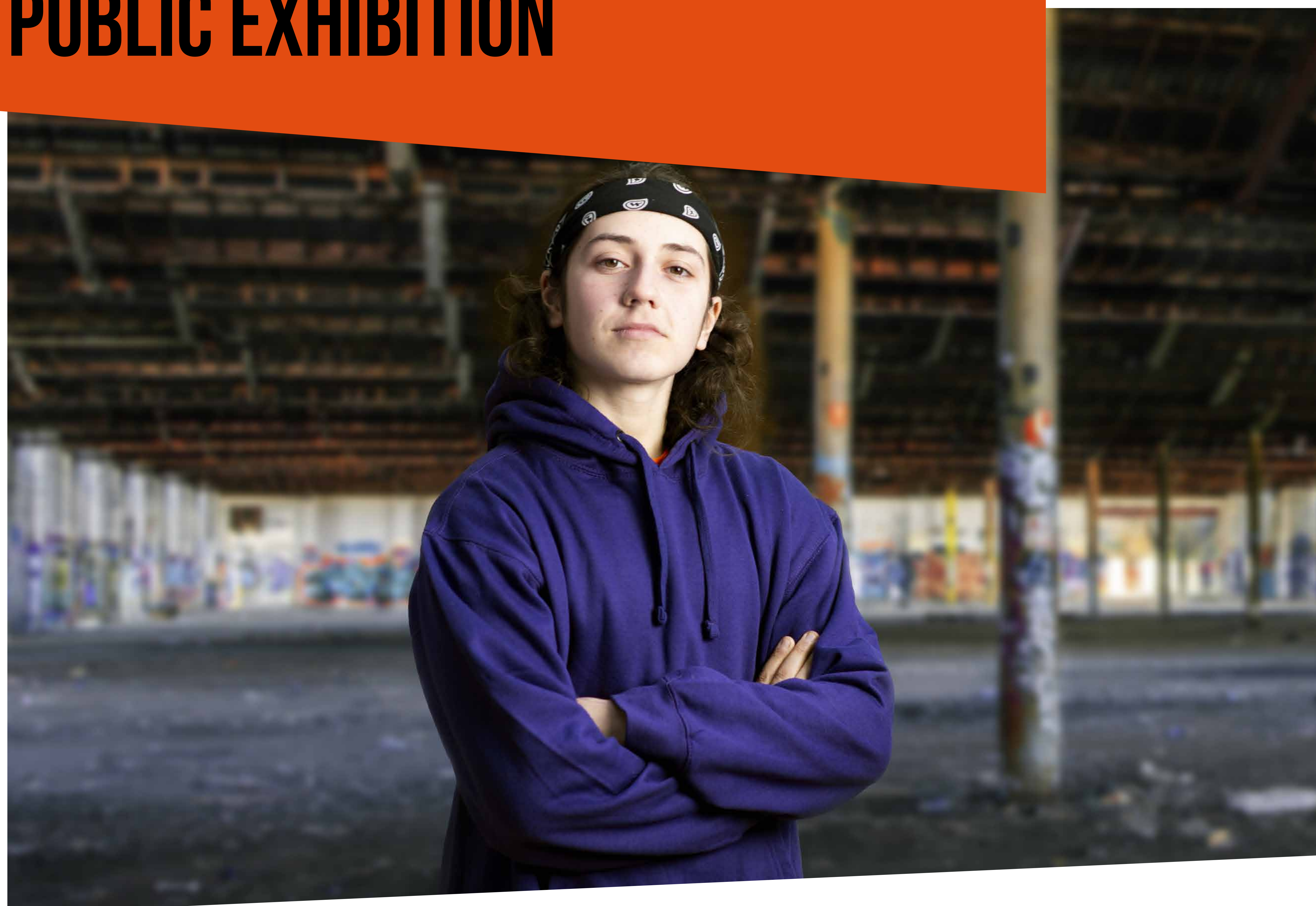


**CENTRE
POINT**

**ENDING YOUTH
HOMELESSNESS**

WELCOME TO OUR PUBLIC EXHIBITION



CHANGING THE STORY WITH INDEPENDENT LIVING

Centrepont welcomes you to our exhibition to view detailed plans for 25 new genuinely affordable homes for working young people, at 46 to 49 Chichester Court, Stanmore.

These proposals are being brought forward as part of our **Independent Living Programme**, which aims to provide secure, independent living homes for working young people aged 18 to 25, 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

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**CENTRE
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HOMELESSNESS**

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 annually for a maximum of five years in total.

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

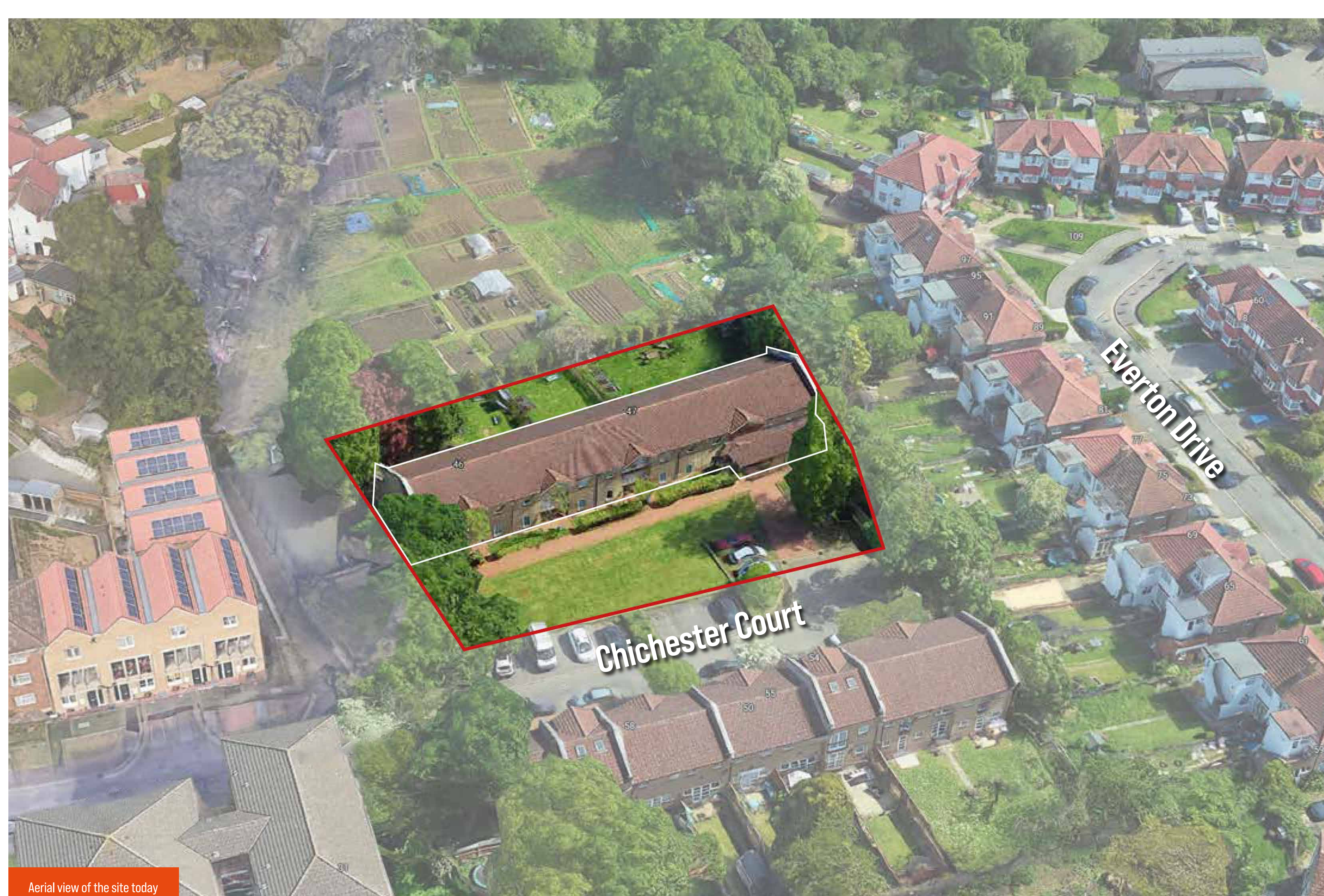
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SITE OVERVIEW

46 to 49 Chichester Court is a detached building and former care home for adults with disabilities, built in the 1990s.



Located near to Queensbury Underground station in Stanmore, the site is accessed from the main road (A4140 Honeypot Lane). It is neighboured by allotments to the north-east, a basketball court to the north-west, and sits alongside a residential estate of housing built from the mid-20th century onwards. Green space to the front provides a buffer between the building, the road and neighbouring residential properties.

In 2022, the care home service was decommissioned and the building has remained empty since then. It has been subject to some anti-social behaviour and is now secured with hoarding to prevent further unauthorised entry.



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OUR PROPOSALS

Our proposed refurbishment of the existing vacant and derelict building will provide 25 genuinely affordable homes to rent and will be surrounded by attractive landscaping, which will include a shared private garden for tenants.



High-quality affordable homes for young people



Creation of 25 desperately needed affordable homes in Harrow for working young people aged 18 to 25 years old.



As much as possible of the existing buildings will be retained and converted, minimising carbon impact arising from the development.



Provision of high-quality studio apartments, each fully furnished to provide a home for a single young person.



Genuinely affordable rent set at one-third of the young person's gross annual salary.



25 affordable homes provided in perpetuity for the young people in Harrow.

The homes will be managed by Centrepont and let to young people as single occupancy studios for between two and five years. Under the scheme, Harrow Council will have the right to nominate eligible young people for a place in the completed development.

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**CENTRE
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OUR PROPOSALS

Design - making the most of an empty building in Stanmore.



- The ground floor at the rear will be extended from one storey to two storeys.
- No extension of the building beyond current footprint and existing maximum height.



Sensitively-designed homes



Car-free housing



Secure bike storage includes 18 cycle spaces

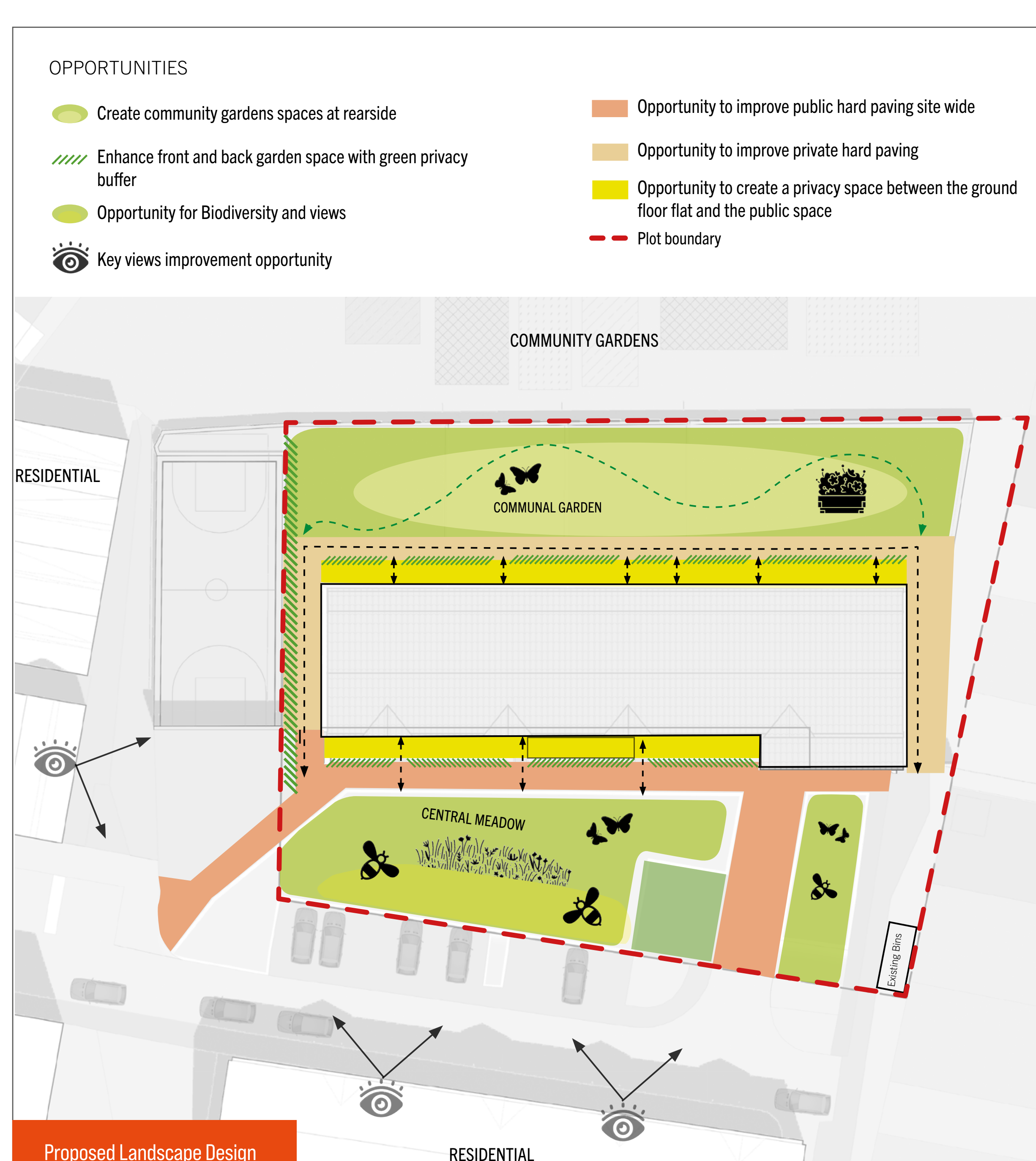


A private shared garden for tenants to enjoy



Existing trees retained on site

- Direct access to outdoor space for ground floor apartments.
- Juliet balconies provided for first floor apartments.



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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 insects, birds, and other wildlife 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 Harrow 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
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THANK YOU AND NEXT STEPS



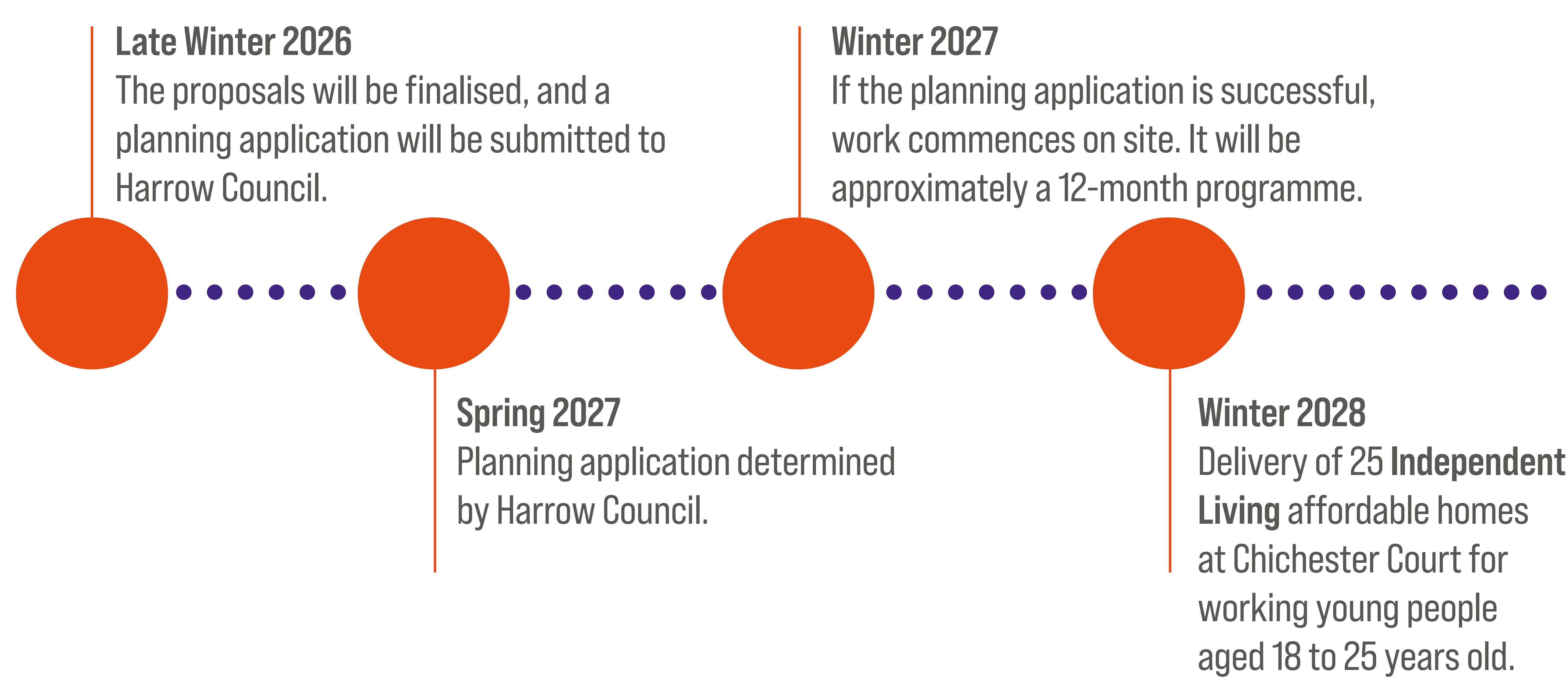
Thank you for taking the time to attend our consultation event today. We hope you have found this exhibition on our plans for 25 new affordable homes at 46 to 49 Chichester Court informative and useful.

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 Harrow 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 **Friday 30th October 2026**.

What happens next?

(Indicative timeline)



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