



centre
point

give homeless
young people
a future



Centrepoint
Independent Living
Programme.

7th September 2021



centre
point

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Section 1: Centrepoint.

**The problem today
& who are we.**

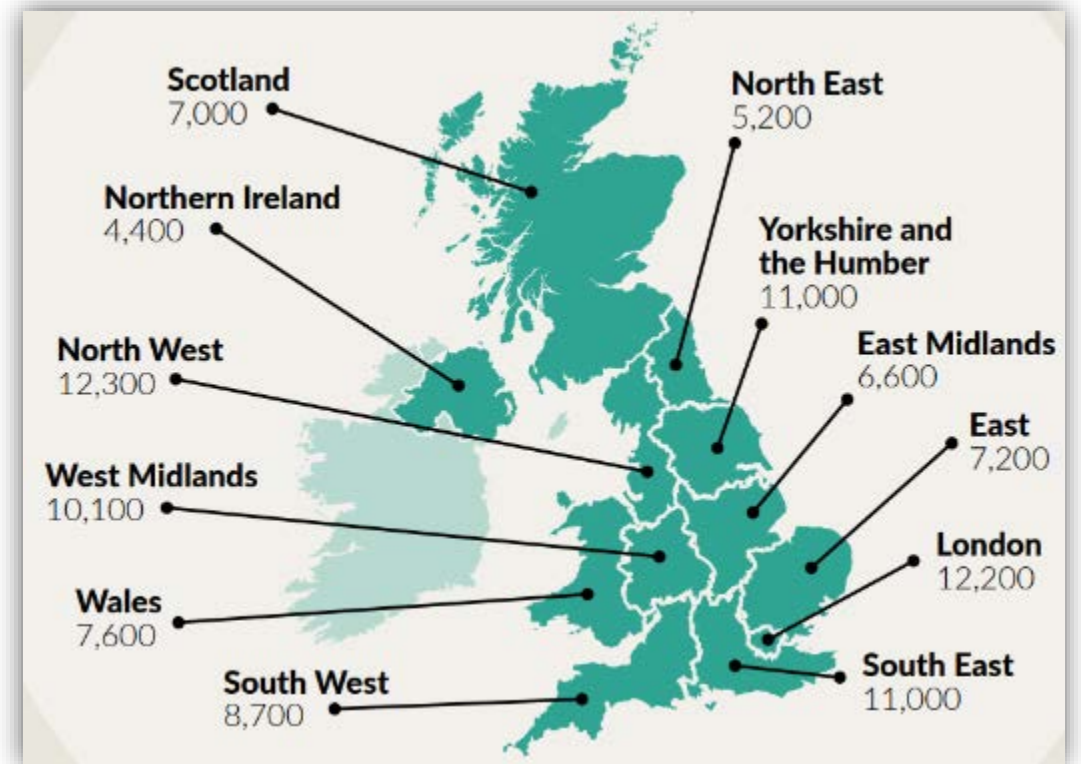
The scale of Youth Homelessness

Centrepoint setup an initiative that was focussed on gathering data from local authorities to ascertain the regional and national view of youth homelessness.

A total of 11,018 people were seen rough sleeping in London during 2020/21. This is a 3% increase compared to the total of 10,726 people seen in 2019/20.

The data collected includes the number of young people who:

- Visited their council,
- Were assessed under the Housing Act,
- Were accepted as statutorily homeless,
- Were given prevention and/or immediate relief.



The Problem Today



Too many young people homeless each year – 103,000.

High level of youth unemployment – 467,000 unemployed (10.8%); more than 70,000 for longer than 12 months



Shortage of affordable housing is a serious issue, especially in the South, but it is higher on the political agenda.

Government agenda is dominated by **COVID-19** and impact of austerity/ welfare reform, including universal credit is continuing to bite.



Competition: for donations and for influence is fierce and charities will expect to see their fundraising fall as a result of the current health crisis and upcoming recession.

Put simply, we want to end youth homelessness.

Centrepoint: Who we are



Ever since Centrepoint was established in 1969, it has been at the forefront of helping homeless young people.

Starting out as a night shelter, our work with young people has become much more rounded – helping them to get healthy and stay healthy, to re-engage with education and training and gain skills, to acquire important skills for life and to get into and stay in employment. Our heart is for homeless young people to be able to leave homelessness behind for good.

We will continue to help and fight for young people, taking every opportunity that comes our way and creating opportunities where there seem to be none.



As we look ahead to the future, one thing is clear: we will continue to help and fight for young people, taking every opportunity that comes our way and creating opportunities where there seem to be none.

We will do this because giving homeless young people a chance to build new lives for themselves matters a great deal.



Centrepoint: Background Information



Key Information:

- Centrepoint helps vulnerable young people (16 – 25 years old) who are experiencing homelessness or worried about becoming homeless across the country. These young people are often rough sleepers, care leavers or sofa surfers.
- Centrepoint provides accommodation, teaches valuable life skills, helps young people tackle physical and mental health issues and helps them get into education and employment.

The youth homelessness crisis

- Before COVID youth homelessness was at a crisis point. Centrepoint estimates that over 120,000 young people were facing homelessness between 2019/20.
- Due to the pandemic unemployment has increased by 15%, which means even more young people are losing their jobs and struggling to pay their rent and living costs.
- Over the past year Centrepoint has seen calls to the Helpline increase by about a third.
- There has been a 40% increase in demand for Centrepoint mental health services since the first lockdown.

Section 2: Changing the story with Independent Living

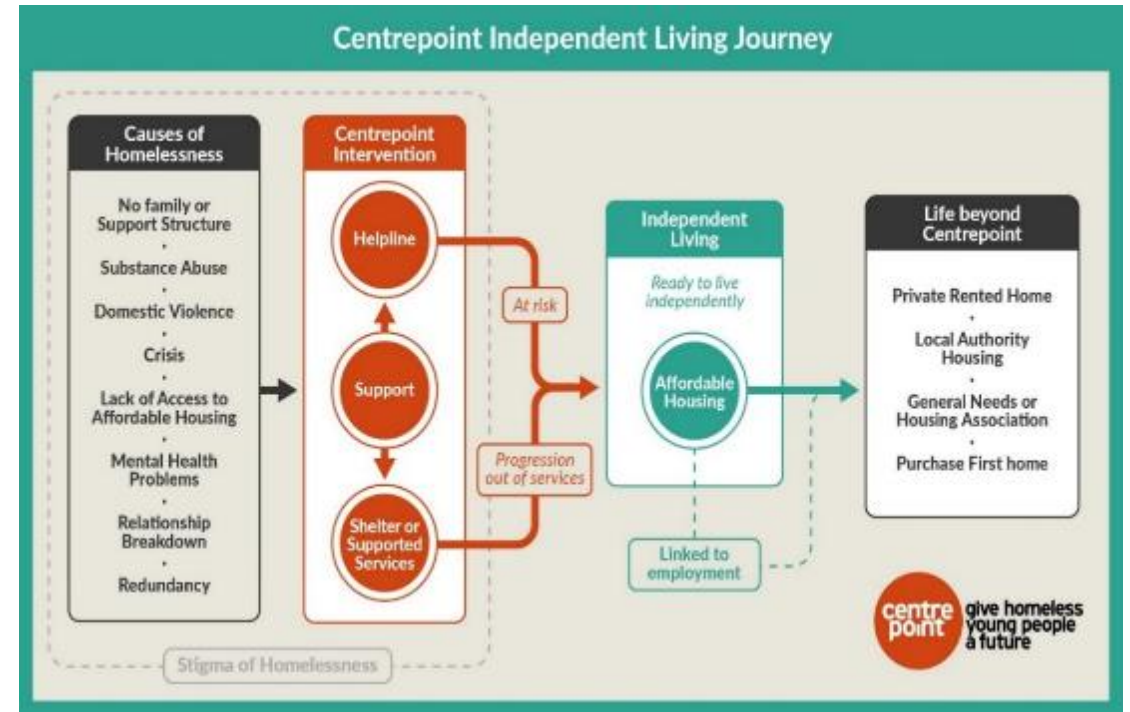


Independent Living: Overview

The vision and strategy of the Independent Living Programme

The aim of the programme is to provide **genuinely** affordable housing for young people from Centrepoint 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;
- 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



Delivery Strategy 1 – Off-Site construction

Maximising the potential of existing assets and utilising land opportunities with Off-site construction

Off-Site Construction

- Off-site construction is becoming increasingly popular in and around London and Manchester as more organisations are recognising the potential and viability it offers to the housing crisis.
- Off-site construction designs provides a cost-effective solution delivering affordable homes to house young people in quality sustainable homes versus traditional builds. ***In London, modular homes can cost around 40% less than traditional build and construction times can be reduced by up to 60%***
- Adopting off-site construction into the delivery strategy, Centrepont are able to deliver more homes for young people who are ready to live independently whilst increasing Centrepont's property portfolio; therefore creating more opportunities for young people to who are currently residing in services, hostels and foyers to progress, thus freeing up hostels for those in immediate need.
- Off-site Construction homes have the added value of being transportable, resulting in Centrepont wanting to engage with landowners who have vacant or void land that could be occupied on a temporary basis, with the option of decommissioning the scheme and relocating it to another site when the land is required back from the owner.



Delivery Strategy 2 - Apprenticeship House

Building a residential community for young people to thrive in



Apprenticeship House(s)

- Accomplishing the vision of 'live and work' Centrepont has delivered its first Apprenticeship House, which provides shared accommodation for young people who are enrolled on apprenticeship programmes - enabling them to benefit from living in accommodation with other young people who are on a similar journey and pathway to themselves.
- Apprenticeship House will enable young people to collaborate, learn, grow and mature in a safe environment surrounded by their peers. Young people will be working across a number of apprenticeship providers enabling them to share skills and experiences between each other thus building a residential community that supports one another.
- Young people on apprenticeship roles are likely to be enrolled on 18-month programmes most with the option of progressing into full time employment. Centrepont's model is for young people residing in Apprenticeship House to progress their earnings, secure a full-time role and with our support progress into their own accommodation in the private rented sector or social housing.



Delivery Strategy 3 – Additional development opportunities

Maximising the potential of existing assets and utilising land opportunities to their full potential



The independent living programme will also explore other suitable properties and opportunities to adopt the same delivery strategy for young people:

This could include options such as:

- Reviewing existing Centrepoint properties/assets to assess suitability and converting them into Independent Living homes.
- Working with partner organisations to utilise existing homes.
- Traditional build opportunities.



Current Development Opportunities

Target 300 homes



1

East London
6 x Studio Apartments



2

South London
33 x Modular Apartments



3

North West London
30 x Modular Apartments
(Converted Church)



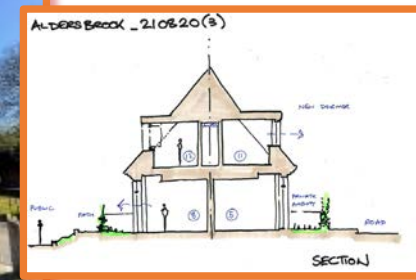
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Central Manchester
52 x Modular Apartments & Conversion



5

East London
13 x Studio Apartments & Conversion





Section 3: Support Opportunities

Independent Living Programme

Support Opportunities – Financial Aid

Delivering 300 new homes by 2026 across London and Greater Manchester for young people to live independently

Fundraising and capital appeals



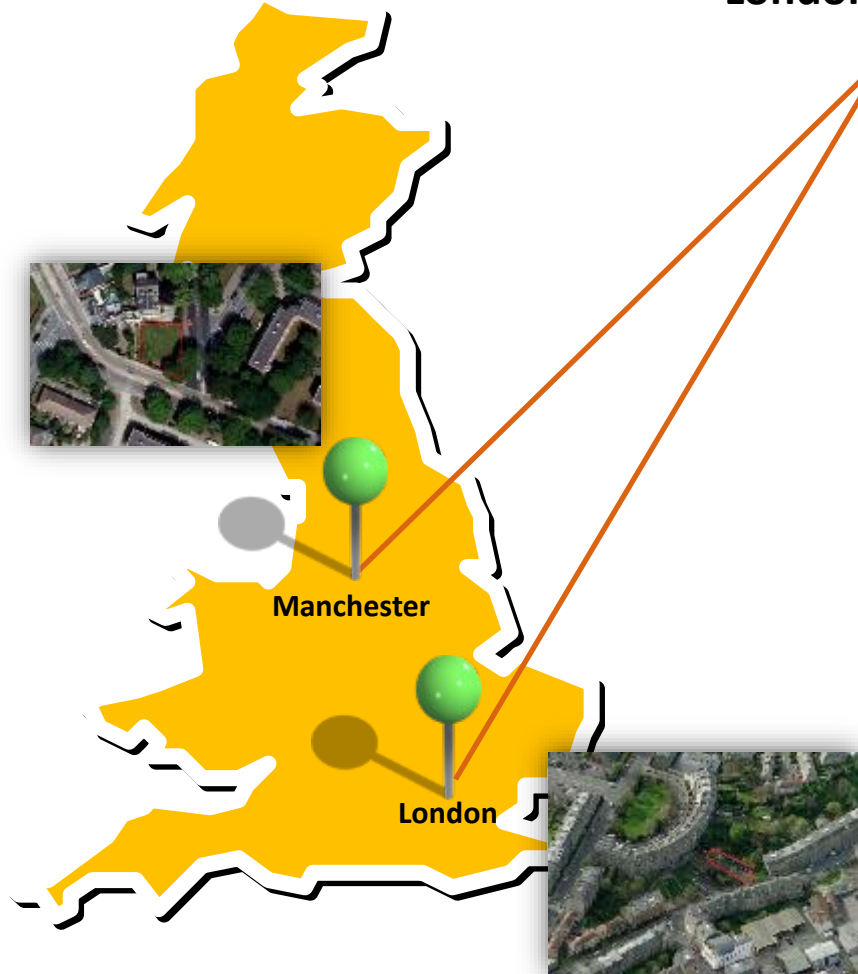
- Centrepont are looking for essential financial support to deliver our ambitious programme.
- Centrepont have put together a product catalogue where donors can contribute towards tangible outputs and products for the money they kindly donate.

Support Opportunities – Land / Property Required

Delivering 300 new homes by 2026 across London and Greater Manchester for young people to live independently



Land Areas or Development Opportunities required for London and Manchester:



- **Minimum size could be anything from 150sqm – 200sqm (assuming without communal internal space – starting at 6 homes minimum)**
 - **Maximum size in the region of 1,000sqm (absolute max. 30-50 homes including communal areas / landscaping)**
 - With good public transport links (ideally a PTAL of 4 or greater)
 - Good vehicular access for deliveries and modular construction
 - Developments would be (Depending on density and other requirements a maximum of 3 storeys)
 - Outside of Conservation Areas which gives more flexibility in design terms (and other areas of special protection)
 - Areas without high crime / anti-social behaviour would be preferred
 - Existing access to utilities on site (water / waste / electricity) would be ideal
 - Good nearby cycling routes
 - Nearby amenities – shops / high streets / parks / doctor surgeries / dentists etc
 - Brownfield / urban infill ideally

Support Opportunities: Development Services Required

Delivering 300 new homes by 2026 across London and Greater Manchester for young people to live independently



Architecture Support:



Construction Project Management Support:



Quantity Surveyor Support:



Contract Administration Support

Support Opportunities: Apprenticeship/Employment Required

Delivering 300 new homes by 2026 across London and Greater Manchester for young people to live independently



Apprenticeship Opportunities

Centrepoint need support in finding apprenticeship opportunities for young people.

Potential opportunity for a dedicated Apprenticeship house for employers based in London and/or Manchester.



Employment Opportunities

Centrepoint are looking to work with potential employers in order to identify and make available appropriate job opportunities for our young people.

Centrepoint will also work with employers to support recruitment of the young people which will may include shortlisting suitable candidates for the open positions.



Thank you

www.centrepoin.org.uk

Registered Charity number 292411

