



Statement of Community Involvement

Centrepont

Chapman St, Gorton

January 2026

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ACKNOWLEDGMENT

Centrepont (The Applicant) would like to thank everyone who has worked in partnership and contributed to the formulation of the proposals being put forward for the proposed development.

The Applicant has met various individuals and organisations during the community consultation and engagement process who have shared their views on the emerging designs and proposals. They have played a role in helping to shape its future; as a result, a better scheme will be submitted for planning approval.

The Applicant looks forward to meeting, and working with, more people and communities as they continue to develop relationships and deliver the proposed development.

This Statement of Community Involvement has been prepared by Marengo Communications on behalf of Centrepont.

1. EXECUTIVE SUMMARY

- 1.1 This report provides a record of the pre-application public and stakeholder engagement carried out between November 2025 and January 2026 in relation to the proposed redevelopment of land at Chapman Street, Gorton. This document includes a summary of the consultation process, findings and feedback received from the local community and key stakeholders, and sets out how this has helped to inform the development of the proposals.
- 1.2 Centrepont (the Applicant) appointed Marengo Communications, an independent specialist public consultation company, to undertake the pre-submission community and stakeholder engagement on their proposals for an Independent Living Scheme comprising 34no. single occupancy affordable homes at Land at Chapman Street, Gorton.



The Site

- 1.3 The proposals to develop this underutilised parcel of land have been developed following collaboration with Manchester City Council, in order to help meet local housing need for young people. Manchester City Council is the landowner and Centrepont has negotiated to take a lease of the Chapman Street land from Manchester City Council, which includes a Heads of Terms Agreement on eligibility criteria for the homes. Under the lease, Manchester City Council will have the right to nominate eligible young people for a place in the completed development.
- 1.4 This report evidences the approach taken to consultation with the local community, in accordance with Manchester City Council's Statement of Community Involvement (August 2025). The report also aligns with The National Planning Policy Framework (2024) and gives an overview of all consultation activity undertaken prior to the current planning application submission. This included stakeholder meetings; a community invite mailing to a targeted distribution area; a drop-in, in-person exhibition; a bespoke

project consultation section on Centrepont's main website, which remains live, and several methods for the community to be able to contact the team and/or provide feedback.

1.5 The drop-in event was reasonably well-attended, with approximately two-thirds of attendees submitting feedback at the event. There was almost no post-event public feedback received during the public consultation period which ran from 11th December 2025 to 6th January 2026, with only two paper feedback forms received by post and no online feedback submitted.

1.6 Feedback received through stakeholder engagement, informal feedback at the drop-in exhibition and all written methods of feedback, showed significant levels of support for the proposals, with key themes from the feedback being:

- Strong support for creation of affordable homes for working young people
- Support for redevelopment of unused land in an accessible location
- Support for safer pedestrian routes, including better lighting
- Support for green spaces to be kept/provided

Aspects raised as concerns by some included:

- Location of entrance/building in relation to a busy cross roads
- Loss of trees – possibility of retention of existing greenery rather than/as well as new planting
- Existing issues with nearby Moon Car Park

1.7 The Applicant has positively sought the views of the community on the proposals being brought forward and has appreciated the feedback received. The Applicant remains committed to ongoing engagement with the local community and stakeholders as the planning application progresses through the planning process.

2. POLICY FRAMEWORK AND APPROACH TO CONSULTATION

- 2.1 This report details the public consultation the Applicant has undertaken, which has been carried out in accordance with national and regional policies and in line with guidance contained within Manchester City Council's Statement of Community Involvement (SCI) (August 2025).
- 2.2 The National Planning Policy Framework (NPPF), updated in December 2024, encourages positive community engagement between all parties involved and affected by development proposals. Specifically, paragraph 40 of the NPPF states that: *"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."* Paragraph 137 also states that *"Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."* This report has been written in accordance with national and local planning policy regarding community engagement and involvement.
- 2.3 The Localism Act received Royal Assent in November 2011 and makes pre-application consultation a statutory obligation. It also requires developers to bring their proposals to the attention of nearby residents and businesses.
- 2.4 The consultation process undertaken on the proposals for the site reflected the principles of good community engagement as outlined within Section 8 of Manchester City Council's SCI (August 2025).
- 2.5 The chosen approach, format and extent of consultation was determined following discussion with officers from Manchester City Council as part of the Applicant's pre-application discussions.
- 2.6 The objective of the consultation process was to engage with neighbours, community representatives and interested parties and the wider community:
- raising awareness of the consultation and proposals
 - providing opportunities for people to ask questions
 - inviting feedback on the proposals, ahead of finalising and submitting a planning application to Manchester City Council

- 2.7 Specifically, the consultation programme included the activities summarised below:

Date	Activity
November 2025	Initial stakeholder outreach to Ward Councillors for Gorton and Abbey Hey Ward, via Manchester City Council officers and also direct by telephone.
27 th November 2025	Initial stakeholder meeting with Ward Councillors for Gorton and Abbey Hey Ward.
1 st December 2025	Online briefing for Gorton and Abbey Hey Ward Councillors.

Date	Activity
1 st December 2025	Launch of project webpage, linked to Centrepoin’s main website: https://centrepoin.org.uk/what-we-do/independent-living-programme/chapman-street
1 st December 2025	Issue of consultation invitation (A5 flyer in envelope with strapline) via 1 st Class Royal Mail to residential/business addresses around the site, inviting them to attend the public consultation event on the proposals for 34 affordable homes for young working people.
1 st December 2025	Further stakeholder outreach, including invitation to consultation event on 11 th December issued via email to identified stakeholders from Manchester City Council and local community organisations.
w/c 7 th December 2025	Display of promotional posters at exhibition venue (Gorton Hub) advertising upcoming drop-in event.
11 th December 2025	Drop-in Public Exhibition of proposals (4.30pm – 7.30pm), at Gorton Hub Atrium, 27 Garratt Way, M18 8HE.
	Discussions with Councillors and community stakeholders who attended the event, as well as residents/members of the public.
	Public consultation period opens, allowing for feedback from the community. Project website updated with details of the proposals.
6 th January 2026	End of public consultation period. Website updated.
	Feedback review and finalisation of plans commenced.

- 2.8 The programme of pre-application consultation activity summarised in this report, alongside the feedback analysis provided and the Applicant’s response to this feedback, demonstrates that the Applicant has acted in accordance with national and local planning policy regarding community engagement and involvement.

3. STAKEHOLDER ENGAGEMENT

- 3.1 The stakeholder consultation methods outlined here are focused on the political and community consultation process and therefore do not detail any of the pre-application meetings and discussions which took place with Manchester City Council officers.
- 3.2 From late November 2025 through to January 2026, email and /or telephone contact was made with local stakeholders, offering to meet to present and discuss proposals ahead of a planning application being submitted to Manchester City Council.
- 3.3 Initial outreach phone calls were made to:
- The three ward members for the site ward, Gorton and Abbey Hey Ward: Cllr Julie Reid, Cllr John Hughes and Cllr Afia Kamal
- 3.4 At the launch of the public consultation, stakeholders were also contacted by email with an invitation to meet at the drop-in event; as part of this contact, they also received a copy of the Community Invitation. Stakeholders contacted at this point included:
- The three ward members for the site ward, Gorton and Abby Hey Ward
 - HideOut Youth Zone
 - Mayor of Greater Manchester, Andy Burnham
- 3.5 As a result of this outreach, meetings and discussions were held with the following stakeholders, as outlined in the table which follows.

Date	Meeting /Discussions
18 th November 2025	Phone call with Cllr Julie Reid. To glean advice on an appropriate venue for the consultation event.
27 th November 2025	Online meeting with Cllr Julie Reid, Cllr John Hughes and Manchester City Council officers Introduction to client, project and discussion of proposed consultation.
1 st December 2025	Online briefing of ward councillors: meeting held with Cllr John Hughes Presentation and discussion of the details of the proposed development being brought to public consultation.
11 th December 2025	Discussions with Cllr John Hughes and Cllr Julie Reid at the exhibition

- 3.6 During the course of these meetings, the Applicant team provided information about themselves, the project, the proposed approach to consultation, and the detail of the

proposals being brought forward. There was opportunity for discussion and questions/feedback, which helped shape the consultation process and proposals.

3.7 The briefing presentation included information about:

- Introduction to Centrepont
- Centrepont Independent Living Precedents
- Chapman Street Site Analysis
 - Site Context
 - Site Photos
- Chapman Street Proposal
 - Approach to Building
 - Perspective Section – Courtyard
 - Courtyard and Entrance Precedents
 - Key Moves
 - Proposed Floor Plans
 - Proposed Elevations

3.8 Key aspects discussed and concerns raised during these meetings are summarised below:

- The detail of the proposals.
- Criteria for eligibility for the Independent Living Programme homes.
- Affordability and tenure.
- Construction timeframes/duration.
- Concern to see sufficient tree replacement / planting to compensate for the loss of trees.
- Pedestrian safety - footpath, lighting and Moon Car Park
- Possibility of a site visit for interested stakeholders.

4. PRE-SUBMISSION PUBLIC CONSULTATION

Publicising the consultation

- 4.1 An A5 Community Invitation, with details about the upcoming consultation on the proposals for the site, was sent for distribution from 1st December, via 1st Class Royal Mail, to 420 resident and business addresses within a 150m radius of the site; the invitations were sent in envelopes marked 'Important information: Proposals for new affordable homes in Gorton for employed 18-25 year olds.' Additional copies of the invitation were delivered to the Manager at Gorton Hub for use as promotional material to Hub users. See **Appendix 1a.** for a copy of the Community Invitation and the mailing area.
- 4.2 The objective of the Community invitation was to raise local awareness of the plans and consultation, invite them to the consultation event being held at Gorton Hub Atrium on Thursday 11th December, and to signpost them to the consultation website and ways of getting in touch/providing feedback.
- 4.3 As outlined in Section 3.4 above, the consultation invitation was also issued to stakeholders. A copy of this email can be found in **Appendix 1b.**

Consultation website

- 4.4 A dedicated project webpage was created on the Applicant's main website, with the page being launched to coincide with the beginning of the community consultation process. <https://centrepoin.org.uk/what-we-do/independent-living-programme/chapman-street>
- 4.5 The launch site included high level information about the site, information about the Applicant's vision for the site and promotion of the public exhibition, alongside ways to get in touch.
- 4.6 The website was updated on the day of the public exhibition (11th December 2025), to include downloadable versions of the exhibition banners and the facility to leave feedback via an online feedback form.
- 4.7 The website was further updated following the end of the public consultation period (6th January 2026). Screenshots of the consultation website can be seen in **Appendix 1c.**

Public Consultation Exhibition

- 4.8 The public consultation event took place on Thursday 11th December 2025 from 4.30pm to 7.30pm at Gorton Hub Atrium, 27 Garratt Way, M18 8HE.



Drop-in Public Exhibition on proposals for site on Chapman Street

- 4.9 35 members of the local community attended the event. This included immediate neighbours and representatives from community organisations.
- 4.10 By holding an exhibition during the afternoon and into the evening, the Applicant aimed to mitigate any barriers in attendance from members of the local community. By making exhibition materials and feedback options available online via the project website, published at the time of the exhibition, it allowed residents unable to attend the event a

way of viewing the materials and providing feedback to the Applicant and the project team about the proposals.

- 4.11 Visitors to the drop-in exhibition had the opportunity to view seven display banners, containing details of the proposed redevelopment of the site. A copy of the banners on display at the exhibition can be found in **Appendix 1d**.
- Welcome
 - Site Overview
 - Independent Living Programme
 - Our Proposals
 - Landscaping
 - Construction Management
 - Thank You & Next Steps
- 4.12 Members of the Project Team were available throughout the consultation event to take visitors to the exhibition through the proposals for the site, to answer any questions and to take feedback.
- 4.13 A feedback form was available for attendees at the exhibition to give their feedback on the proposals. This form could be filled out at the venue and put in the feedback box or could be taken away and returned via Freepost. Alternatively, feedback could be submitted via the project website feedback form, or comments could be sent via email.
- 4.14 A significant proportion of attendees at the drop-in event (22 of 35; 63%) completed and submitted the feedback form on the day. All respondents indicated support for the proposals, with 14% reporting that they were supportive and 84% that they were strongly supportive. A copy of the feedback form can be found in **Appendix 1e**.
- 4.15 Throughout the process, a dedicated telephone number (0800 689 5209) and e-mail address info@chartersclose.co.uk were supplied and managed on behalf of the Applicant, providing further information to residents, businesses and stakeholders on request. This allowed for people without easy access to the internet to make contact for further information or request hard copies of the consultation materials. No emails or telephone requests were received during the public consultation period; these methods of contact remain open to use as part of the Applicant's commitment to ongoing community involvement.

5. FEEDBACK ON THE PROPOSALS

- 5.1 The summary of feedback presented in this report is drawn from the stakeholder engagement and community consultation carried out between November 2025 and January 2025.

Feedback from Public Consultation- Feedback forms and online feedback

- 5.2 This section of the report focuses on the written feedback received during the period of public consultation, via paper and online feedback forms and emails to the project email address.

- 5.3 In total, 24 pieces of written feedback were received during the period of public consultation:

• Feedback forms submitted at the exhibition	22
• Feedback forms returned by post	2
• Feedback forms submitted online/via email	0
• Email feedback	0
• Email and telephone enquiries	0

Feedback form questions

- 5.4 A copy of the feedback form can be found in **Appendix 1e**. Aside from collecting contact details, the feedback form contained one question about local organisation membership, and three questions about the proposals. These questions were:

*Q1. On a scale of 1-5 (5 being strongly supportive and 1 being strongly opposed), to what extent do you support or oppose our plans to provide 34 genuinely affordable homes for young people aged 18-25 on unused land on Chapman Street, Gorton?
Please give a reason for your answer in the box below.*

*Q2. We propose upgrading the pedestrian route through the introduction of lighting and windows facing the pathway to enhance its appeal.
Do you support this and / or have any other suggestions to improve it?*

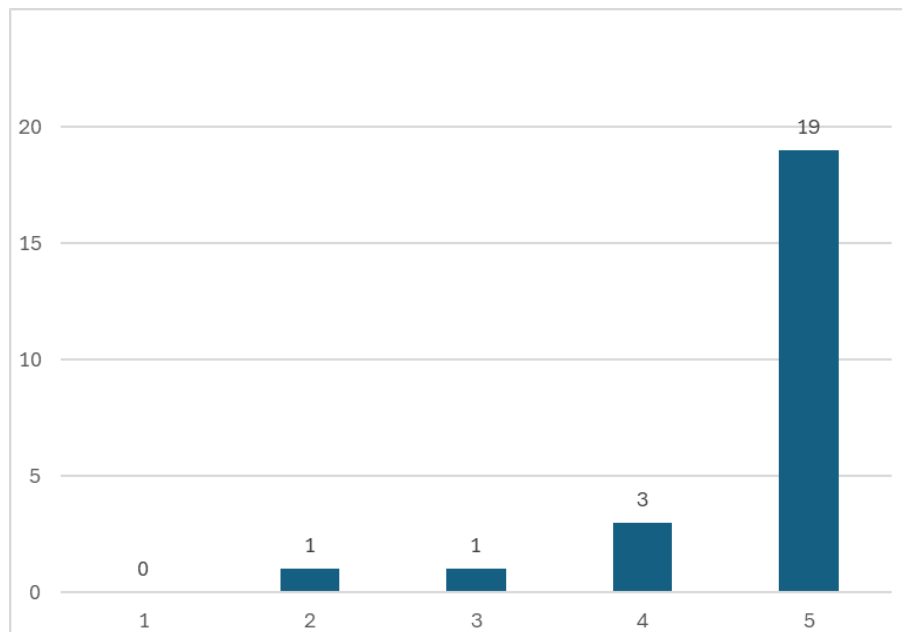
Q3. Have you any further feedback you would like us to take into account when finalising our plans?

Feedback form analysis

- 5.5 The main themes are identified below for each question, with comments from feedback forms included:

Q1. On a scale of 1-5 (5 being strongly supportive and 1 being strongly opposed), to what extent do you support or oppose our plans to provide 34 genuinely affordable homes for young people aged 18-25 on unused land on Chapman Street, Gorton?

Please give a reason for your answer in the box below.



As indicated by the graph above, there was overwhelming support for the provision of affordable homes for young people, with **22 of 24 (92%)** of respondents indicating they were **supportive or strongly supportive of the plans**.

Aspects commented on by this group of respondents were:

- Support for provision of affordable homes for young people
- Supporting young people's development, independence, wellbeing and safety
- Tackling youth homelessness
- Meeting a known local need
- Making good use of the current site
- Consideration needed for retention of trees on site

Concerns raised by two correspondents who were neutral/less supportive

- Tenure concerns
- Loss of green space/existing trees

Sample comments shown overleaf are produced verbatim, other than spelling amends made for clarity.

Q1. Sample responses

"I believe that this area should be made into affordable housing for the youth"

"Because I believe that people should be able to live in affordable housing"

"34 genuinely affordable homes would enable young people to call somewhere 'home'. This is so important because it gives young people an opportunity to have a good start in life."

"Young people should have access to housing especially whilst working"

"I feel young vulnerable people must have support to develop and thrive. Housing is an essential need"

"Accommodation needed"

"I work at the jobcentre so I am aware of how much need there is for this"

"It would prevent lots from being homeless, keeping more people safe"

"Community empowerment. Reduce rate of youth homelessness"

"This will support young people with accommodation and reduce homelessness"

"Many young adults find it difficult paying rent due to increased cost of living and securing of job. It will make it easier for them."

"Rent in a shared house - I'm paying £700/month. It might increase. If I can't afford I might be evicted"

"It's something that would help young adults save money"

"I believe this is a really good move as it might prevent homelessness and provide the younger generation be responsible for themselves from an early age"

"It will really help our children to be more independent and be determined to become serious in the community"

"It helps young people to get a foot on the ladder and gives them security/safety"

"I think it's good for the site to get a new purpose as it's an empty fly-tipping zone currently"

"This seems like a good use of unused land and will hopefully help some young people towards a happier future"

"I think there needs to be consideration of keeping the trees on the site though, rather than replanting. There aren't many with the new housing. Trees are good for privacy and acoustics too."

"Worried that they are only genuinely are trying to get on property ladder and not being purchased by private landlords"

"Getting rid of green space - keep trees!"

Q2. We propose upgrading the pedestrian route through the introduction of lighting and windows facing the pathway to enhance its appeal.

Do you support this and / or have any other suggestions to improve it?

21 of 25 (84%) of the respondents who answered this question specifically indicated they **supported this aspect of the proposal**. Safety considerations, maintenance, and the position/location of the entrance were mentioned within responses.

Q2. Sample responses

"Yes, support"

"I support this"

"Fully 100% to make it safer to cross the road"

"I support this idea as it would bring something unique to Gorton as well as taking care of everyone"

"Definitely to support safety"

"Yes I do support as long as it is safe for residents"

"Yes I do support this. Good infrastructure / more safer environment"

"I support it. Maybe having a communal green area too?"

"I support this, as long as it's not just in one place, other areas need better lighting."

"No idea"

"Yes that would be nice, as long as its kept clean and gardens maintained."

"Maybe entrance on other side opposite church?"

"The cross road corner is busy with traffic that cut the corner I suggest pushing the from entrance back a bit"

Q3. Have you any further feedback you would like us to take into account when finalising our plans?

17 of 25 (68%) of the respondents provided an answer to this question, with **12 of 17 (71%)** indicating they had nothing further they wished to be taken into account.

Aspects mentioned for consideration included Moon Carpets' car park, retention of trees/greenery, and keeping the community informed/making sure local residents were engaged with.

Q3. Sample responses

"None"

"No feedback right now in my mind, but yeah, it is a nice way to support youth"

"No further feedback"

"I think you've done great. It's a good proposal"

"Thank you to try to understand the current home-rent problem to young people because I was homeless once."

"Consider Moon car park more. It's quite bad carpark for fly tipping and illegal activity. Needs new lighting and buildings tidying up too, especially if vulnerable people will be living nearby. Most people walk this way to Tesco."

"Moon car parks??? How will this be considered?"

"Yes, please don't [unclear]. trees that are there they are only bit of greenery + good for everyone to see especially as seasons change foliage especially Autumn."

"Keep people updated and have their views heard"

"I would hope that the residents closest by have significant input and a chance to discuss the plans"

6. APPLICANT RESPONSE TO FEEDBACK

Themes	Applicant response
Design of the homes	
As these homes are for single people, how much space will each home have?	The homes have been designed to meet space that is suitable for single-person occupancy, ensuring comfortable living conditions for residents. It is important to remember that these homes are starter homes for young working professionals and that the homes provided will be for a period of between 1 – 5 years (max).
What outdoor space will there be for the residents to use?	The development includes a communal outdoor courtyard area. This will have seating, trees and other planting for the enjoyment of its residents.
Have you considered a different location for the entrance to the homes, or perhaps setting it back further from the crossroads?	The entrance has been situated in the centre of the southern boundary, fronting Cross Lane. This preserves the street scene along Cross Lane, which benefits from a continuous active frontage created by existing homes and businesses. Furthermore, the ground levels across the Site makes the centre of the southern boundary the optimal location for the entrance, allowing for a consistent ground level throughout.
Pedestrian walkway/safety	
As well as the proposed lighting of the walkway, will you be providing lighting in other areas around the site?	External lighting will also be provided in the communal outdoor courtyard area and next to each home's front door.
Ownership and Management of the homes	
Who will own the homes once built - Centrepont or Manchester City Council?	The homes will be owned and managed by Centrepont, not Manchester City Council.
Who will manage the homes once built?	Centrepont will be responsible for the tenancy management, including tenancy agreements and ensuring tenants comply with expected behavioural standards and house rules.
What are the arrangements to ensure tenants abide by their tenancy agreements?	Centrepont has a dedicated independent living operations team that will be working with its residents to ensure the highest standards are adhered to.

	<p>Centrepoint also has a wealth of experience to support any customer in the unexpected event that it is needed (for example, if a residents loses their job, then we will work with them, utilising our “Centrepoint works” team to help them find suitable employment).</p>
Who will be responsible for the maintenance and upkeep of the buildings and the external spaces?	<p>The external and communal areas will be maintained by Centrepoint to ensure a well-managed and safe environment for all residents. Centrepoint currently does this with the majority of its services throughout England.</p>
Eligibility	
Who will be eligible to be a tenant under the Independent Living Programme?	<p>The homes will be part of Centrepoint’s Independent Living Programme and will be available exclusively to young people aged 18-25 who are in employment, with rent capped at one-third of their gross annual salary. It will also be required that any eligible young person must have low or no support requirements. These independent living homes are NOT supported housing and Centrepoint will be strict on ensuring only those eligible can move in (otherwise we will be at risk of letting that young person down if they are not ready to live on their own).</p>
Will it be Centrepoint or Manchester City Council who decides on the allocation of homes to tenants?	<p>Centrepoint will oversee the allocation process and ensure that all tenants meet the eligibility criteria. Whilst Manchester City Council will maintain nomination rights of young people, they have to meet Centrepoint’s eligibility criteria.</p>
Construction Management	
How will construction traffic to the site and associated noise/dust be managed?	<p>A Construction Management Plan will be developed to minimise disruption, including controlled working hours and noise mitigation measures. Manchester City Council has strict construction hours and Centrepoint will be sure to abide by those regulations.</p>
Wildlife and landscaping	

What measures will you be taking to protect the existing wildlife and landscape from damage during the build?	Centrepoint will work with ecologists to ensure that construction activities minimise any potential harm to wildlife habitats. In previous developments, we have installed items such as bat boxes and will carefully monitor requirements and needs for this area also.
What are the plans for replacing trees/shrubs that are removed to enable the build? Why can't the existing trees be retained?	A total of 14 trees are to be removed due to proximity to the proposed building. To replace these, 10 trees will be planted in the courtyard with a further 6 trees around the building, resulting in a net increase of 2 trees
Integration with existing community	
How will the new community of young people be integrated into the established local community?	Centrepoint has organised community activities in the past with these types of developments. We would look to do similar events in the future with the local community at Chapman Street, also.
Will external spaces be accessible to existing residents of the local community as well as the new tenants?	The landscaping around the building will improve the site for both its residents and the existing residents / passers by. However, the communal courtyard space will be for Centrepoint's residents only.
Moon Carpet's car park	
Are you able to do anything to improve the nearby Moon Carpet's car park, which some respondents think needs tidying up and made safer?	As Centrepoint does not own or manage Moon Carpet's car park, unfortunately Centrepoint is unable to improve it.

7. CONCLUSION

- 7.1 This consultation has met the requirements laid out as part of the NPPF, the Localism Act, and Manchester City Council's Statement of Community Involvement.
- 7.2 The team has proactively sought to engage with local community stakeholders, immediate neighbours to the site and the wider community, with meetings and events held both to present the proposals and to gain feedback from those likely to be most directly affected.
- 7.3 Following the public consultation period, the Applicant and design team continued to review the scheme, particularly in relation to the security details of the site at its northern elevation. This has resulted in the north elevation being slightly amended from an open fence to a smart enclosed elevation. This is considered to eliminate any anti-social behaviour and provide a high degree of site security for future residents.
- 7.4 The Applicant remains committed to ongoing engagement with local residents and stakeholders as the application progresses through the planning process.

APPENDIX: CONSULTATION PROGRAMME MATERIALS

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- Appendix 1b. Stakeholder invitation to exhibition
- Appendix 1c. Website
- Appendix 1d. Public Consultation banners
- Appendix 1e. Feedback form

Appendix 1a. Mailing area and Community Invitation to Public Consultation



420 addresses



ENDING YOUTH HOMELESSNESS

CHANGING THE STORY WITH INDEPENDENT LIVING

Plans for affordable homes in Gorton for 18-25 year olds



Attend our drop in Public Consultation event

On Thursday 11th December from 4:30 pm to 7:30 pm

As part of our groundbreaking Independent Living Programme, we are excited to announce plans for 34 affordable homes on unused land on Chapman Street in Gorton.

More details overleaf

GET INVOLVED

Centrepont, the UK's leading youth homelessness charity, is dedicated to supporting young people and is campaigning to end youth homelessness by 2037. Each year, working with our partners, we assist nearly 14,000 young people across the country.

As part of our groundbreaking Independent Living Programme, we are excited to announce plans for 34 affordable homes on unused land on Chapman Street in Gorton. This innovative initiative is designed to provide secure, independent living homes for young people aged 18 to 25 who are employed, with rent contributions at just one-third of their gross annual salary.

We hope you can come to our public consultation drop-in event on Thursday 11th December, where members of our project team will be on hand to talk you through the plans, share more details, and answer your questions.

This development represents a significant step forward in our mission of empowering young people to achieve stability, independence, and a brighter future.

We look forward to meeting you.

If you are unable to attend or would like further information, please call 0800 689 5209, email info@chapmanstreet.co.uk or visit www.centrepont.org.uk/chapmanstreet

Public Exhibition

When

Thursday 11th December

From 4:30 pm to 7:30 pm

Where

Gorton Hub Atrium

27 Garratt Way M18 8HE



Gorton Hub Atrium

Appendix 1b. Stakeholder invitation to exhibition



Hi Alex

Ikhlas Ur-Rahman and Michael Fisher at Manchester City Council (MCC) have given me your email address as I'm supporting Centrepoint with their consultation for 34 genuinely affordable homes in Gorton for 18 to 25-year olds who are in employment.

It would be great if you could bring along some young people to our consultation event, details of which are:

When: Thursday 11 December
Time: Drop in between 4:30 and 7:30 pm
Where: Gorton Hub Atrium, 27 Garratt Way M18 8HE

I attach a copy of the newsletter promoting the consultation event for your information. Hard copies are being delivered around the proposed site which is disused land owned by MCC on Chapman Street.

Do let me know if you have any questions.

Kind regards

Isobel
On behalf of Centrepoint

Appendix 1c. Website

<https://centrepoin.org.uk/what-we-do/independent-living-programme/chapman-street>

 **ENDING YOUTH HOMELESSNESS**

[DONATE](#) [GET HELP](#) [Helpline 0800 800 0661](#)

[Do you need help?](#) [Ending youth homelessness](#) [What we do](#) [Support us](#) [Search](#)

CHAPMAN STREET CONSULTATION

READING TIME: 2 MINUTES

[Home](#) [What We Do](#) [Independent Living Programme](#) [Chapman Street Consultation](#)

Welcome to our Chapman Street page, where you can find out about our proposals for 34 new genuinely affordable homes on unused land in Chapman Street, Gorton, Manchester.

We are excited to announce our plans which are part of our ground breaking [Independent Living Programme](#). This innovative initiative is designed to provide secure, independent living homes for employed young people aged 18 to 25, with rent contributions at just one-third of their gross annual salary.

PUBLIC CONSULTATION

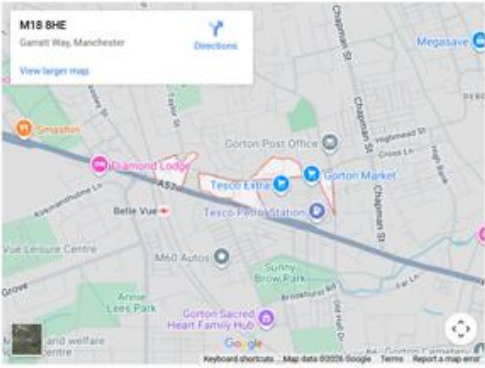
We are holding a public consultation event to share our plans with the local community before submitting a planning application to Manchester City Council.

PUBLIC EXHIBITION

When: 11 December 2025

Time: 4:30 pm to 7:30 pm

Where: Gorton Hub Atrium, 27 Garratt Way, Manchester M18 BHE



Please come along to see our proposals for Chapman Street which will be a significant step forward in our mission of empowering young people to achieve stability, independence, and a brighter future.

Members of our project team will be on hand to talk you through the plans, share more details, and answer any questions you may have. You can also give us feedback, either at the exhibition or online.

If you are unable to attend or would like further information, please call 0800 689 5209 or email: info@chapmanstreet.co.uk

FEEDBACK AND NEXT STEPS

Please view a copy of the banners displayed at the exhibition below.

We are keen to know what you think of our proposals – please click on the link to complete the online feedback form:

CENTREPOINT - CHAPMAN STREET CONSULTATION FEEDBACK



Online feedback will be open until 6 January 2026 (midnight).

We will use your feedback to help us review and finalise our plans, ahead of submitting a planning application to Manchester City Council.

KEEP ME UPDATED

We will update this webpage at different stages through the consultation process.

If you would like to register for updates, please email: info@chapmanstreet.co.uk

DISPLAY BANNERS



2.33 MB



SIGN UP TO HEAR FROM US

Stay up-to-date with the latest news and developments from Centrepoint.

Email address

SIGN UP



ENDING YOUTH
HOMELESSNESS

BACK TO TOP



Appendix 1d. Public Consultation banners



CENTRE POINT

ENDING YOUTH HOMELESSNESS

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WELCOME TO OUR PUBLIC EXHIBITION



CHANGING THE STORY WITH INDEPENDENT LIVING
Plans for genuinely affordable homes in Gorton for 18-25 year olds in work.

Working in partnership with Manchester City Council, the plans are part of Centrepoint's groundbreaking Independent Living Programme which aims to provide independent homes for young people aged 18 to 25 who are employed, with rent contributions 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 questions 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:





CENTRE POINT

ENDING YOUTH HOMELESSNESS

SITE OVERVIEW



The site is bounded by Chapman Street to the east, Carfax Street to the west, a pedestrian route to the north and Cross Lane to the south.

The site, disused land in Gorton, is well-located, being within easy walking distance of Tesco Extra, Gorton Market and a medical centre, as well as on several bus routes, and 3 miles from the centre of Manchester.

We propose upgrading the pedestrian route through the introduction of lighting and windows facing the pathway to enhance its appeal.






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E: INFO@CHAPMANSTREET.CO.UK
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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.

Centrepoint 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.



"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 negotiated a lease for the land at Chapman Street from Manchester City Council (MCC). This will help MCC deliver 34 more genuinely affordable homes for young people.

To qualify for a tenancy a young person will:

- Be aged 18-25
- Have lived successfully within supported accommodation or is at immediate risk of homelessness
- Be in full-time employment, or has undertaken a registered apprenticeship
- Have no embedded or complex support needs

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

Our proposals for this unused site include:



34 genuinely affordable self-contained homes



Internal store for 34 bicycles



Car-free development



Communal room



Communal outdoor courtyard area

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LANDSCAPING



Our proposed two-storey building will be surrounded by attractive landscaping and have a communal courtyard area for tenants.

12 trees are to be planted in the courtyard to provide shade, habitat for wildlife and visual interest.

6 trees are to be planted around the building, together with shrubs and other landscaping to provide privacy for tenants and an attractive setting. The new trees will replace the 14 which will be removed.



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CONSTRUCTION MANAGEMENT



Centrepont is committed to being a good neighbour during construction. A Construction Management Plan will be agreed with Manchester City 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 AND NEXT STEPS



Thank you for coming today. Please let us know your thoughts by filling out a feedback form

Our consultation banners can be downloaded from www.centrepoin.org.uk/chapmanstreet for information and for anyone unable to attend our event.

We have provided feedback forms on tables around the Atrium. Do tell us your views about the proposals, before we submit our planning application to Manchester City Council.

Alternatively, you can email your comments directly to us via the email address or you can submit feedback online via our project webpage (details below). Please send your feedback to us by **Tuesday 6th January 2026**.

Scan me to leave feedback:



What happens next?

[Indicative Timeline]



T: 0800 689 5209
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Appendix 1e. Feedback form

YOUR FEEDBACK

CENTRE POINT

ENDING YOUTH HOMELESSNESS

Thank you for taking the time to view our proposals for Chapman Street, Gorton. Please take a few minutes to complete the following questionnaire and share your thoughts.

About you

Name:

Address:

Post code:

Email:

☐ Please tick if you would like to be kept updated about the proposals via email

Are you part of a local community group, if so, which one?

If you prefer to complete this survey online, go to www.centrepoin.org.uk/chapmanstreet and click on the survey link.

Alternatively scan me

The deadline for feedback is Tuesday 6th January 2026.

Please turn over

Q1. On a scale of 1 – 5 (5 being strongly supportive and 1 being strongly opposed), to what extent do you support or oppose our plans to provide 34 genuinely affordable homes for young people aged 18-25 on unused land on Chapman Street, Gorton?

1

Strongly opposed

2

3

4

5

Strongly supportive

Please give a reason for your answer in the box below.

Q2. We propose upgrading the pedestrian route through the introduction of lighting and windows facing the pathway to enhance its appeal.

Do you support this and / or have any other suggestions to improve it?

Q3. Have you any further feedback you would like us to take into account when finalising our plans?

Thank you for taking the time to give us feedback on our proposals.

Please return your completed form to a member of the project team or return to us by Tuesday 6th January 2026.

By email: info@chapmanstreet.co.uk

By post: Freepost CONSULTATION REPLY (no stamp required)

Via our website: www.centrepoin.org.uk/chapmanstreet

Your details are being collected by Marengo Communications Limited, on behalf of Centrepoint in regard to the above proposals. To opt out from receiving updates, email info@chapmanstreet.co.uk. To find out more about how we will handle your information, please read our Privacy Notice at www.marengocomms.com/privacy. A hard copy is available upon request.