

KING'S CROSS NEIGHBOURHOOD CENTRE

REDEVELOPMENT PROPOSAL



KINGS CROSS - BRUNSWICK
NEIGHBOURHOOD ASSOCIATION



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WHO WE ARE

The King's Cross Brunswick Neighbourhood Association© is a voluntary organisation with three community centres and has a multi-disciplinary staff team working to improve the quality of life for all sections of the community in the King's Cross and Brunswick area of Camden.

We have been been tackling inequality, creating opportunities and transforming lives for over 44 years.

Recognised and trusted by local residents, we provide a broad range of services for all sections of the community, supporting 1,200+ residents every year.

- Tackling Inequality
- Creating Opportunities
- Transforming Lives

31,523
community
interactions

907

members from
Bangladeshi, Somali,
Chinese and Afghan
refugee members
supported

569

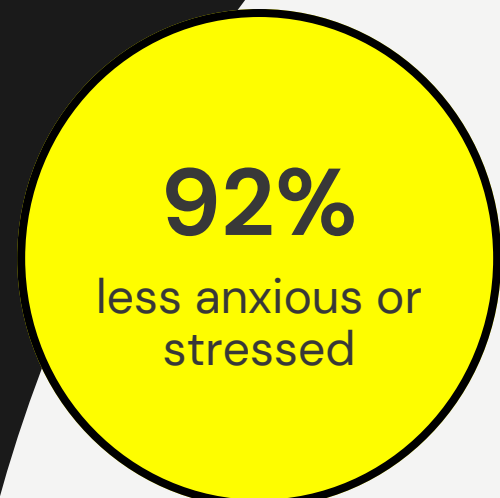
members aged over
60 years of age from
diverse communities
supported

577

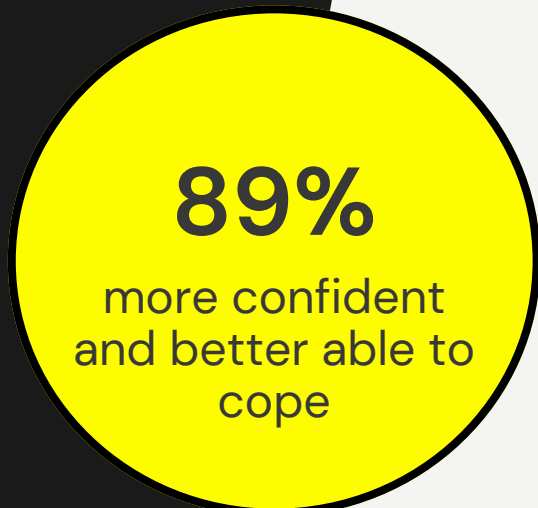
young people aged
between 10-23 years of
age from diverse
communities
supported with centre
based activities

OUR IMPACT

We know what we do works well. In our recent satisfaction survey, our members tell us the positive impact attending KCB activities has for them, reflected in a 95% satisfaction rating.



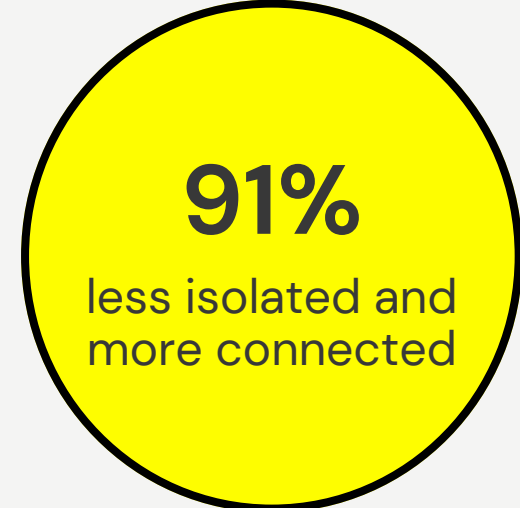
"I really enjoy coming to the centre as I know that I got the help I need"



"there's always someone available to point me in the right direction"



"my needs and issues were understood"



KING'S CROSS



King's Cross is one of the largest and most successful redevelopments in London. Over the past 20 years, what was an underused industrial site has been transformed and rejuvenated with new streets, squares and parks, homes, shops, offices, galleries, bars, restaurants, schools, and even a university.

At a cost of over £3 billion and with more than 2000 new homes the area has changed considerably.

The historic Coal Drops have been redeveloped as a unique shopping destination and companies such as Google, Facebook, Universal Music and Havas have chosen to locate here.

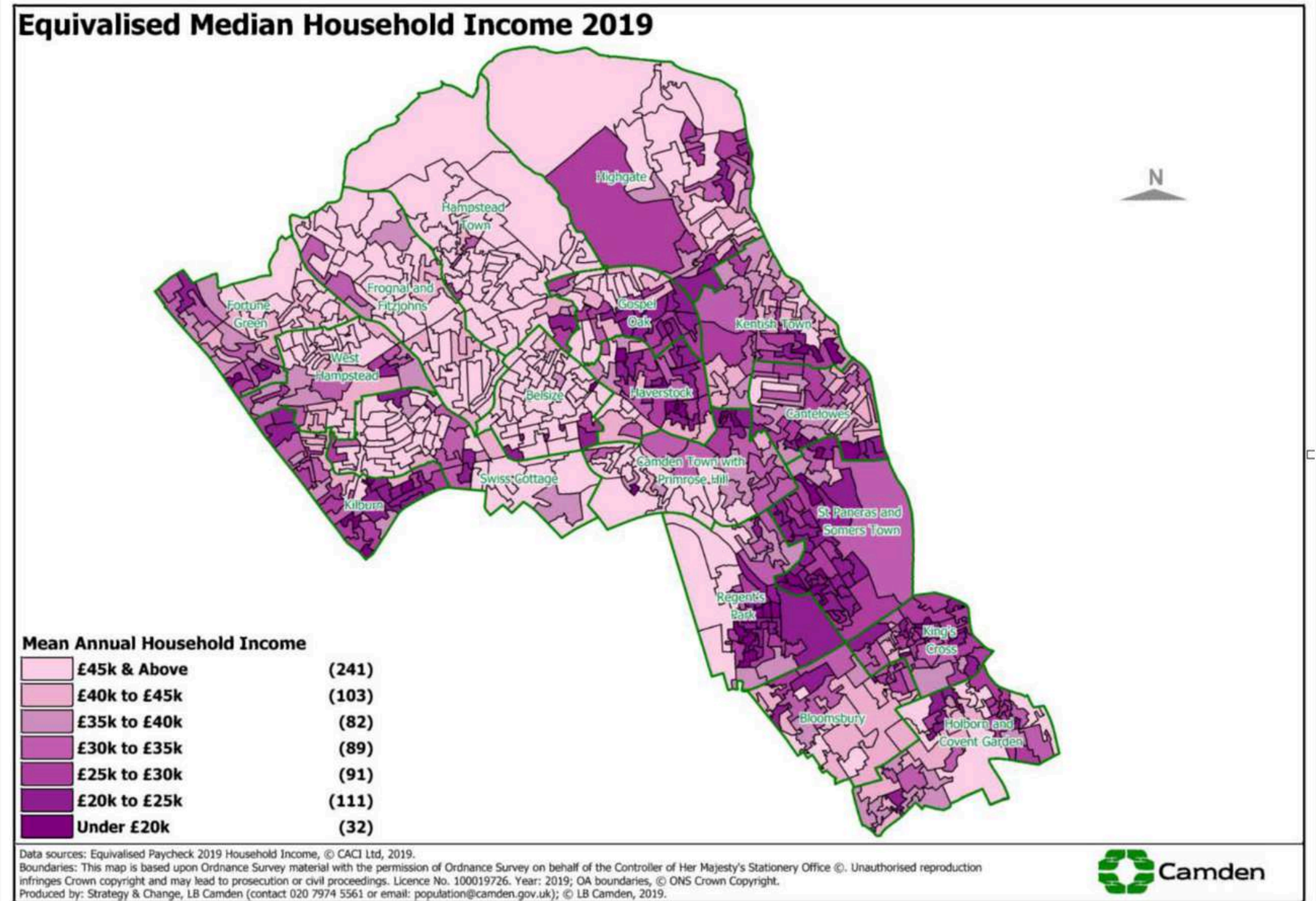
New public streets, squares and gardens have opened, among them Granary Square with its spectacular fountains, Lewis Cubitt Park, Lewis Cubitt Square and Gasholder Park. King's Cross is now a much-loved part of London and a popular destination for locals and visitors from further afield.



KING'S CROSS

But behind this glossy new outlook, expensive housing and shopping destinations it remains an area of extreme disparity.

There is a concentration of households with lower median household incomes in King's Cross ward, indicating that 34.7% of children in King's Cross ward live in poverty.



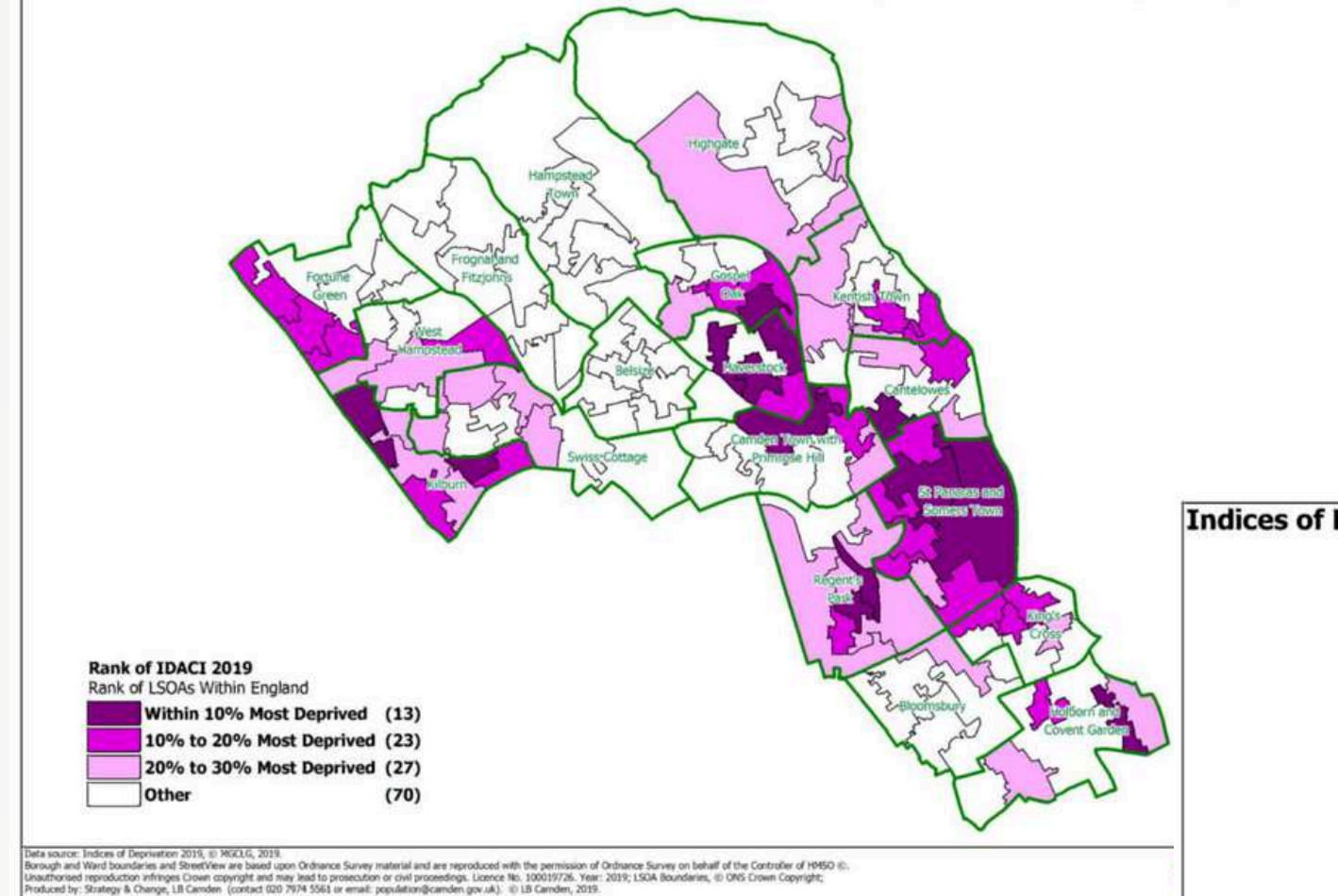
KING'S CROSS

The Indices of Deprivation highlights that the area is home to hotspots of deprivation, with many households left behind and excluded from this regeneration.

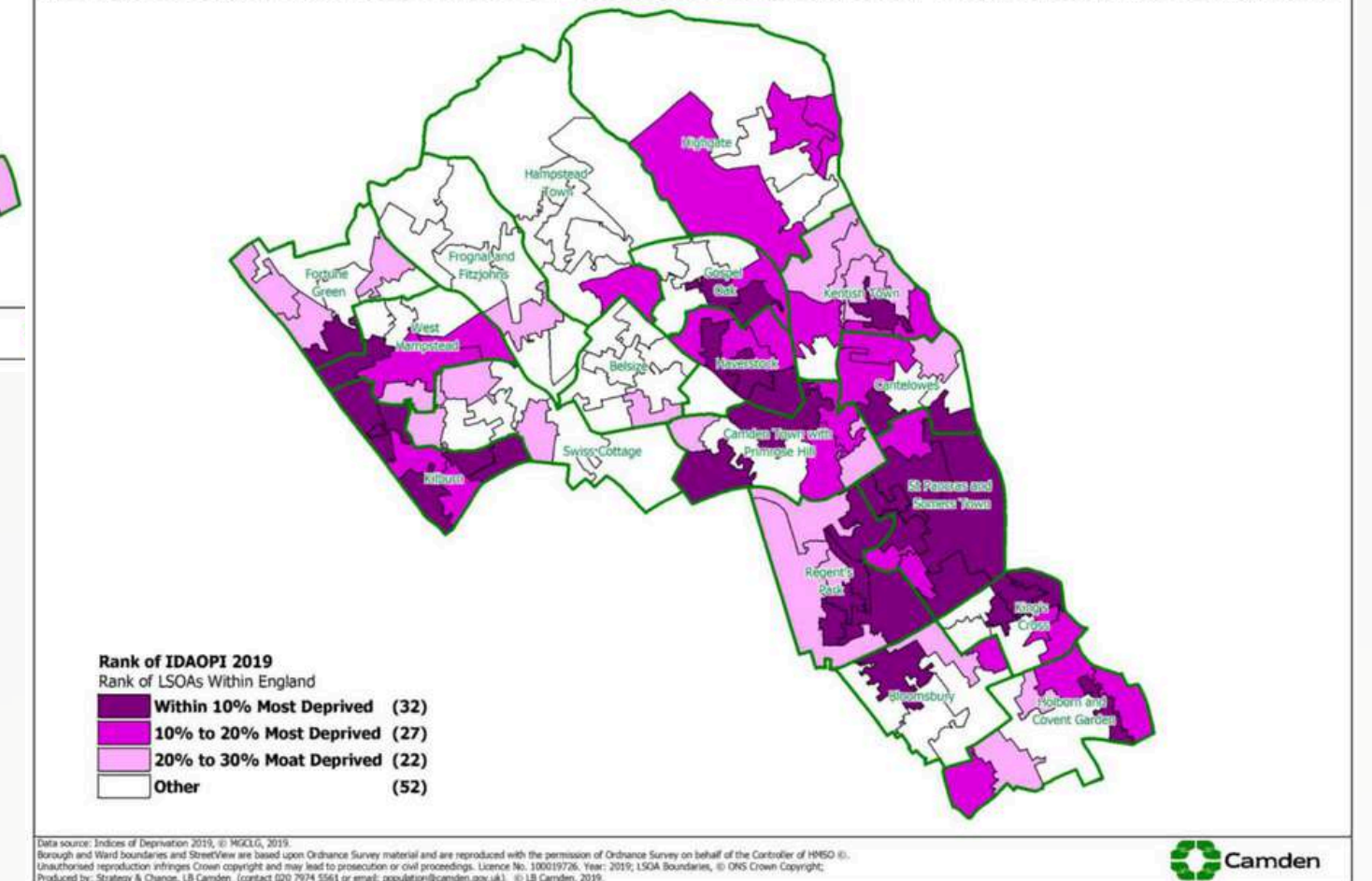
This is highlighted by 8 areas classified as Lower Super Output Areas (LSOAs) on the Indices of Deprivation.

3 of the 8 King's Cross LSOAs fall within the 20% most deprived in England on the Income Deprivation Affecting Children Index (IDACI) Rank and 3 out of the 8 LSOAs fall within the 4% most deprived in England on the Income Deprivation Affecting Older People Index (IDAOPi).

Indices of Deprivation 2019: Income Deprivation Affecting Children Index (IDACI) Rank



Indices of Deprivation 2019: Income Deprivation Affecting Older People Index (IDAOPi) Rank

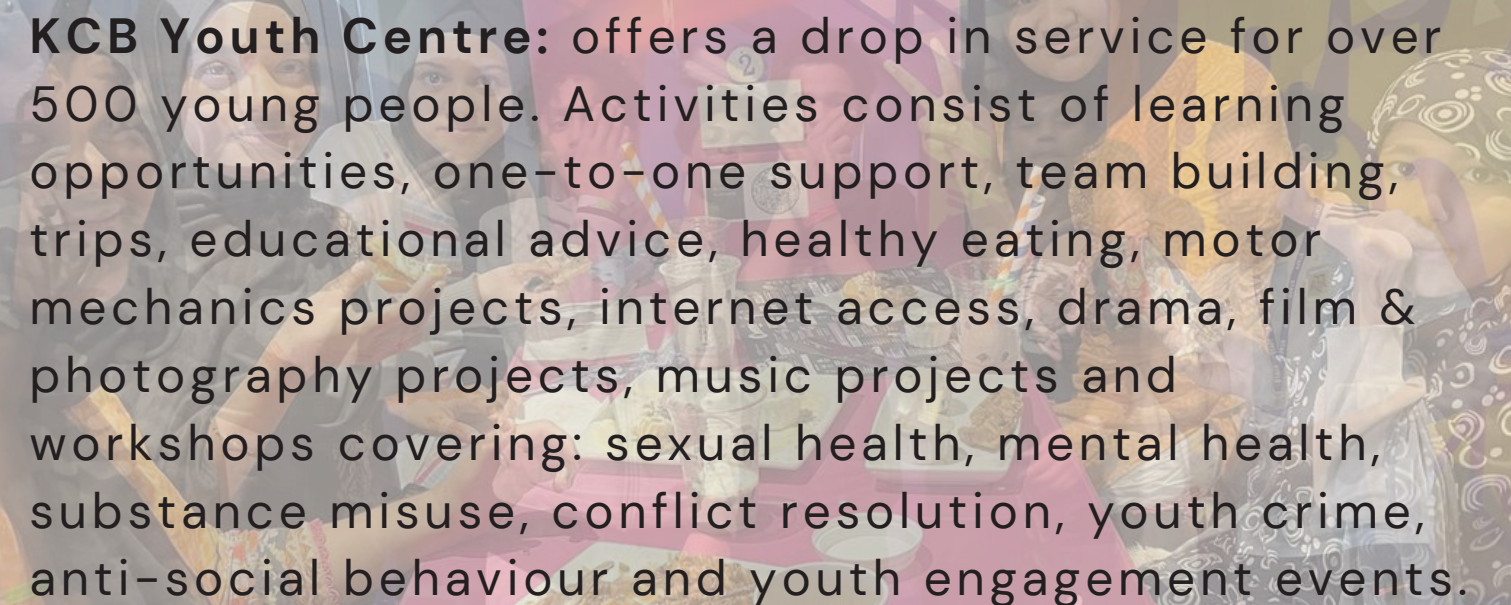


KING'S CROSS NEIGHBOURHOOD CENTRE

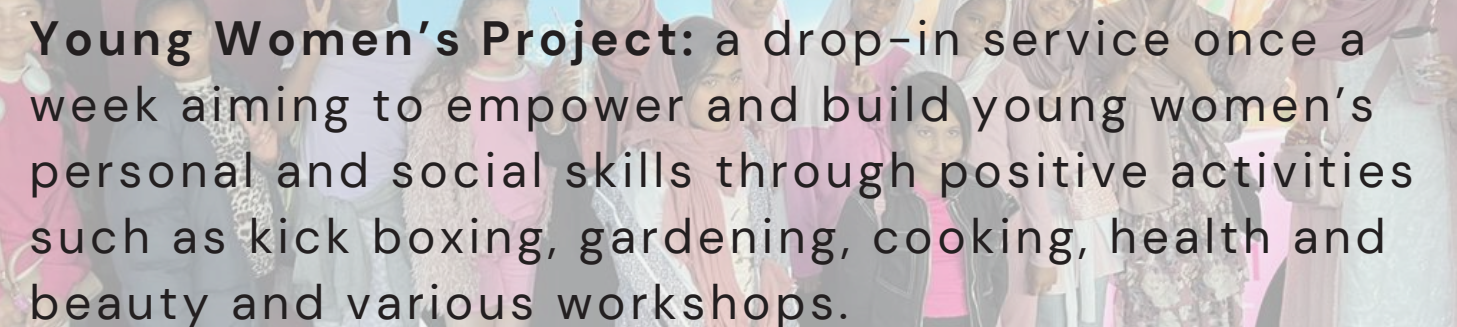
At the heart of these areas lies the King's Cross Neighbourhood Centre, a community space run by King's Cross Brunswick Neighbourhood Association.

The Centre is home to the KCB Youth Project, offering young people the opportunity to take part in positive activities, in a safe and secure environment, providing them with the support they need to navigate the challenges they face in their daily lives and to make positive life choices that support their education and learning that they might not otherwise make.

Both youth and community activities take place at the centre, which in its current state, is far from ideal in terms of delivering quality services which are 'fit for purpose' in a deprived neighbourhood.



KCB Youth Centre: offers a drop in service for over 500 young people. Activities consist of learning opportunities, one-to-one support, team building, trips, educational advice, healthy eating, motor mechanics projects, internet access, drama, film & photography projects, music projects and workshops covering: sexual health, mental health, substance misuse, conflict resolution, youth crime, anti-social behaviour and youth engagement events.



Young Women's Project: a drop-in service once a week aiming to empower and build young women's personal and social skills through positive activities such as kick boxing, gardening, cooking, health and beauty and various workshops.

With high levels of deprivation and low income employment experienced amongst the families we support, many of our member's, particularly those who fail to excel academically, are denied the chance to recognise their potential or develop the life skills and aspiration needed in their formative years to make positive life choices.

The pressures of social media, perceived measures of success and lack of role models often leads many young people to make choices that put them at risk. Knife crime, criminality, gangs, alcohol and drug abuse are ever present pressures that they face in their daily lives.

Giving young people hope, confidence and building their aspirations is critical to improving their life chances.

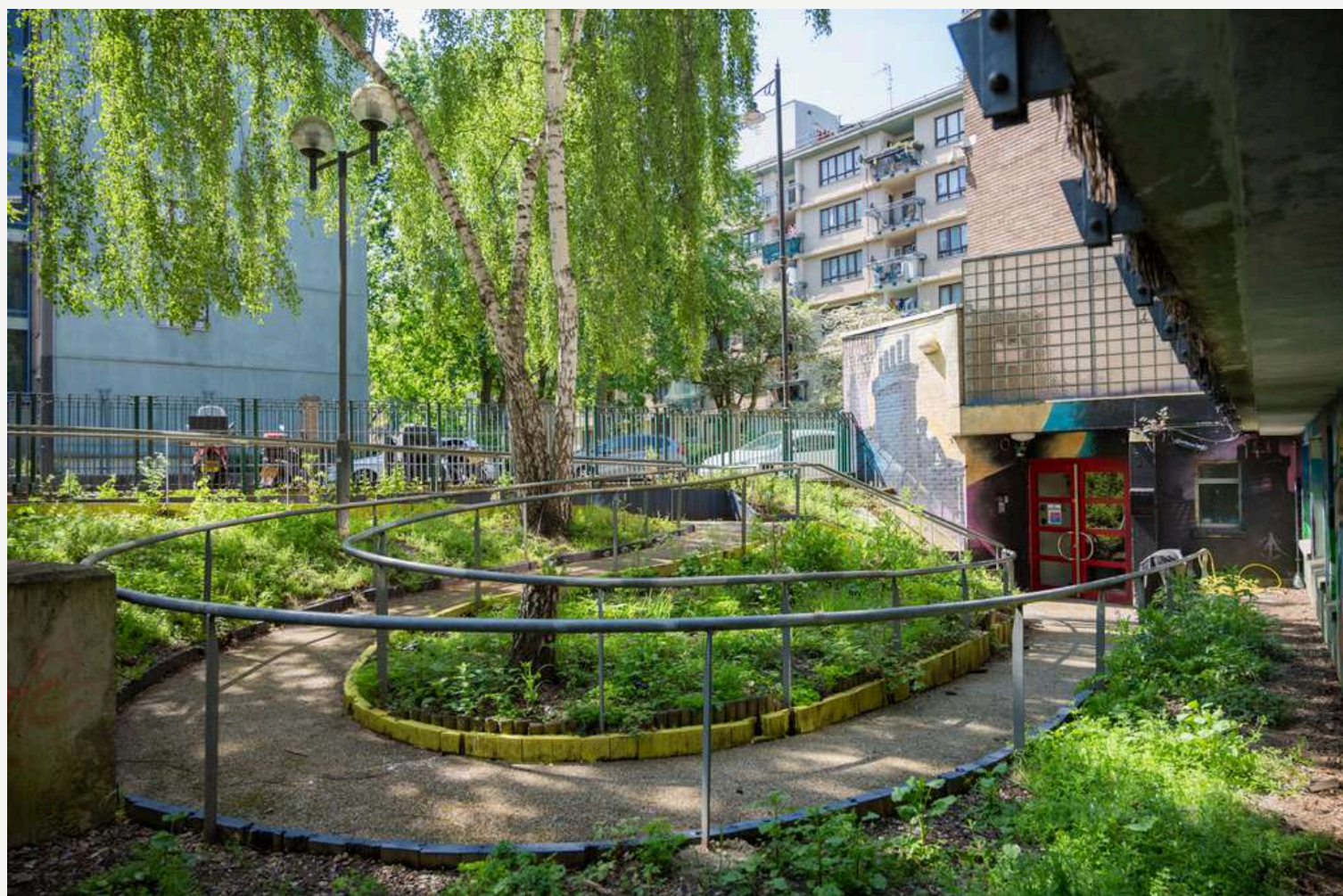
We are hampered in this aim by the poor state and delapidation of our King's Cross Neighbourhood Centre. Not only does it limit the work we can do and the number of young people we can support at any given time, it amplifies a feeling of 'them and us' that the young people experience – comparing the glitzy new King's Cross Central buildings, expensive shopping malls and high value homes to their day to day reality of poor quality over crowded housing, poverty and limited employment opportunities.

We know our young people deserve better.

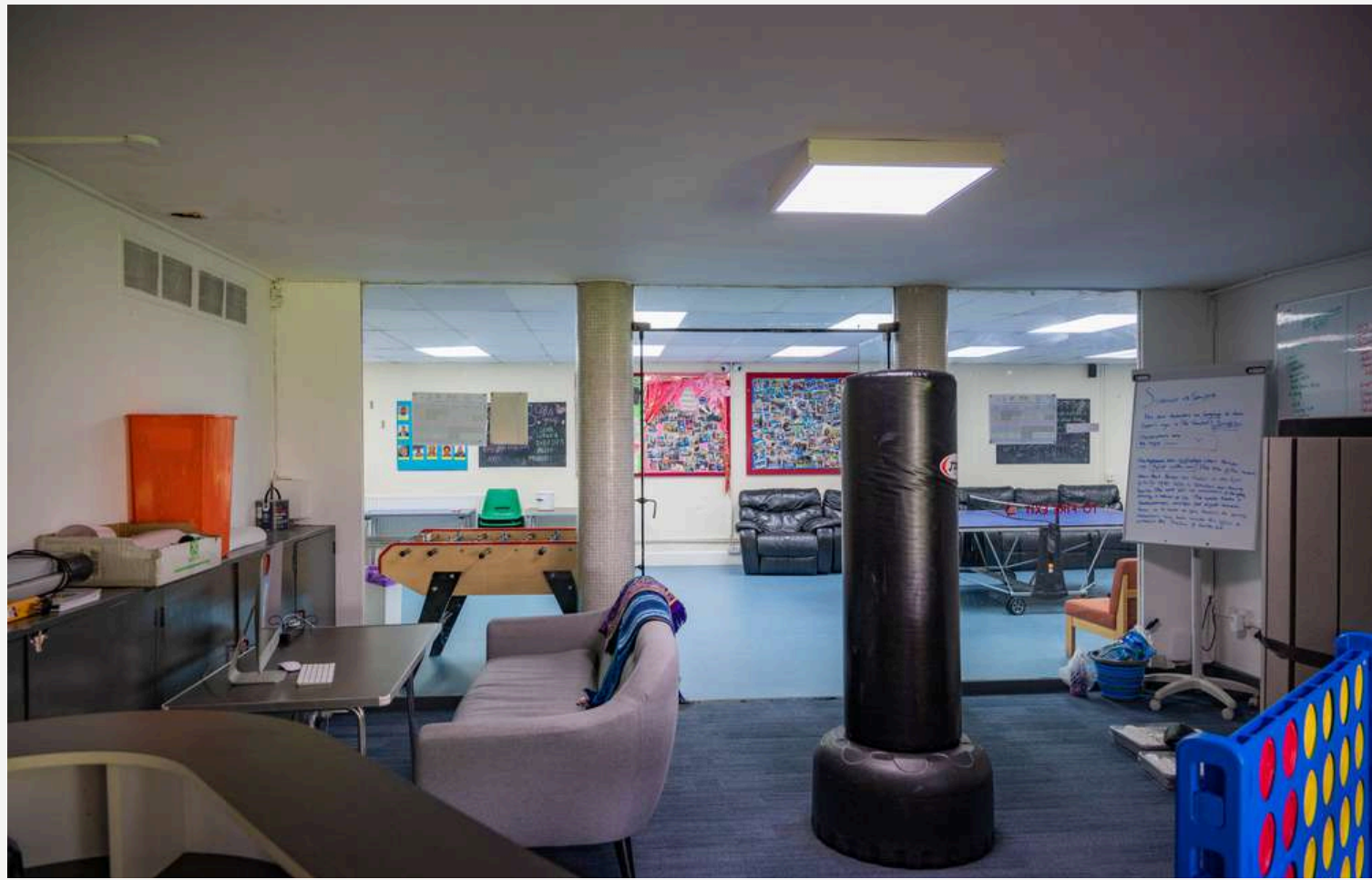
We know we can achieve more with a high quality refurbishment of the King's Cross Neighbourhood Centre.



OUTSIDE



INSIDE



OUR PLANS

Our intention is to develop and expand the current facility utilising sustainable models of best practice in the design of a community hub.

The centre will be completed using a design approach to create multipurpose facilities that inspire a sense of pride and ownership by the community.

The new and improved 'hub' will enable us to bring together various community groups, organisations and service providers, creating a buzzing community hub through opening up the centre to as many local people and groups as funding allows.

OUR GOALS

OFFICES

Provide an office base for KCBNA's youth team, Somali and Chinese community workers and volunteers.

COMMUNITY

Increased access for KCBNA'S Older People's and Minority Community Projects to utilise facilities for community activities and intergenerational services.

IT ROOM

Local community groups, local schools and colleges will be able to use the facilities and utilise the resources.

MEDIA & ART

Local primary schools and community groups such as Age UK will have access to the Art, Music and Media room.

MEETING ROOMS

Used by local tenants associations, forums and networks for meetings, community consultation events and training activities.

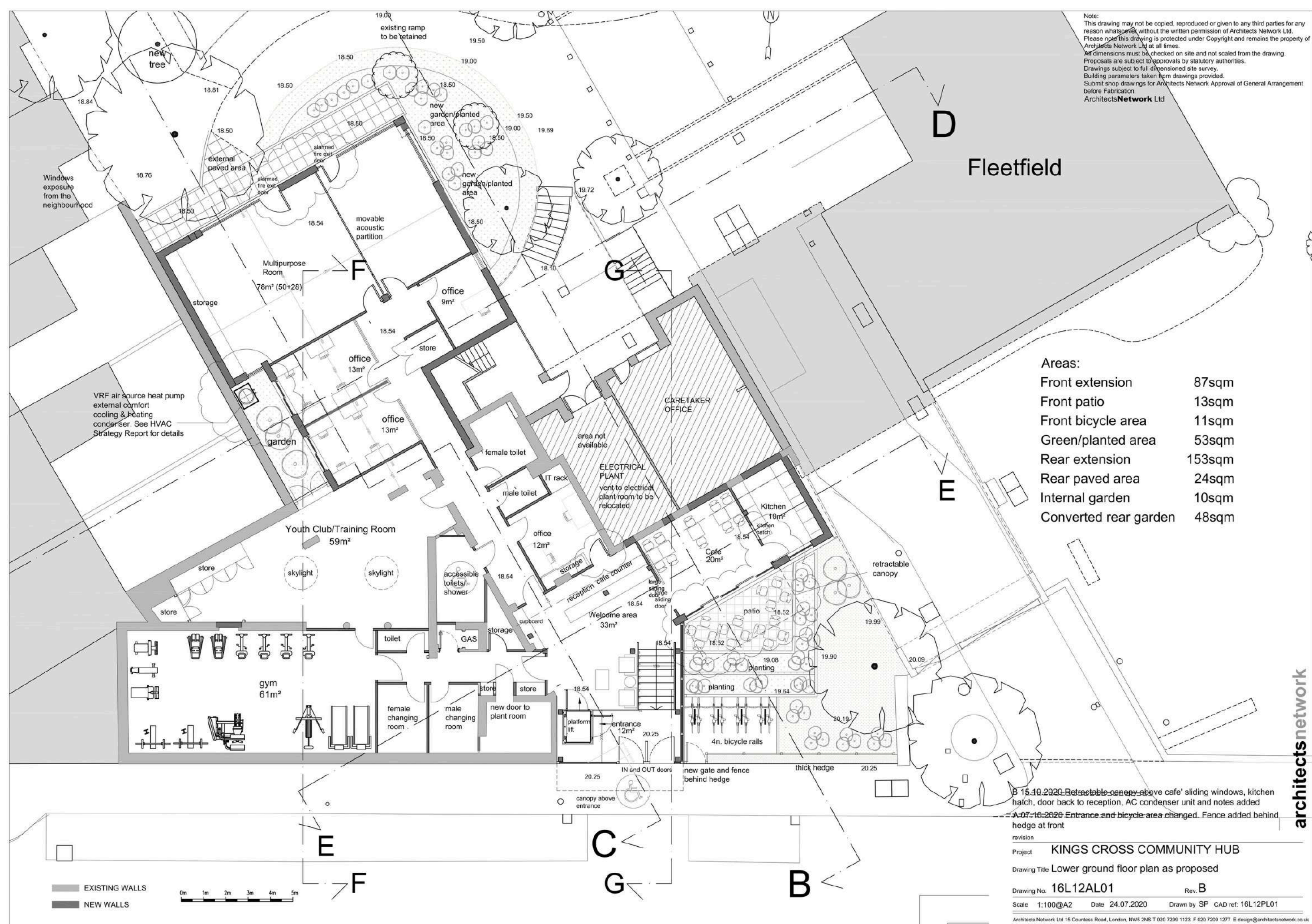
GYM

Local community groups will be able to use the gym facilities for a range of activities such as Tai-Chi, Yoga and gentle chair exercise for the over 50's.

50%

more young people
and diverse
communities
supported through
multipurpose spaces
for group activities
and drop in sessions

SITE PLAN

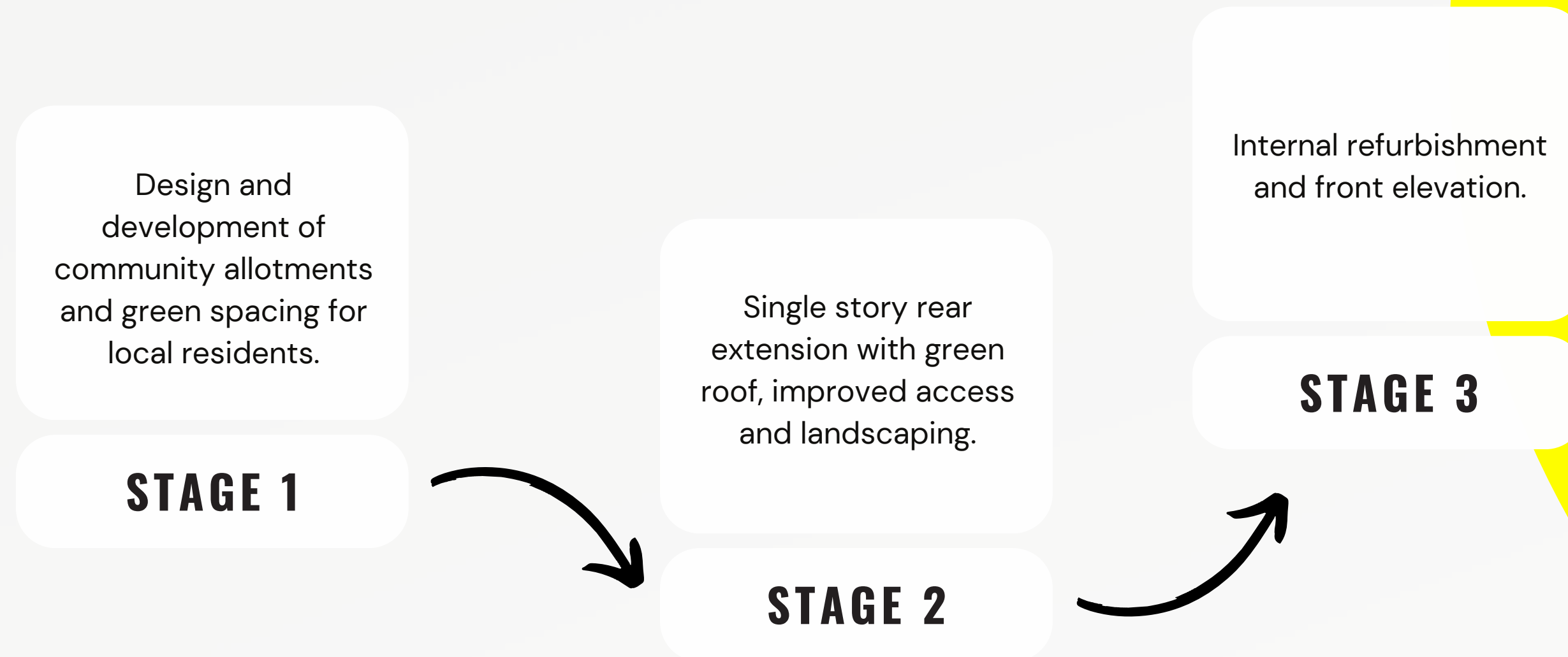


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STAGES

Our plans have been divided into three stages in order to ensure continued access for young people, maximise benefits and minimise disruption for the wider community.



STAGE 1





STAGE 2



STAGE 3

WE NOW NEED YOUR HELP

01

02

03

04

STAGE 1

We are currently working with the local community at the consultation and design stage.

Funding Secured

STAGE 2

Construction
£850,900
Professional fees
£176,400

Stage 2 costs
£1,027,300

STAGE 3

Construction
£1,144,800
Professional fees
£225,000

Stage 3 costs
£1,369,800

TOTAL COST

Total project costs
£2,397,100
VAT £539,300
Contingency £299,400

Total Required
£3,235,800

THANK YOU

If you are interested in hearing more about our capital project or would like to consider a donation please get in touch for more details.

We would love to explain in more detail the need for this project and the benefits it will bring to King's Cross residents or show you around the Centre.

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