

Kentish Town Community Centre
Connecting and inspiring Kentish Town

Annual Report
2006/7



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CHAIR'S REPORT

It has been a year of truly exciting development for what is still a relatively new community centre (opened Spring 2004). Thanks to our hardworking Centre Manager, Justina Forristal, we are now a vastly more sophisticated and secure operation than we were when she joined us in October 2005. In the following pages you can read the details of the story of our growth and maturation during 2006-7. Please don't miss the 56% increase in the numbers coming through the door and the near doubling of our annual income and expenditure. Justina, you're a star!

The creativity and dedication of KTCC's trustees must also be acknowledged when taking stock of 2006-7. Attendance at our regular meetings was (and continues to be) virtually 100%, and everyone participates in decisions. The board has a great mix of skills and experience and is generously supported by co-opted experts and advisers in particular areas. But we are not yet perfect, so if anyone reading this has experience in managing a small business, or in human resources, or in IT, why not consider joining us as an adviser or a trustee? Our meetings are enjoyable . as you might guess from the photo of us on the front cover, taken during the break at a recent trustees meeting.

Much of our time and energy during 2006-7 was consumed by ensuring that KTCC got included in the local authority's allocation of core funding to community centres for the next three-year cycle. When, in June 2006, the local authority decided to postpone their timetable on this decision by six months, they extended their funding of existing beneficiaries to tide them over for that six months. But as newcomers we were left with an unexpected funding gap of six months and with increased financial uncertainty. From July 2006 to March 2007, therefore, we were necessarily engaged in lobbying Camden Councillors and officers by every means we could devise. Fortunately we succeeded. In March 2007, the London Borough of Camden informed us that after mulling it over for eight months(!), they had decided to fund the six-month gap between our then-current funding and the revised timing of their next allocation. Soon after, in June 2007, we got the news that we had been awarded enough to fund our Manager's salary until March 2011.

Faced with that protracted core-funding challenge, we had no choice but to make 2006-7 a year of unremitting publicity and public relations campaigns. We had calling cards printed, we booked the mayor, we cultivated journalists, we wrote press releases, and we left no dog show, carnival or neighbourhood event unattended. Since June 2006 we have thus raised our profile from being completely unknown to being referred to in a recent letter to the *Camden New Journal* by Executive Member Cllr John Bryant as ~~the~~ the extremely popular Kentish Town Community Centre.

We were greatly assisted in our attention-seeking strategy by being included in Open House London . the annual architectural weekend in September where London's 600 most interesting buildings open their doors to the public. One trustee noted with pleasure that KTCC's entry in the Open House catalogue was bigger than that of Kenwood House and the King's Library (the next two in the list). KTCC was inaugurated as a gallery space that weekend by two architecture-related exhibitions: one a series of photographic portraits paired with shots of the individuals' built environments, the other a historical exhibition about Victorian public baths, including Kentish Town Baths. Our offerings for Open House London made the *Evening Standard* as well as the local newspapers, and more than 250 people visited KTCC that weekend.

Another priority in 2006-7 has been our desire to enlarge the building in order to meet increased local demand for activities and to provide increased financial sustainability for the organisation. There have been calls for a dedicated youth space in Kentish Town since 1994, and this unwavering and as yet unmet local demand is at the core of our desire to expand. Additionally, if we could accommodate more staff, increase our IT and kitchen facilities and provide more activities, we could achieve the economies of scale that are crucial in an increasingly competitive funding environment. Throughout 2006-7 we therefore worked closely with the architect Megan Williams, who produced an ingenious and stunning design for expanding the building to meet local needs. We consulted intensively with over 500 people in our local community, and in April 2007 we submitted an application to the Big Lottery for the money to build it. Watch this space!

Cathy Crawford
Chair, Kentish Town Community Centre

WHO WE ARE

Kentish Town Community Centre *connecting and inspiring Kentish Town*

The mission of the Kentish Town Community Centre is to provide a hub for the whole community to create and take part in a range of positive activities.

The building

The Kentish Town Community Centre (KTCC) is an attractive, modern building in Kentish Town comprising a large hall which can be effectively divided into two separate rooms for events and training, a 4-station IT suite, a fully equipped crèche area, an outdoor play space for the Under 5s, a small advice surgery, a modern kitchen and full disabled access.

The building is used by a wide range of people from birth to 90+ and from many different ethnic backgrounds. From April 2006. March 2007 over 12,500 people came to the centre for an activity, party or meeting events . a 56% increase on the previous 12 months!

This increase in demand means that in our third year of operation, we are increasingly unable to meet the demand for bookings for activities and community events. This meant that the expansion of the size and capacity of the Centre became a very high priority for staff and trustees in 2006/7. We carried out extensive consultation with our users, neighbours, key partners and those living in the local area asking over 500 people what they felt about current services and plans to extend the Centre. The results of this consultation showed overwhelming support for increased community space, a need for dedicated youth services and value for the role the Community Centre has in Kentish Town. We have therefore, with much help from our architect Megan Williams of archworks and our dedicated volunteers on the Premises Working Group, submitted a full planning application to the London Borough of Camden and a funding application for £500,000 to the Big Lottery's Community Buildings Fund. The plans for the expansion of the building include a second storey over the existing hall which will become a dedicated youth space, an extension to the front of the building to provide increased project space, and increased floor space for the kitchen and IT room.

The Kentish Town Community Centre is a company limited by guarantee (Company number: 5020050) and registered as a charity with the Charity Commission, registered charity number: 1104278.

The people

Trustees

The Kentish Town Community Centre is an independent charity managed by a board of Trustees. During the year from March 2006 to April 2007 the following people served as Trustees:

Ahmed Yusuf Mohamed
Aurea Fenty
Annabella Keegan (resigned 6th July 2006)
Carol Delaney (resigned 16th September 2006)
Cathy Crawford
Deirdre Krymer (elected 16th September 2006)
Derek Jarman (resigned 16th September 2006)
James Tang
Jerry Williams
Micheline Lobjois
Ella Curtis (resigned 6th July 2006)
Ruairi McAleese
Wendy Munro
Matthew Peltier (elected 16th September 2006)
Bankole Ojo (elected 16th September 2006)

Co-opted Committee Members

Mollie Bickerstaffe (Employment)
John Hill (Premises)
Stephen Kapos (Premises)
Alison Johnson (Finance)

Staff

Manager: Justina Forristal.

Administrative Assistant: Shafia Begam left KTCC on 20th February 2007 after a year and four months service. Samantha Emmerson-McAuliffe was appointed to the post in March 2007.

Little Stars Under 5s Drop-In Workers: Shelagh O'Gorman is our Drop-In Co-ordinator and Nuru Keba, the Drop-In Assistant.

Caretaker: Michael Murphy left the organisation at the end of March 2007 and Matthew Okeh continued to help with caretaking and cleaning duties whilst more permanent arrangements were put in place.

Volunteers

Paul Grindle and Mary Harrington both started in January 2007 as volunteer Administrative Assistants / Receptionists. They each work one day per week.

Joseph Newis and Kate Dornan volunteered their time and skill to give weekly piano lessons.

Many volunteers have helped us throughout the year with events such as the London Open House Weekend, the Mosaic Project and the Spring Fayre -- John McHugh, Polly Dickerson & Greg Sebepos-Rogers, Sarah Graham, Sophie Mustoe, Ethel Horacek, Nuray and Ayda Keba, Diane Thorne, Bella Keegan and many more.

Jo Crease began attending KTCC board meetings as a prospective trustee in March 2007.

REVIEW OF THE YEAR

April 2006 to March 2007

Activities

- **Advice**

KTCC hosted a number of advice services covering a wide range of issues.

- Hopscotch Asian Women's Service continued to provide weekly housing and benefits advice sessions for local Bangladeshi families,
- the Association for Camden Council Leaseholders held advice sessions for local leaseholders,
- SureStart provided housing and welfare benefits advice for families with children aged five and under, and
- Local Councillors continued to provide monthly surgeries for Camden residents.

- **Youth**

In 2006/7 opportunities for young people at the Centre increased considerably.

- In partnership with the Caversham Transitions Project for 8 - 13 year olds, we developed a weekly Computer Club and provided activities such as cooking, drama and arts for girls at the Caversham Girls Group.
- With a grant from the Youth Opportunities Fund, we were able to buy high-tech digital music equipment for a DJ and music project for local boys aged 13 - 15. This equipment is now available for future community projects.
- Workshops on Motorcycle Mechanics were held for 13 - 19 year olds,
- A Non-Contact Kick Boxing class was well attended by 12 - 16 year olds
- A Somali Supplementary School was established on Saturday mornings.
- In the summer months of 2006, BIG MOVES ran an ambitious theatre project at KTCC which involved young people in the writing, directing and performance of a musical which attracted an audience of 140 at the Jackson's Lane theatre in Highgate.

- **Under Fives and their parents/carers**

- The Little Stars Drop-In was open for 3 sessions each week, offering a creative play space and advice and guidance for local families.
- We also hosted a specialised service for families with young children with additional-needs children.

- The Toy Library at the Community Centre continues to attract large numbers of local families who are able to borrow high-quality toys for just a £1 joining fee.
 - Kentish Town Library relocated their very popular Rhyme Time sessions during the refurbishment of the Kentish Town Library.
 - Ante-natal Yoga classes were offered to local pregnant women.
 - SureStart held parenting classes, baby massage classes and First Aid for Parents at the Community Centre.
- **Adults**
 - For the over 50s KTCC has a fantastic group for knitting, sewing and crochet called Chatty Crafts, a massage group and a board games club.
 - Drama classes for beginners and improvers,
 - Sewing class with crèche
 - English classes for Speakers of Other Languages (ESOL) with crèche
 - A reading group transferred from Kentish Town Library during its refurbishment
 - Parenting Classes
- **Health & Fitness**
 - Fighting Fit for men
 - Fun and fitness sessions
 - Healthy cook-and-eat sessions
 - Martial Arts classes, including Karate, Wing Chun, Women's Self Defence with Crèche
 - Stretch & Tone with free crèche
 - Yoga
 - Pilates
 - Health seminars for Somali women

Community Projects

Community Mosaic

The community mosaic project brought together young and old to discuss the merits and challenges of living in Kentish Town, and to create a piece of community art work that will be enjoyed by future generations. The five mosaic panels show Kentish Town life, past and present, and commemorate the history of the area including the false teeth factory, the piano warehouse and the dance hall where many mosaic participants remembered entering competitions and meeting life-long friends. The mosaic, which was unveiled by the Mayor of Camden, Councillor Jill Fraser in March 2007, is a fine landmark for the Community Centre and has been widely admired by local residents.

Open House London

Kentish Town Community Centre was proud to open its doors during the Open House London weekend in September 2006. Over 250 people came to see our innovative community building, a photographic exhibition by Francesco Filangeri, and an exhibition about the history of Kentish Town Public Baths by Ian Dungavel. (See www.ktcc.org.uk/news&events.) The architect's drawings and a model of our proposed expansion were also on display, and we took the opportunity to consult with attendees about the design and concept.

Spring Fayre

St Patrick's Day (17th March 2007), saw over 300 people at the Community Centre for our first Spring Fayre and table-top sale. A traditional Irish band and the Torriano Junior School Choir provided a musical backdrop for a range of fun activities including a magic show, face painting, T-shirt design, Mother's Day photos and bargain hunting at the table-top sale.

Book of Grievances

The first anniversary of the death of local teenager Tommy Winston, who was fatally stabbed in one of the neighbouring streets to the Community Centre in January 2006, inspired a community project to find out from young people what they felt needed to be improved in their area. The Kentish Town Community Centre helped to co-ordinate a survey with 135 local young people in the local area and at a sports day on the Canteloves Pitches. Overwhelmingly, the young people felt there was a need for increased and better youth services in the area and said that crime, violence and the public use of drugs and alcohol were the biggest issues they faced. This project is ongoing.

Organisational Development

- The first annual survey of users was undertaken, and 96% of respondents rated our services as excellent or very good
- Our policies were further developed to include a new section in our Equal Opportunities policy about use of the Centre by religious and faith groups, and our other policies were reviewed and updated as appropriate.
- Staff contracts were reviewed and national pay scales adopted.
- The finance committee met monthly to review the spending against budget and to ensure financial propriety within the organisation.
- The premises committee met frequently to discuss developments to the building and the proposed expansion.
- Our new website was well used, particularly by people looking for venues to hire for social events and classes.

Development of Partnerships

- KTCC continued to work closely with SureStart which resulted in extended funding for the Little Stars Drop-In and services for families with children under the age of five. Ongoing funding was been secured for 2007/8 for the Little Stars Drop-In, despite major cuts to the overall SureStart budget in Kentish Town.
- Our partnership with the Transitions project also strengthened during 2006/7 with additional activities running at the Community Centre for 8 . 13 year olds.
- There were negotiations with LB Camden throughout 2006/7 about the changes in core funding to Community Centres in Camden. As a relatively new Community Centre, KTCC was not part of the previous 3-year cycle of funding, and much effort has been spent this year to ensure that we are included in the round starting in October 2007 . March 2011.
- Our partnership with James Wigg Practices Healthy Living Initiative funded by the Big Lottery resulted in a number of high-quality health activities running from the Community Centre in 2006/7.

Development of the Building

- The IT Suite was further refurbished with four flat screens and two new computers.
- Four directional signs were positioned on local streets to help people to find the Centre. We also secured funding for a new notice board and to paint the gates. All of these measures will raise the profile of the Community Centre and make it easier to find.
- Funding was also secured to develop the terrace and install a shelter for the children to play under, a wendy-house and a more suitable floor surface.
- Increased security measures were installed following a break-in in March 2007. These included installing additionally re-inforced glass at the entrance, a larger safe and a new contract for the burglar alarm and CCTV.
- Negotiations with LB Camden took place over the year to rebuild / reinforce the retaining wall to the north of the entrance-way to the Community Centre.
- The extractor fans in the main hall and drop-in room were adjusted because they were far noisier than specified. This is an ongoing issue.
- We continued to develop the sustainability of the building with increased recycling, heat-reflective film on the atrium windows and attention to the resources we expend as an organisation.

OUR FINANCES

Statement of Financial Activities (Including Income & Expenditure Account) for the year ended 31 March 2007

	Notes	Unrestricted Funds 2007	Restricted Funds 2007	Total Funds 2007	Total Funds 2006
Incoming Resources					
Incoming resources from generated funds					
<i>Voluntary Income</i>					
Donations and grants		61	-	61	-
<i>Activities for generating funds</i>					
Lettings & Other Income		26,713	-	26,713	14,747
Incoming resources from charitable activities					
Grants		8,000	171,091	171,091	98,528
Other incoming resources		8,570	1,946	10,516	6,828
Total Incoming resources		43,344	173,037	216,381	120,103
Resources expended					
Cost of generating funds		389		389	538
Charitable activities		22,786	140,123	162,909	97,216
Governance costs		2,343	26,744	29,087	9,458
Total resources expended		25,518	166,867	192,385	107,212
Net incoming resources before transfers		17,826	6,170	23,996	12,891
Gross transfers between funds		(789)	789	-	-
Net movement in funds		17,037	6,959	23,996	12,891
Reconciliation of funds					
Total funds brought forward		19,215	8,360	27,575	14,684
Total funds carried forward		36,252	15,319	51,571	27,575

The Statement of Financial Activities includes all gains and losses in the year. All incoming resources expended derive from continuing activities.

Sources of Funding

We were financially supported in 2006/7 by the following funders, to whom we are deeply grateful.

London Borough of Camden:

- Neighbourhood Renewal Fund
- New Initiatives Fund
- SureStart
- Local Area Agreement
- LAA . Active and Sustainable Community Partnership
- Building Stronger Communities
- Anti Social Behavioural Action Group
- Community Safety and Drug Team
- Big Lottery via Healthy Living Initiative . James Wigg Health Practice
- SHOPP
- Caversham Neighbourhood Partnership
- Positive Action for Young People
- Westminster Kingsway College
- Jack Petchy
- School Home Support

Several local businesses:

- Ace Sports, Kentish Town Road
- Betterspecs, Kentish Town Road
- Bumblebee, Brecknock Road
- Burlington Garage, Baynes Place
- Boma Garden Centre, Islip Street
- Café Euromed, Kentish Town Road
- Flavours Café, Torriano Avenue
- Foamtec Ltd, off Brecknock Road
- Jay's Pharmacy, Brecknock Road
- Maitland Motorcycles, Camden Road
- Morgan's Stationery, Kentish Town Road
- Oddbins, Kentish Town Road
- The Oxford Public House, Kentish Town Road
- Paradise Foods, Kentish Town Road
- Universal Cleaners, Brecknock Road
- Tuesday Skateboards, Camden Road
- The Village Shop, Lawford Road
- H&H Self Drive Van Hire, Osney Crescent

Summary of Financial Information

Income

- Total income from all sources was £216,381
- Total income from grants was £179,091
- Total income from lettings was £25,838
- Total income from other activities was £875

Expenditure

- Total expenditure was £192,385. This included:
 - £109,420 on staff & volunteer costs
 - £62,908 on support and governance costs including rent, insurance, payroll, audit etc.
 - The additional expenditure of £20,057 is made up of direct project costs.

Reserves

- KTCC's financial position was relatively healthy at the end of the 2006-7 financial year.
- KTCC started the financial year in April 2006 with £19,215 unrestricted reserves in the bank.
- At the end of the financial year in March 2007, KTCC had £36,252 unrestricted reserves. This is approximately 3 months' running costs. It is our aim (as recommended by the Charity Commission and by London Voluntary Service Council) to have 6 months' worth of running costs in reserves.

FURTHER ACKNOWLEDGEMENTS

In addition to those people already mentioned in the report, we would like to extend our sincere thanks to the following for really helping us on our way this year:

Our Building Angels

- Megan Williams for always being on hand and helping well beyond the call of duty.
- Bill Briscoe for coming to our rescue on a number of occasions.
- Stephen Kapos for sharing his knowledge and time
- John Hill for offering practical solutions
- Councillor Lucy Anderson for her pro-active support in our campaign to get the outside wall rebuilt

Support and Advice

- Mohammad Jameer for keeping our books and helping us stay on top of all things financial.
- Caroline Jepson at Voluntary Action Camden for all her employment law advice.
- Michael Bond for always being on hand with information, contact details and general local knowledge.
- Mehdi Hassan for taking forward the Book of Grievances Project

Remembered

- Ann Heggarty, a much-loved member of Chatty Craft
- Ruby Clarke, who was a regular attendee at the Massage and Relaxation group