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William Kelly  
Property and Projects Manager  
Judd Street  
Camden Town Hall (General)  
WC1H 9JE



Children, Schools and Families  
Directorate  
London Borough of Camden  
Camden Youth & Connexions Service  
Medburn Centre  
136 Chalfon Street  
London NW1 1RX  
Tel 020 7974 8051  
Fax 020 7383 2136

Dear William

**Supporting statement for Planning Application for Temporary Change of use from B1 to D1 for 20 -22 Kingsgate Place, NW6 4TA**

**Statement prepared by:** Ronke-Martins Taylor  
Head of Youth Offending, Youth and Connexions Service

We would like to apply for temporary Change of Use for the above premise from B1 to D1 use in order to develop it into a centre for young people in the area. The centre will cater for young people who are residing in Kilburn, West Hampstead, Fortune Green, Frognal and Fitzjohns and part of Swiss Cottage wards. According to last census there are 10,332 young people between the ages of 11- 25 residing in those wards with 3,134 aged between 13 – 19 years old.

**Background to the Service:** Camden Youth and Connexions is part of the Access and Inclusion Division within the Children, Schools and Families Directorate.

The Service works in many different ways with young people from the age of 11- 25, with the focus on those aged 13 –19 (up to 25 for those with a disability or learning difficulty). There are three broad delivery elements to the Service; the Youth Service, Connexions Service and Positive Activities for Young People (PAYP). The Youth Service element of the service offers young people the opportunity to get the best out of their free time through a network of youth centres based in the community and in schools. The Youth service also provides resources to young people not accessing building-based youth provision through the detached team which works with young people who are congregating on housing estates, on the street, in parks and open spaces.

The Connexions element of the service, through the provision of Personal Advisers (PAs), provides information, advice, guidance and support to young people so that they remain in education, employment and training and helps to remove barriers to achievement by working in partnership with other agencies.

Positive Activities for Young People (PAYP) offers a range of activities for those young people most at risk of social exclusion, anti-social behaviour and committing crime. It encourages engagement in the community through voluntary activity programmes, and it contributes to the promotion of strong and active communities.

The Service works in partnership with many different agencies including other council departments such as housing and children's social care, cultural and environment, Neighbourhood Partnership, Police and Safer Neighbourhood Teams, the Anti-social Behaviour Action Group Youth Inclusion Support Panels, the Youth Offending Service, Schools, the Primary Care Trust and many other voluntary sector organisations. The Service



Director  
Heather Schroeder

also works closely with Neighbouring boroughs, such as Barnet, Islington, Brent and Westminster.

**Proposal:** Camden Youth and Connexions is intending to develop young people's centres in 5 areas in Camden, South of Euston Road, Somers Town, Highgate, Gospel Oak and Kilburn/West Hampstead Area (in alignment with the Sure Start Centres) where a young person can expect to receive various services from one single contact point. Twenty to twenty-two Kingsgate Place will act as the Service's young people's centre in the area - delivering Integrated youth support services to young people in-line with the government's *Youth Matters Agenda*. The centre will be the base for a team of workers, made up of a Connexions Personal Advisers, Youth workers and a Positive Activities for Young People Key worker. At a later date the Service would be in a position to bring in other professionals such as a substance misuse worker, teenage parents support worker, Acceptable Behaviour Agreement workers etc.

**Need for the new facilities:** The Service already has a dedicated youth work team for the area who presently do not have a base to work from. Currently, small offices are being hired from the Kingsgate community centre for staff use; and, in addition, other halls are hired for different activities with young people. This arrangement presents the Service with various problems in term of continuity, and interrupted delivery to young people as well as additional hall hire costs for every piece of activity/project that is delivered.

Although there are a number of community centres in the area, they are not suitable or young people friendly. Most are full to capacity in terms of usage. Due to the diverse use of the community centre, young people do not have ownership of the venue and therefore cannot not easily access services that are made available through them. Similarly, the youth facilities in the area are not able to cater for young people fully due to capacity issues and territorialism between different groups. The Siding Youth Centre for example only opens for two evenings a week (6 hours) and caters for their immediate locality. Similarly, the Alexandra Resources Centre caters for young people living in the Rowley Way Estate, primarily. Thus creating gaps in provision for young people who do not associate with any estate or groups.

The Kilburn Youth Centre, a voluntary sector youth facility, is located in the basement of the new Kilburn Library. The centre is set up to provide information and advice to young people and works primarily with those living in the Brent area. The centre is not suitable for generic youth activities due to the nature of youth work - i.e. being located on the basement of a library causes noise problems which generate complaints. In addition, it is on the edge of the borough bordering Brent and Westminster and draws in young people from those areas. A large number of Camden young people are choosing not to make use of this facility due to territorial issues and conflict between different groups. Young people living in Kingsgate Estate, Templar, Webheath Estates are reluctant to travel to the Kilburn centre.

The Kilburn and West Hampstead Community Audit carried out in April 2006 identified that there was a lack of accessible and adequate youth facilities in the area, which needed to be modern, active, and should offer variety and choice for all young people. The existing youth facility does not cater for the changing needs of young people in term of accessibility, capacity and neutrality.

There is a high rate of anti-social behaviour and crime on some of those estates, and when interviewed young people say that boredom is a main cause for their hanging around on the street. Hence our proposal to set up a neutral youth facility for young people at 20/22 Kingsgate Place which is ideally located, in front of a large housing estate served by bus routes through Kilburn High Road, West End Lane and Quex Road making it easier for young people to access. It is a neutral space, not belonging to any estate or blocks. Thus making it easier to access for those not using existing facilities. The new facility will cater for young people residing in Abby Road Estate, Kilburn/Kingsgate Estate, Mortimer Crescent, Alexandra and Ainsworth and Webheath estates.

The Service offer a variety of activities for young people - 6 days a week, after school and during the evenings for those that are in school and during the day time for those not in education, employment and training. We will specifically target hard to reach young people, young parents, and black and minority ethnic youths as well as provide specific activities for girls and young women.

The Service has been in communication with local community members, young people, the Police and housing providers who are in support of the new centre and services that will be on offer. In addition, young people have been consulted and are involved in the development of this centre. They have already raised £4,000 towards this and are embarking on further fund raising work. The new facilities will support the local youth forum member which will feed into Camden's Youth Council once it is up and running.

**Our Aim:** To renovate and develop a new youth facility in the Kilburn area that provides for the personal, social and educational development of young people living in Kilburn, and West Hampstead area.

**Objectives:**

- a. To provide a comfortable space for young people that is conducive to safe association with their peers and which they have ownership of.
- b. To provide space for social and recreational activities.
- c. To provide opportunities for learning and progression in a supportive environment, especially for those young people who are hard to engage.
- d. To offer young people access to information, advice, guidance and support around education, employment and training and gateway to other support services.
- e. To offer programmes of recreational and educative activities that support young people's progression through, for example, sports, arts, drama, substance misuse, healthy living, sex and relationship education etc.
- f. Offer volunteering opportunities both within the centre and to support young people's volunteering activities in the community.
- g. Develop and deliver intergenerational activities, thus enhancing community cohesion in the area.
- h. To offer computing and other skilled based training to hard to engaged young people and those not in education, employment and training.
- i. To offer specific activities for girls and young women and for specific ethnic groups.

**Target:** The facilities will be open to young people between the ages of 13- 19 and up to 25 for young people with learning difficulties and disabilities. We expect between 20 – 30 young people to attend per evening session

**Opening hours:** Monday to Friday from 8 – 10 pm (office hours). Workshops/ training events etc for targeted groups from 10 – 3 pm; and then from 3.30 – 10 pm. After school and youth activities for young people. Weekends: Saturday or Sunday: from 10 – 5 pm.

**Staffing:**

3 full time youth workers (1 x 21 hour worker)

2 Par time youth workers with 12 hrs each – evening and daytime work

3 part time youth support staff with 6 hrs each – working in the evening

The equivalent of 1 x full-time work experience placement student/volunteer all year round.

Plus additional support workers and tutors as and when required.

A qualified youth worker will be responsible on a day-to-day basis for the management of the centre.

Please contact Ronke Martins-Taylor (Head of service - 0207 974 6762) or Khayrun N Kalam (service manager Youth and Connexions - 020 7974 8046) if you need further information.

Yours sincerely

Ronke Martins- Taylor  
**Head of Youth Offending and Youth and Connexions Service**

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