



## CASE STUDY / **Kingsley Hall: Dagenham**

### CONTEXT

- Kingsley Hall Church & Community Centre is at the heart of the Becontree Estate in Dagenham, East London.
- 5 years ago when we were first invited to visit, the centre had struggled to keep pace with the changes that have taken place locally.
- The centre was hanging on despite all of the changes to the community but facing a very uncertain future.
- There was no finance available to embark on a major project, but there was a local vision!

### PROJECT

- We were asked, as part of a wider process to review the buildings and to revitalise the site.
- Funding was secured from the Greater London Authority to pay for 90% of the costs to get a valid planning application submitted to the planning authority.
- With this funding we worked with the new leadership team at Kingsley Hall to carry out extensive community consultation and to re-imagine the uses of the site and buildings.
- Planning permission was granted for mixed residential and community use development in January 2018 which led to permission being granted for 38 flats (6 for church use and 32 affordable units), a doubling of size of the pre-school on the site and a new two story community centre.
- Importantly, the main entrance to the site will now be via an active frontage rather than through a car park.

### OUR ROLE

- We have taken on multiple roles which demonstrate the diverse and flexible approach we can take to supporting churches and community organisations to realise their local vision and aims:
- Project Manager throughout all phases overseeing the feasibility, planning, detailed design and construction stages.
  - Contractor role in the refurbishment fit out of the pre-school space, the external playground and a micro-allotment amenity space. All these included on-site training for local disadvantaged young people.
  - Assisting the fundraising team with bid-writing on 3 major grants, raising over £2.75m for the phased project.
  - Clerk of works (QCI) during the construction phases.

### IMPACT

- £5m of investment has gone into improving the facilities, over a 5 year phased programme, and the centre has remained operational throughout!
- Kingsley Hall were able to increase free nursery places from 52 to 73 places.
- They have achieved financial stability for the organisation, and diversified their programme.
- Multiple churches, with broad ethnicities, now meet in various flexible venues on site and their combined membership has increased from around 20 to over 250!
- Relationships with the London Borough of Dagenham, and with the Greater London Authority are stronger than they have ever been. Both are major funders for the project.
- Key worker flats provided and 38 affordable homes are close to planning approval.