Somers Town Community Association

Towards Retrofitting and Reimagining a Community Centre

Somers Town Community Association
CELEBRATING 40 YEARS

For Today

01 **Who we are**
Brief description of STCA and its work

02 **Retrofit Works**
The journey, funds raised & your help

03 **Community Co-Classroom**
A snapshot of the next step

04 **Have your Say**
Give your opinions & thoughts

05 **Looking forward**
How can you help us



Who are STCA?

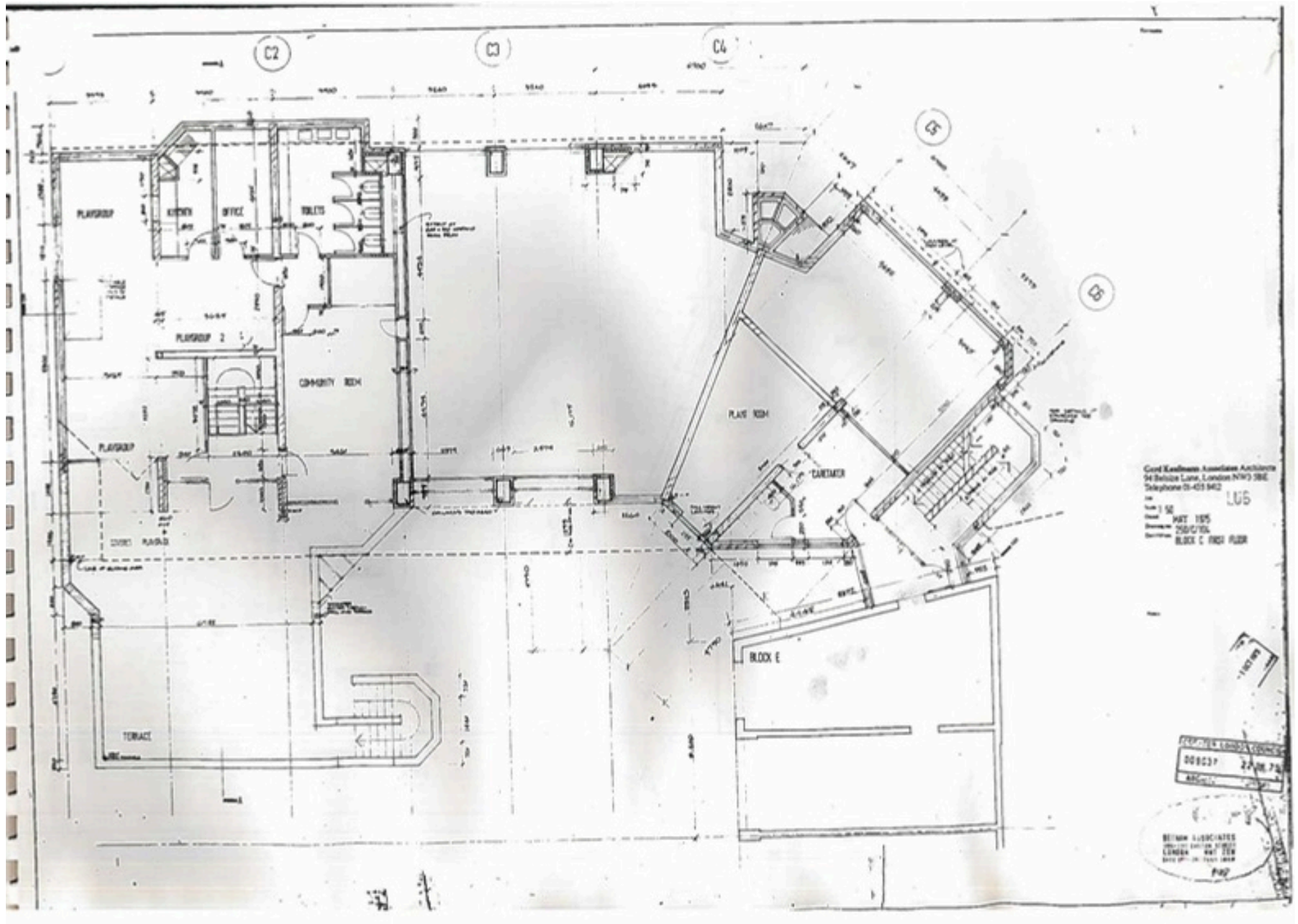
Somers Town Community Association (STCA) is a non-profit organisation founded in 1985 based in the unique and historical neighbourhood of Somers Town in Camden, Northwest London.

We are the lead partner for the St. Pancras and Somers Town Living Center and the Somers Town Job Hub.

History

Somers Town has a long history of housing inequality, with 19th-century overcrowding prompting successive public housing initiatives.

St Pancras Housing Association and London County Council (LCC) , in the early 20th C sought to improve conditions for working-class families, followed by post war LCC projects like Monica Shaw Estate in the 1970s. Its tenants' hall, later known as the Hampden Centre and now Somers Town Community Association, became a focus for community activity and resident-led organising. This history reflects a vital lesson ' housing alone is not enough'. Thriving communities need shared spaces to connect, organise and grow.



Looking forward : through the lenses

01 Natural Environment ↘

02 Built Environment ↘

03 Knowledge and Power ↘

04 People and Places ↘

Community Centre of the Future

The wider purpose of STCA’s work and its support to neighbourhood planning is to give local people and businesses a much greater say in how the places they live and work should change and develop over time. Neighbourhood planning is designed to give local people a very real voice in shaping the look and feel of an area.

Retrofit Works Journey & Timeline

APR-MAY 2025
- Learning about Kings Cross Carbon fund
- Ideating possible proposals
- Identifying need

JUN 2025
Receiving quotes for wishlist of decarbonising works

JUL 2025
Preliminary application KCCF

JUL-SEP 2025
- Identifying architect
- More detailed quotations
- Revised application KCCF

OCT 2025
Awarded 150k

DEC 2025
Received KCCF funding

DEC-MAR 2026
- Appointing Principal Architect
- Identifying contractors
- Project planning and sequencing
- Engaging with Leaseholders LBC

MAR 2025
- Planning permission
- Other funding application

APR 2026
- Noise Impact Assessment report for planning
- Revised application

JUN 2026
- Receiving funding with conditions
- Received planning permission

JUL-AUG 2026
- Asbestos R&D survey
- License to Alter

SEP 2026
Commencement of work on site

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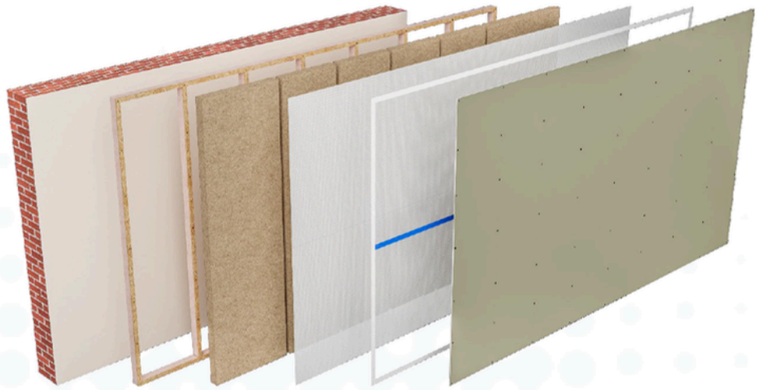
Retrofit Works

Drawing from the core principles of the UK Green Building Council (UKGBC) and the National Retrofit Hub—which champion a "fabric-first" approach, building decarbonisation, and occupant comfort.



Decarbonising Energy

A highly efficient, low-carbon alternative to fossil-fuel boilers that extracts ambient heat from the outside air to provide space heating and hot water, driving deep building decarbonisation.



Internal Wall Insulation

A vital "fabric-first" retrofit measure applied to the inner face of solid walls to drastically reduce heat loss, lift internal surface temperatures, and optimize thermal performance.



Double Glazed Windows

A fundamental thermal envelope upgrade designed to minimize fabric heat loss, eradicate drafts, and trap ambient warmth to secure a highly energy-efficient and airtight building.

Resources: UKGBC, National Retrofit Hub

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Funders and Team

Kings Cross Carbon Fund

Funder



To Be Announced 30th October

Funder

London Borough of Camden

Christopher Bradley
CMTB Works
Principal Architect

Unishield Energy, Vinny Constructions, Asbestech

Contractors

Grace Budgett
Volunteer

Somers Town Community Centre

Works Fundraised

- Asbestos Refurbishment and Demolition Survey
- Removal of ceiling asbestos
- Removal of mastique asbestos
- Double glazed windows in aluminum and UPVC
- New internal fire doors
- Internal Wall insulation
- Low carbon heating - Air Source Heat Pump
- Hall upgrades



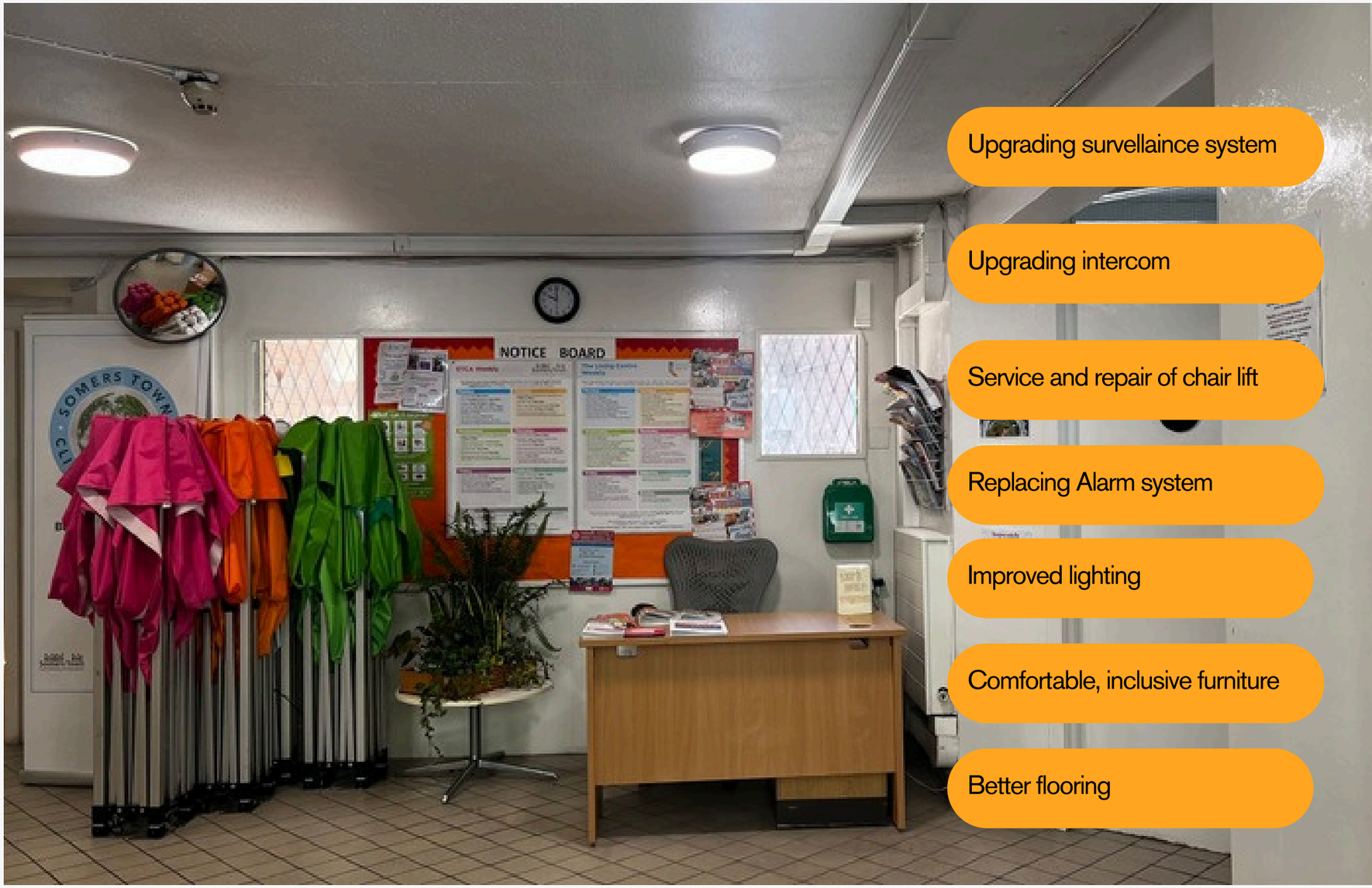
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Ground Floor Lobby & Offices

Secured Funding

- Low carbon heating
- Double glazed windows
- Removal of asbestos
- New internal fire doors

We are looking for resources, collaborations, and capital for upgrades such as:



- Upgrading survellaince system
- Upgrading intercom
- Service and repair of chair lift
- Replacing Alarm system
- Improved lighting
- Comfortable, inclusive furniture
- Better flooring

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Community Hall

Secured Funding

- Repair of Air-Con
- Double glazed windows
- Wall insulation
- New internal fire doors

We are looking for resources, collaborations, and capital for upgrades such as:



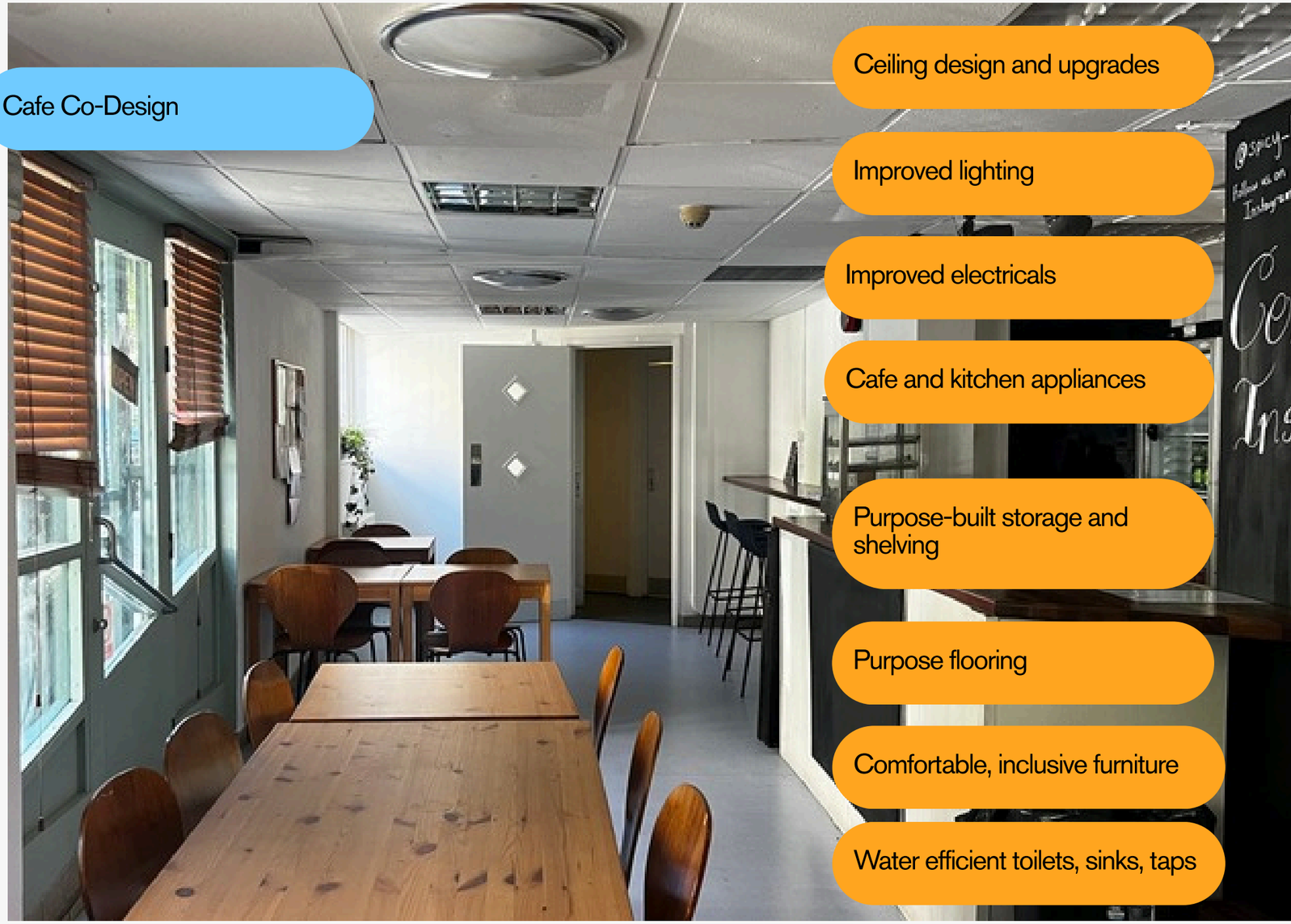
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Ground Floor Community Cafe & Kitchen

Secured Funding

- Removal of asbestos
- Double glazed windows
- Wall insulation
- New internal fire doors

We are looking for resources, collaborations, and capital for upgrades such as:



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First Floor Learning Hub and Spaces

Secured Funding

- Removal of asbestos
- Double glazed windows
- Low carbon heating
- New internal fire doors

We are looking for resources, collaborations, and capital for upgrades such as:



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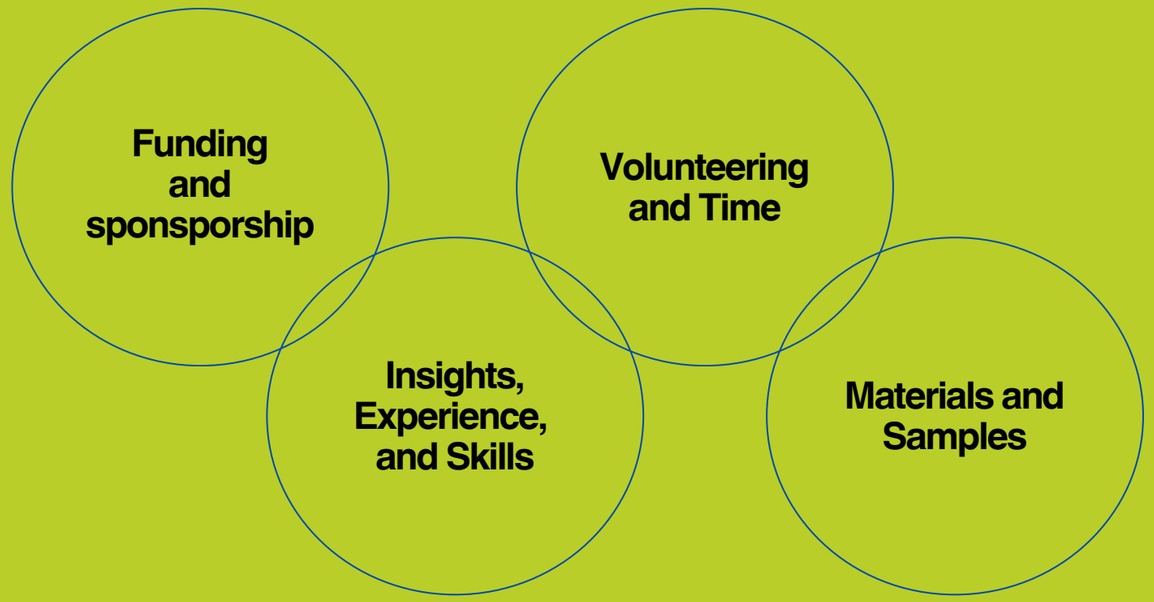
First Floor Rooftop Garden



We are looking for resources, collaborations, and capital for upgrades such as:

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Be a part of our jourey by partnering with us by:





Email:
refurbishment@somerstown.org.uk
deepika@thelivingcentre.org

Looking forward : through the lenses

01 Natural Environment

02 Built Environment

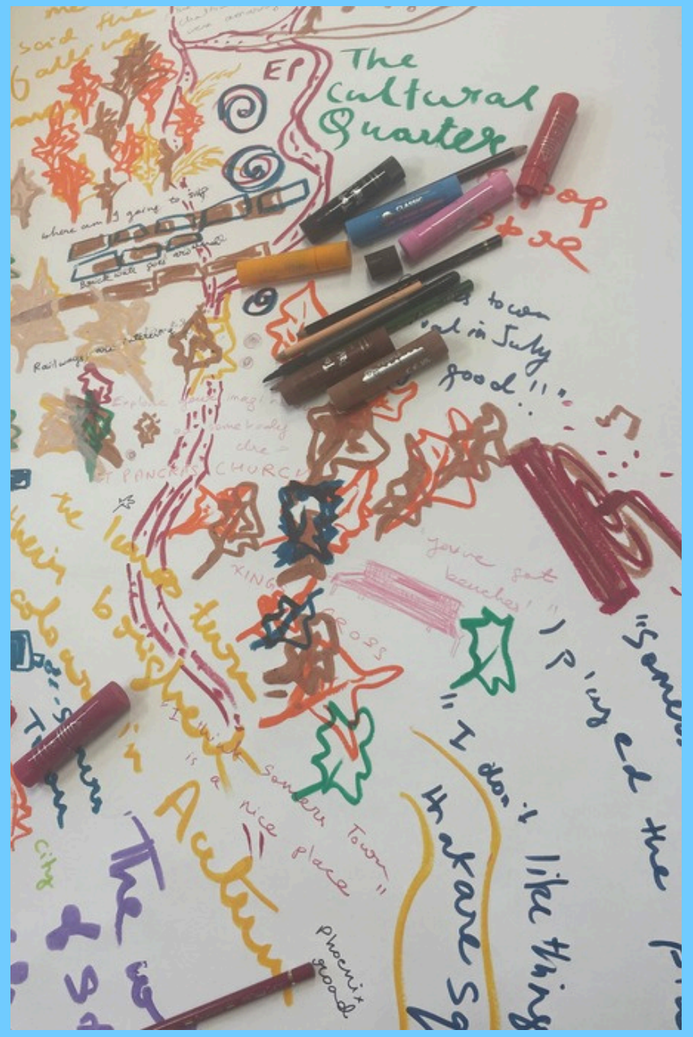
03 Knowledge and Power

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Community Centre of the Future

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Adaptive Learning Programme



Community Co-Classroom

STCA is working to establish a regenerative, community-based learning programme to promote community capital through co-learning, with an emphasis on energy savings, climate awareness, skill-sharing, connection across the community and to local partners. Through engaged learning activities on a regular basis, community members have a reliable place to learn, connect, ask questions, and have their voices heard.

Community Co-Classroom

Possible Topics and Activities



Design & Development



Site Visits



Energy



Thermal Comfort



Skills & Training



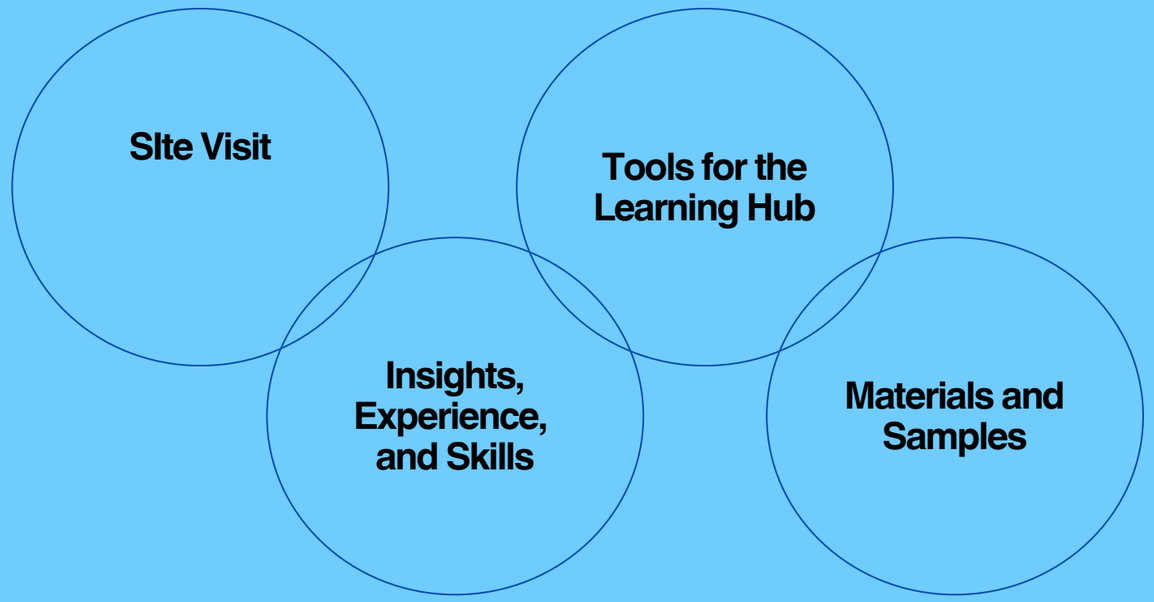
Heritage Conservation

The programme will develop alongside the community centre retrofit with Somers Town residents helping to co-create the curriculum overtime, supporting the aim to be adaptable, empowering, and relevant to the changing needs of the community and promote climate responsiveness.

Timetable

To facilitate regularity and grow attendance, consistent weekly or bi-weekly meetings will be available to all.

Be a part of our jourey by partnering with us by:





Email:
refurbishment@somerstown.org.uk
deepika@thelivingcentre.org

To Know More

Email:
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