

AYLESBURYNOW

Annual Review

April 2017–April 2018





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Art workshop during
the Summer Programmme

Welcome

The Notting Hill Genesis Aylesbury regeneration team remains committed to working with and for residents in the Aylesbury neighbourhood to provide beautiful open spaces and comfortable homes, as well as meaningful social and economic benefits.

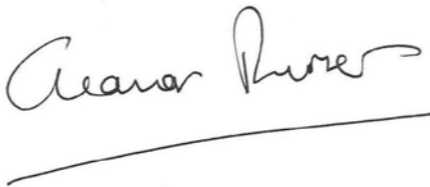
We've built on the successes of previous years, supporting a large number of Southwark residents into employment, apprenticeships and training. Our annual intergenerational Summer Programme, delivered with our partners including Creation Trust and InSpire, was bigger and better than ever and welcomed residents from across the neighbourhood of all ages. And we've supported over 700 residents through our Aylesbury Community Grants and Working Communities Bursaries funding programmes.

We've worked closely with residents across the neighbourhood, holding events around a wide variety of themes to ensure that all members of the community have the opportunity to feed their views into the regeneration.

We have continued to work in partnership with Southwark Council to maintain progress on the project. The most obvious sign of physical progress is the demolition of the old Bradenham block on the First Development Site (FDS). Preparation works to get the FDS and Plot 18 ready for construction have continued. This means that the building of new homes can commence quickly once a contractor is appointed.

It has also been a period of change for us as an organisation. In July 2017, Notting Hill Housing announced an intention to merge with Genesis Housing Association to become Notting Hill Genesis. We believe the merger will help us build more homes, create stronger communities and give more low-income families a secure place to live. Most importantly, the merger will not affect our commitments to the regeneration of the Aylesbury.

Notting Hill Genesis' primary purpose is to work in the community, providing homes for lower-income households. This annual review will give you an insight into how we are already making good on this promise in the Aylesbury neighbourhood.



Eleanor Purser
Director of Regeneration

Regeneration planning

In September, we held a public consultation event at the Southwark Resource Centre on Bradenham Close. The purpose of this was to explain how work on designs has progressed since we gained planning permission for the outline application for the masterplan. It was also an opportunity to highlight some of the minor changes that we are proposing to make to Plot 18 on Thurlow Street and the First Development Site (FDS) on Albany Road.

Following this, a planning application was submitted in October. The planning application is for minor amendments to the existing planning application and is known as a Section 73.

If approved, the Section 73 amendment means that we will be able to deliver more affordable (social rented and shared ownership) homes on the FDS to help with rehousing earlier on in the regeneration. The combined affordable housing provision on FDS and Plot 18 would increase from 51% to 60% by habitable room as a result of the proposed amendments. The private sale homes that they will replace will be delivered in later phases of the regeneration. 50% of homes being built across the whole of the Aylesbury regeneration will be affordable.

Southwark Council's decision on this application is expected in 2018-2019.



This is a CGI (computer generated image) and is indicative only.

Next phases for delivery

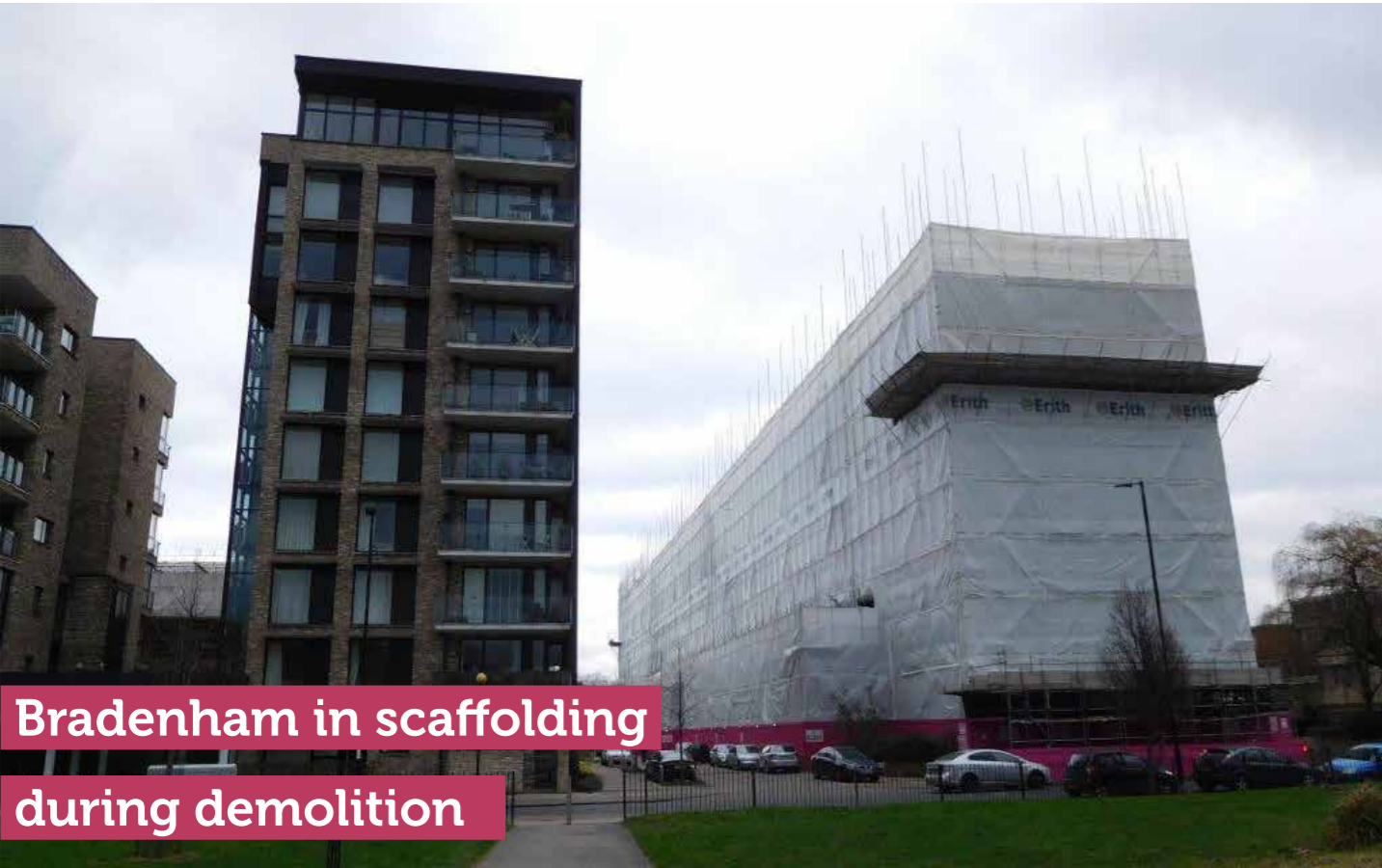
First Development Site (FDS)

There has been lots of change on the FDS site over the last year, with demolition works by our contractors, Erith, progressing well. The first of the big Aylesbury blocks, Bradenham, was brought down to the fourth storey and above-ground demolition of one of the red bricks, Arklow, was completed.

Meanwhile, vacant possession of 1-68 Chartridge was obtained and soft strip (removing all non-structural elements of a building) was completed.

There has been continued attendance at the FDS Resident Liaison Group meetings (RLGs). RLG members represent residents, stakeholders and local groups within the local neighbourhood. The group acts to ensure that local interests are considered and that any negative impact on the local area from the demolition and construction is managed and minimised. In response to feedback from RLG members,

site tours of FDS have been scheduled for 2018/19. We welcome new members so contact us for more information if you would like to get involved. We have continued to keep residents in the local area updated about our progress through resident newsletters.



Next phases for delivery

Plot 18

Plot 18 will provide new community facilities for local residents including a health centre, an early years centre, a library and a public open space, as well as retail units. A mix of residential accommodation will also be provided. This will include affordable social rented housing for those aged over 55.

Engineering and preparation works were carried out on Plot 18 throughout 2017/18 and the site is in the process of being cleared so that construction work can begin.

We met with local residents about the over 55s units in October 2017. This was another opportunity for residents to meet the Notting Hill Genesis Project Manager and architects, hear how the design of the scheme had developed and give their feedback. We continue to communicate with residents through newsletters and RLG meetings. We welcome new members so contact us for more information if you would like to get involved.

Phase 2 and Phase 3

Residents living in the blocks in Phase 2 (Wendover, Wolverton, Winslow, Padbury, Ravenstone, Brockley House and Foxcote) have continued to be supported into new homes. The rehousing of residents living in Phase 3 (which includes Taplow, Northchurch and East Street) was approved by Southwark Council at the end of 2017.

We were delighted to appoint a new Regeneration Manager, Fiona Heaney, who will work in partnership with Southwark Council to support residents into Notting Hill Genesis homes.

80%
of Phase 2 residents
into new homes

Approved Premises Facility

The Approved Premises Facility (APF) will replace the existing Approved Premises at Ellison House. The work on this facility will begin in 2018/19.



This is a CGI (computer generated image) and is indicative only.

Community investment

Employment and training

The Aylesbury Community Investment team has had a busy year supporting Southwark residents into jobs, traineeships and apprenticeships. Some of these opportunities have arisen through our demolition contractors so are a direct result of the regeneration programme. Others have resulted from partnerships built by us and include jobs across a number of different sectors such as retail, hospitality, security, health, education, business and engineering.

All Notting Hill Genesis supply chain jobs through the Aylesbury regeneration are paid London Living Wage. We work with residents to help them sustain their new jobs, giving advice and guidance along the way.

This year we achieved Southwark Council’s ‘excellent’ performance indicator for the number of residents we helped to gain and sustain employment. The outcome of this was a total of 36 local people remaining in their new roles for six months or more. In addition, we supported ten residents into apprenticeship opportunities - two of these are involved in our demolition programme and are about to qualify as Demolition Operatives.



Community investment

Young people

In 2017/18 we expanded our programme to reach out to more young local residents.

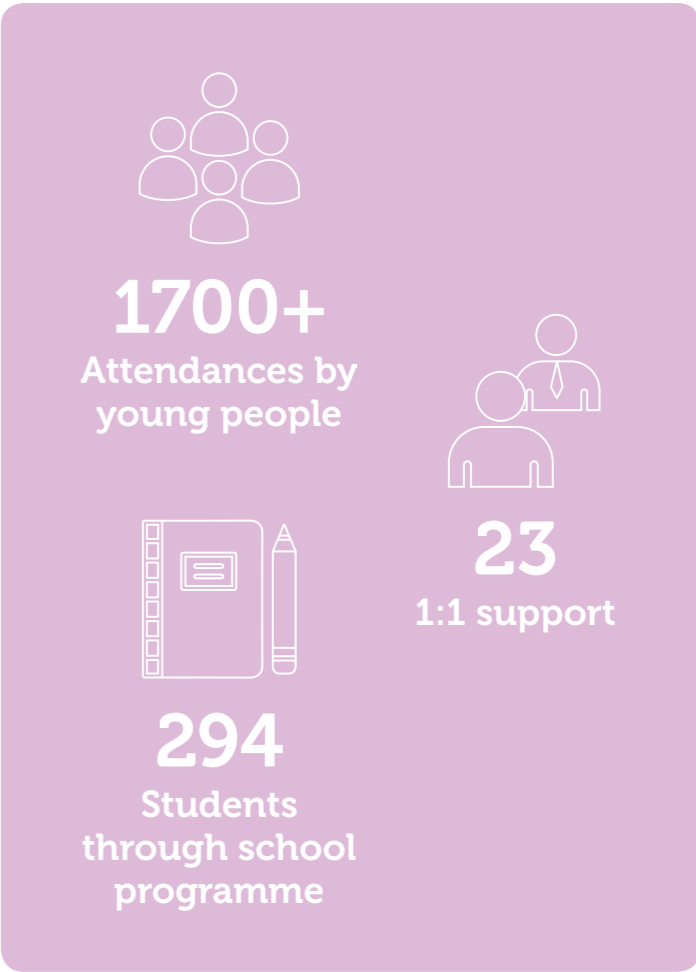
We delivered a schools engagement programme and worked with 294 students at events such as a community volunteering day, careers information events and workshops and sessions about regeneration.

We’ve also focussed on improving areas of the neighbourhood that young people use such as the Portland Street Multi-Use Games Area (MUGA), assisted by grant money from Southwark Council’s ‘Cleaner, Greener, Safer’ scheme. 20 members of the local community took part in this project, repairing and revitalising the play space to make it a more welcoming and usable space for young people (see the transformation below).



Throughout the year, we have provided youth workshops and activities. Our provision has included a range of courses aimed to engage inspire, involve and educate. First Aid was one of our most popular training sessions with 53 young people aged over eight learning essential life skills and gaining a qualification.

We have provided support to individuals and a number have benefited from work experience placements with our partners. We’ve also given intensive one-to-one support to 23 young people. This helps people work towards their own goals and allows us to work on the individual’s priorities. Our holistic package of support has helped homeless young people into homes, assisted with reducing or ending drug use and supported unemployed people into jobs.



Community investment

Intergenerational activities

We delivered a range of intergenerational events throughout the year.

Our busiest time is during the summer holidays when we run our Aylesbury Summer Programme in conjunction with Creation Trust and InSpire. This is a jam-packed and fun-filled six week itinerary of free activities held in the Aylesbury neighbourhood for residents of all ages. Highlights this year included a photography workshop and competition with international photographer and lecturer, Anders Birger, but also included art workshops, self defence, jewellery making, African drumming, flower arranging and fabric handicrafts.

A total of 638 attendances were recorded with many residents attending more than one activity. After the summer, an art exhibition was held in the local church to show some of the amazing work produced by residents.

2017 drew to a successful close with the always popular Winter Wonderland event in December, held in partnership with Creation Trust and InSpire. Over 300 people attended the event, where residents enjoyed craft activities run by Art in the Park, face painting and of course, a visit to Santa's Grotto.



638
attendances at
Summer Programme



Artwork from the
Summer Programme



Omobolaji's story

Living in the Aylesbury neighbourhood since 2007, Omobolaji is a local resident who has made full use of our support for young people. Receiving help and guidance for over three years, we have been proud to see his achievements.

His journey with us started in 2015 when Omobolaji was struggling to convert his engineering degree into a meaningful career.

With regular meetings, we began a process of preparing Omobolaji for a career in engineering and provided 1:1 sessions, group work and external training courses. This improved his skills in a number of areas including professional communication, presentation skills and interview techniques. We also supported him through our Working Communities Bursary to take some additional qualifications to give him industry-relevant training. We also helped Omobolaji to gain short term electrical agency work to boost his experience and confidence.

After all of this hard work, Omobolaji finally achieved his goal of working as an engineer. This has opened up so many opportunities for him and he has already been promoted. His new found confidence has also led to him taking a Master's degree which is now almost complete.

He has been involved in resident consultations, events and keeps in regular contact with us. In 2017, Omobolaji was invited to meet London Mayor, Sadiq Khan, to talk about his experience (pictured above).

Omobolaji says "It was incredible to meet Sadiq Khan and speak to him about my career. "The opportunities I have had through Notting Hill Genesis as a result of the regeneration are beyond what I could ever have imagined and I'm so thankful for all the support I received from my mentor, Chris Cotton."

Neighbourhood funding

Aylesbury Community Grant

Notting Hill Genesis makes up to £15,000 available to community groups every year through the Aylesbury Community Grant (ACG) scheme to help improve the lives of people in and around the Aylesbury neighbourhood. We hold two grant rounds every year and all grant recipients must demonstrate that at least 75% of those benefiting from the funding are from the Aylesbury.

In 2017/18, we had a total of 20 applicants for the grant. 10 of these local community groups were successful in their applications and benefited from a share of the £15,000. Projects we have funded this year include arts and sports for young people as part of the Summer Programme, a school garden to educate pupils about gardening and healthy eating, a programme to encourage women to get into sport and a jewellery-making workshop which supports residents to set up their own businesses.

So far in 2017/18, 590 Aylesbury residents have benefited from the grants through participating in the activities. With some of the programmes ongoing, this figure is set to rise.

Working Communities Bursaries

The Working Communities Bursary (WCB) scheme provides financial support to Southwark residents that will enable them to start a job, continue with studies or start their own business. The bursaries are one-off allowances of up to £250

and uses include buying equipment required for courses, buying clothes or protective equipment required for work, buying tools of the trade for apprentices, or study books for those on courses.

During 2017/18 we awarded 118 bursaries to residents of all ages. We helped one young resident buy a suit that helped him to secure a finance role while another was able to buy a pair of smart shoes so he could work in retail. A number of residents have asked for support in starting out on their own in business. For example, we supported a young person who is setting up a beauty/hair salon business. Other young people have benefited by purchasing construction tools such as drills and cutting equipment while some residents used the money to train for and obtain their Construction Skills Certification Scheme (CSCS) cards so they can work in the construction industry.

We also supported people recovering from mental health issues by providing access to a range of college courses that they would otherwise not have been able to afford. The bursaries are an important part of our commitment to improving economic inclusion and supporting residents in meeting their goals. Aylesbury Community Grants and Working Communities Bursaries are open to all Aylesbury residents. More information can be found on the Aylesbury Now website.



118
Working
communities
bursaries awarded



10
ACGs awarded



590+
Residents benefited
from involvement
in ACG projects



Abi's story

Abi was diagnosed with stage 3 bowel cancer and had developed symptoms resulting from the nerve damage, such as chronic pain. When she first met the Aylesbury Regeneration team at Notting Hill Genesis, she was fed up with sitting at home and needed something to take her mind away from the constant pain. She remembers, "I realised that the only person who can help you is yourself."

Abi started to think about her situation in a different light. She knew that she was skilled at jewellery making so she looked into how she could use her talent to build a more positive mind-set for herself and help others at the same time. Abi began to map out a path to reach her ultimate goal of setting up a registered charity.

The team at Notting Hill Genesis were able to provide financial and moral support to help Abi take steps towards achieving her ambition. Stephen Golden, Head of Community Investment explains, "We enrolled Abi on a business enterprise course so that she could learn about the skills she would need to set up her own business.

"We then encouraged her to apply for an Aylesbury Community Grant. "Her application was successful and this year she has run a very popular course in jewellery making for local Aylesbury residents."

Abi says "Making jewellery helped me to believe in myself again. "Now, having the opportunity to share my expertise through funding from the Aylesbury Community Grant has meant that others can benefit too. "It has been a pleasure to watch as the group's skills developed and witness how they are always trying to improve. She adds, "It has also helped to inform and shape a more positive mentality in regards to the physical changes they are seeing around them. "The whole experience has really been so positive and I look forward to continuing my work in the Aylesbury community."

Involving residents in the regeneration

As the regeneration progresses, we continue to work closely with Aylesbury residents to ensure that they have the opportunity to be involved, influence and benefit from the regeneration.

In 2017/18, there were over 2,600 attendances by Walworth residents at our regeneration community activities. These included consultations, meetings and community events.

We delivered a successful Black History Month celebration event in October with 40 attendees. We delivered this in partnership with the Kaleidoscope BME Festival who worked with pupils from Surrey Square School and InSpire at St Peter's Church.

In preparation for the April 2018 Aylesbury Community Grants round, we held a capacity building training workshop for prospective applicants. The session was well-attended with 10 participants. The group has stayed in touch with each other, as they were keen to support each other's initiatives and build community links.

We rounded off the 2017/18 year with a trip to Kew Gardens. A group of residents, who attend a fitness class run by a recipient of the Aylesbury Community Grant, went to visit

the world-famous gardens. While getting some exercise, the residents were given the opportunity to find out more about the regeneration, raise any concerns they had and find out how they could benefit.



Capacity building training workshop



Eileen's story

Eileen* has lived in the Aylesbury neighbourhood for over 15 years. She first became aware of Notting Hill Genesis when a leaflet promoting a course, 'How to be a Smart Food Shopper', landed on her doormat. It was a surprise to Eileen to find out that the regeneration in the area could offer an opportunity to learn new skills. Therefore she thought she would try something a little different and go along to the training.

Eileen works full time and was not a confident cook. She says "My food is a bit tasteless. "It's ok for me but not for other people." In thinking about the course, Eileen was nervous about being asked difficult questions by the tutor, or potential language difficulties. However Eileen realised that she had no need to worry when she walked into the room to start the course; everyone was from a different ethnic background and many had English as a second language. The course was explained clearly and in simple English. She received a friendly welcome and sharing stories about foods from different cultures was a great way to quickly make new friends.

Eileen came away with lots of helpful shopping tips, such as 'don't go shopping if you feel hungry' and 'don't get distracted by the special offers'. After the course, she said it was fun and that she "...was so happy to meet new people and make new friends".

Eileen says that she is also feeling much more confident about the future. Meeting other neighbours living through the regeneration has reassured her and reduced her feelings of isolation. Now if she has a concern or a question about her home, she has people she can talk to nearby. She also knows she can speak to the team at Notting Hill Genesis. She says "The team really open their arms, make me feel welcome."

Eileen found the sessions so valuable that she attended a second course on First Aid training. She says that she now feels ready to fully embrace all the opportunities that the regeneration has to offer.

Neighbourhood management strategy

As the delivery of the first new homes gets closer, we have been working on the strategy for how we will manage the homes and the public spaces within the newly regenerated Walworth neighbourhood. Residents have told us that they believe a local, personalised service is vital to the successful management of the neighbourhood.

In recognition of this, we have committed to ensuring that there is a strong resident and community voice throughout each strand of the regeneration, which in turn will be crucial to the success of the estate management strategy.

Over the coming months we will be working with colleagues to ensure we have a solid foundation for the strategy, understanding the main challenges and best practices. We will run focus groups with residents throughout the process which will help to inform the development of the strategy. The finalised strategy will be put into action in time for the delivery of the new homes.



**Plot 18 after the regeneration:
view from Inville Road**

This is a CGI (computer generated image) and is indicative only.

Looking ahead

2018/19 is shaping up to be an exciting year as the pace steps up on the regeneration.

We expect to progress with appointing a contractor so that we can begin building new homes. We hope that many current residents will choose to live in these homes. The homes being built will be a combination of social rent (including some with extra care facilities), shared ownership (part-buy, part-rent) and homes for private sale. This will also include starting work on new community facilities such as the library and health centre on Plot 18.

We will also extend our resident involvement programme to involve people in the detail of their new homes and neighbourhood.

We are looking forward to delivering our Summer Programme in partnership with Creation Trust and InSpire, where a number of new activities will be on offer.

As Notting Hill Genesis, we remain committed to creating a place that existing and future residents will be proud to choose as their home.



Past consultation event

Definitions

First Development Site (FDS)

the first part of the regeneration project that will be built. It is located between Albany Road, Bradenham Close, Westmoreland Road and Portland Street.

Habitable room

any room intended to be used for sleeping, cooking, living or eating purposes.

Outline application for the masterplan

the planning application that was submitted for the regeneration of the whole of the original estate. This is based on the Aylesbury Area Action Plan.

Plot 18

this will be the neighbourhood hub. It is located between Thurlow Street, Inville Road and Dawes Street.

Resident Liaison Groups (RLGs)

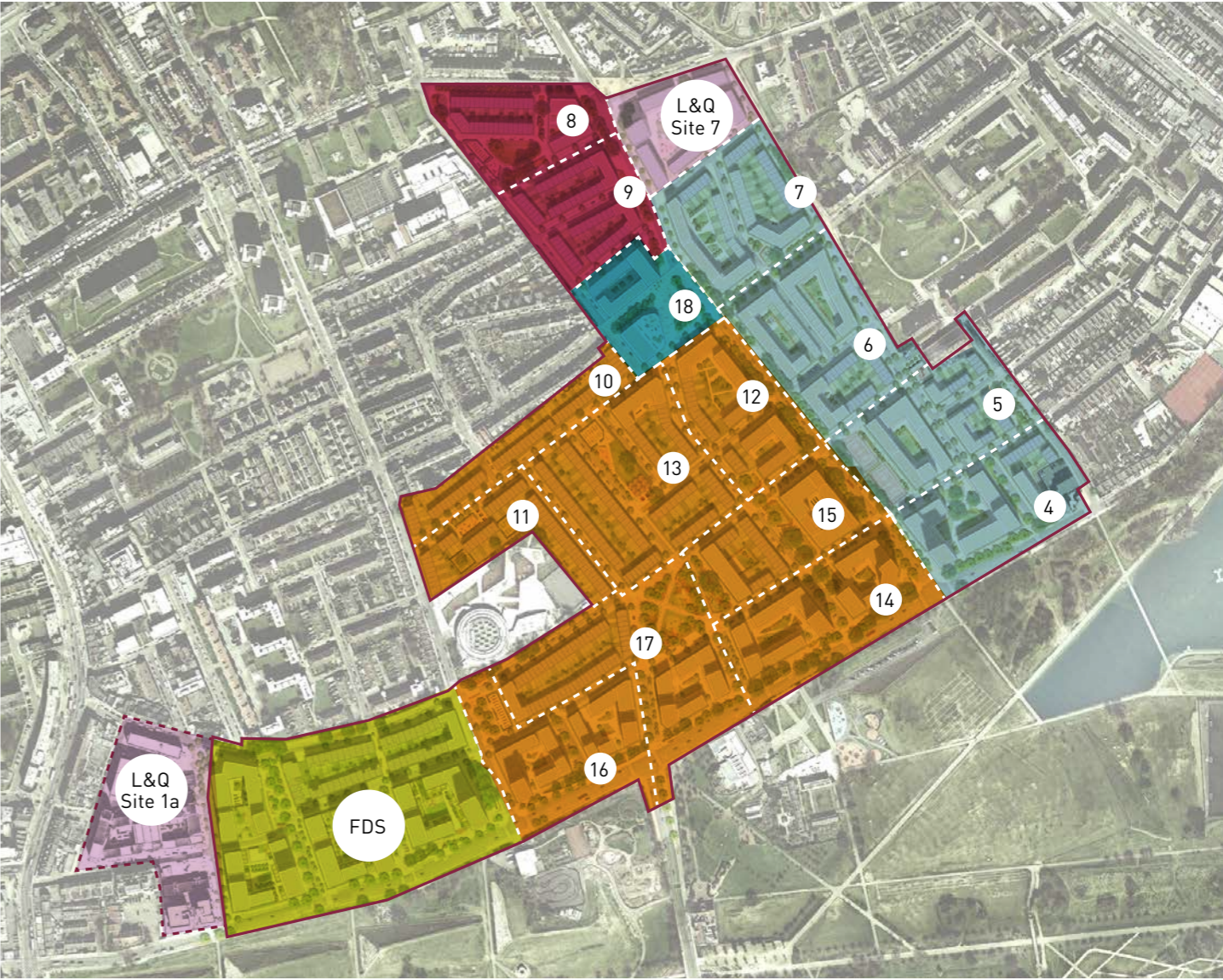
a group that represents residents, stakeholders and local groups within the neighbourhood surrounding an area during the demolition and construction phases of the site's redevelopment.

Vacant possession

when a property or block is completely empty with no residents living in it.

Phasing plan

The Aylesbury regeneration will happen in four main phases. This plan shows the order in which new homes will be built.



- Masterplan boundary
- Phase boundary
- L&Q sites (Site 1a completed in 2013 and Site 7 completed in 2017)
- First Development Site (FDS)
- Plot 18
- Phase 2
- Phase 3
- Phase 4

For more information please contact us:



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Visit our website
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