

AYLESBURYNOW

Annual Review

April 2019–April 2020



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Palette choice event for First Development Site

Welcome

I hope you and your families are keeping well. As we started to put this review together, the COVID-19 pandemic came along and affected the way we all live and work, presenting many challenges. As a result, this annual review is being published later than usual and so we have made significantly more progress since April 2020. I look forward to sharing these updates and how we have responded to challenges in our 2020-21 review shortly. In the meantime, I hope you will join me in celebrating the progress of the Aylesbury regeneration in 2019-20.

2019-20 saw big steps forward in the Aylesbury regeneration. Following their appointment, Hill made swift progress on construction of the First Development Site. Meanwhile we were pleased to start on another part of the regeneration by appointing Vistry Partnerships to work on Plot 18 in early 2020.

Completion of Notting Hill Genesis developments close to the Aylesbury meant that we were able to offer Aylesbury tenants and leaseholders the opportunity to move into new homes nearby. Roland's story is a heart-warming read and highlights how grateful he is of the safety and security of his new home.

It is important to us that local residents reap the benefits of the regeneration and our employment and training team have continued their hard work to support people into apprenticeships and other opportunities, both on the regeneration and elsewhere.

As always, we have worked closely with younger residents to support them through the regeneration and ensure they are aware of the opportunities available to them. We continue to be inspired by the commitment many young people have to their community and this is evidenced by yet another neighbourhood improvement project on one of the multi-use games areas (MUGAs).

We are keen to ensure residents are involved in the regeneration programme and we offer a comprehensive programme to support this aim. This year, we were pleased to invite residents to take part in design workshops where they worked together to select some of the interior finishes of the new homes on the First Development Site.

We hope you enjoy reading this annual review.



Kelly Harris

Director of Aylesbury Regeneration

Aylesbury regeneration overview

The Aylesbury regeneration will take place over many years and is split into a number of phases. The map below identifies where these phases are. The First Development

Site and Plot 18 are current construction sites. The development of other phases will follow in the coming years.



The Notting Hill Genesis team

Notting Hill Genesis was chosen as Southwark Council's development partner for the Aylesbury regeneration in early 2014. Notting Hill Genesis is a housing association and registered provider of social housing. The team working on the Aylesbury regeneration manage the design and construction of the new buildings and surrounding public space. Throughout the lifetime of the project we'll be working with local partners to create job and training opportunities and offer ways for residents to get involved in the regeneration.



Next phases for delivery

First Development Site (FDS)

The First Development Site will provide over 800 new homes, a community facility, a public square and two new parks. The site is located between Albany Road, Portland Street, Westmoreland Road and Bradenham Close. Package A is the first part of the First Development Site to be built (see plan).

This year saw a huge leap forward for the physical regeneration of the Aylesbury neighbourhood as our building contractors, Hill, progressed with construction on Package A.

Hill completed the foundations and groundworks within four months of starting on site. They then continued with construction works above ground. It was really exciting to see the buildings emerge from the ground over the following few months.

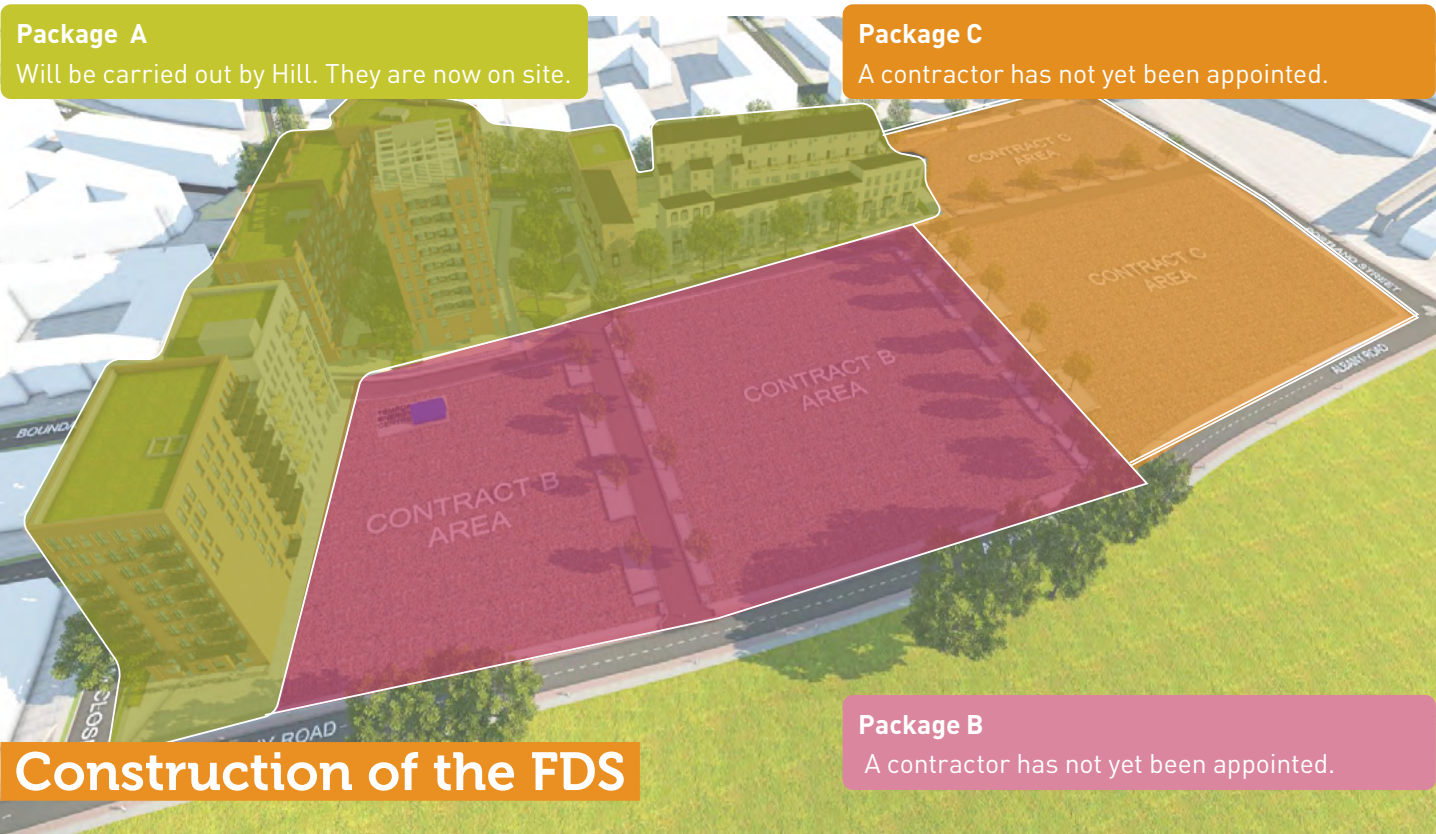
Work also continued on the fit-out of a resident 'hub'. When it opens, the hub will be a place for residents to find out more about the new homes.

Over the summer, we worked with a group of residents to

choose some of the interior finishes for the new homes. Items included were kitchen worktops, kitchen units, paint colours and flooring. Over a series of workshops, the residents learnt about what should be considered when choosing these items and were presented with a number of different options. They worked together to assemble five options, known as palettes. In September, we invited residents from across the neighbourhood to an event where they voted for their favourite palette. The two palettes that received the most votes will be used to fit out the social rented units.

Meanwhile, our demolition contractors, Erith Ltd., progressed with the demolition of 120 – 149 Chartridge and Chiltern blocks. This paves the way to build new homes on the next part of the First Development Site (Packages B and C).

Engagement with the community continued to take place through the Resident Liaison Group. We, along with Erith, also met with pupils, parents and teachers at Michael Faraday School to explain the demolition process and the measures taken to minimise impacts to the local environment.



Construction of the FDS

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



Celebrating start on site with local school pupils and residents

Plot 18

Plot 18 will be a new hub for the community at the heart of the neighbourhood. It will provide homes, a library, a GP surgery and health centre, community and retail facilities and a public square. There will be a mix of residential accommodation including social rented housing for those aged over 55. The site is located between Thurlow Street, Inville Road and Dawes Street.

Works to move and divert existing utility services continued to take place during 2019.

Following a thorough tender process, we were delighted to appoint Vistry Partnerships (formally Galliford Try Partnerships) as our building contractor in December 2019.

Approved Premises Facility (APF)

The Approved Premises Facility (APF) on Albany Road will replace the existing Approved Premises at Ellison House, which is also on Albany Road. The facility will provide housing, support and supervision to former offenders. This will help manage their successful reintegration into society.

In the first few months of 2020, Vistry Partnerships cleared the site and started enabling works. The enabling works phase of a construction project involves getting the site ready for the main building work.

In February 2020, we marked the start of works on the site with pupils from Surrey Square Primary School and some residents, who we have consulted about the design of the social rent homes for over-55s. To celebrate a new library being built, popular children's book character 'Horrid Henry' joined us to hand out books and goody bags to the school pupils.

Demolition works on 1 – 30 Foxcote and 140 Albany Road were carried out which has enabled construction of the new building to progress.

The exterior of the building has been finished and works on its interior are now taking place. The building is expected to be completed in autumn 2020.

Rehousing

This year we offered Aylesbury residents the opportunity to move to two Notting Hill Genesis developments nearby. Manor Place Depot is located just off the Walworth Road while Peckham Place is located on Queen’s Road in Peckham (approximately 1.5 miles from the Aylesbury).

We produced brochures for each development and supported Southwark Council’s housing team with drop-in sessions. These enabled residents to find out more about the new homes, local amenities, tenancy agreements and housing management policies. We then held 12 viewing sessions throughout the year for residents to see the new homes for themselves.

As a result, 40 Aylesbury tenants moved into new homes at Manor Place Depot and three leaseholders purchased homes through the shared equity offer. In addition, 26 Aylesbury tenants were allocated to homes at Peckham Place and three Aylesbury leaseholders reserved shared equity properties. COVID-19 has had an impact on residents moving to the new homes at Peckham Place but our teams continue to work hard to ensure this happens as soon as possible.

In anticipation of the new homes being completed on the First Development Site, we arranged a visit for residents to see other Notting Hill Genesis and Hill developments. This gave them an opportunity to see how Notting Hill Genesis design and manage homes, and get to know Hill, our contractor for the First Development Site.





40
Aylesbury tenants moved to new homes at Manor Place Depot



3
Aylesbury leaseholders purchased homes at Manor Place Depot through shared equity



26
Aylesbury tenants allocated to new homes at Peckham Place



3
Aylesbury leaseholders agreed shared equity purchases at Peckham Place

Roland’s Story



Roland is one of 40 residents who have moved from the Aylesbury Estate into brand new Notting Hill Genesis homes at Manor Place Depot (just off Walworth Road). Having lived in his home on the Aylesbury for 25 years, it was a big change for Roland but he was ready for the move.

The thing Roland liked most about his Aylesbury home was the community and the company of the people who lived nearby. He admits when he first heard about ‘Notting Hill Genesis’ he was a bit concerned as he thought the homes would be in west London. However when he found out that the new homes would be less than a mile away in the Southwark neighbourhood that he knows and loves, he was “very excited”. He says, “I trusted Notting Hill Genesis because I thought whatever they give me is going to be brand new. Thank goodness I trusted my instincts – it’s a beautiful flat!”

With CCTV cameras and an intercom entry system, the best thing for Roland about his new home is the security it offers. He explains, “Safety is the most important thing. I am better off security-wise and have peace of mind. It feels very safe here and that’s the most important thing to me.”

Roland moved from a two bedroom home in Taplow on the Aylesbury Estate to a one bedroom flat at Manor Place Depot. As a result his rent is lower because he no longer has to pay the bedroom tax. However he still has plenty of space. He says, “My bedroom is bigger than my Taplow bedroom and there’s more storage here.” He also now has a balcony. “I didn’t have a balcony before - it’s literally a breath of fresh air!”

Describing his experience with Notting Hill Genesis so far, Roland says, “I have been made to feel welcome by Notting Hill Genesis. They are very open and helpful and I can speak to someone one-to-one. It’s a personalised service. I had a small issue with a leak when I first moved in but that was dealt with swiftly and efficiently - the repair people rang me before they came, arrived on time and fixed the problem. It’s a first class service!”

Roland is keen to emphasise how much happier he is in his new home. He concludes by saying, “Where you live really affects your life a lot. Truthfully this is perfect for me. I would recommend it to everybody.”

Employment and Training

Our training and employment team support residents across Southwark to access jobs, traineeships, apprenticeships and training.

To ensure money is kept in the community, we try to spend with local companies where possible. In 2019-20 we spent £749,574 with Southwark businesses.

Over the last year we have supported 28 Southwark residents into jobs in which they have stayed for at least six months (known as sustained jobs). The jobs have been wide-ranging from retail to housing, legal to public services, education and construction. One resident got a job as a lecturer while another was successful in becoming a care officer.

We have supported 11 people into apprenticeships or traineeships this year. As construction began on the First Development Site and the Approved Premises

Facility, we are pleased that seven of these were employed through Notting Hill Genesis' supply chain on Aylesbury regeneration sites. These apprenticeships and traineeships have included on-site roles such as plumbing and bricklaying, as well as office-based roles such as business administration. All Notting Hill Genesis supply chain jobs through the Aylesbury regeneration are paid London Living Wage and apprenticeships are paid at least 25% above the National Minimum Wage.

In addition, we have delivered opportunities for residents with our other supply chain partners. This has included internships and work experience placements in sectors such as design and law.

We also work with residents to identify training needs and fund relevant courses. This year we have awarded 18 training places. Five of these have enabled individuals to progress with their further education in a college.

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28

residents remained in their jobs for six months or longer



18

training places awarded



11

apprenticeships or traineeships



£749,574 spent with Southwark businesses

Shantelle's Story

"Notting Hill Genesis is really supportive and I'd definitely recommend people speak to the team about training and employment opportunities, even if it's just to discuss their options."



Shantelle is a local businesswoman and entrepreneur. She sells personalised baby clothing, bibs and baby grows but her most popular product is her bespoke hampers for parents with new-born babies. Much of Shantelle's business so far has come from word of mouth but she is now looking to grow her business and find part-time work to supplement her income.

Shantelle had signed up to the Southwark Start-ups in London Libraries (SiLL) programme, a project which supports business start-ups. To help her get more support with her business and access to various training and employment opportunities, Shantelle's mentor at SiLL referred her to Tarina, Training and Employment Project Manager at Notting Hill Genesis.

Tarina suggested that Shantelle applied for a Working Communities Bursary. This Notting Hill Genesis scheme provides financial assistance to Southwark residents to support them to achieve employment and educational outcomes. Shantelle was successful with her application and was able to put the bursary to good use. She used the money to buy public liability insurance and a gazebo, as well as stock to enable her to create more products.

As she was now equipped to sell at markets, Tarina offered Shantelle the opportunity to sell her products through Notting Hill Genesis' Enterprise Zone at Camberwell Fair.

Speaking about the experience, Shantelle said, "Camberwell Fair was a nice experience. It was good to get out there and talk to people and I sold a few things. The bursary helped a lot. Now that I have my insurance and a gazebo, I'm hoping to do more events and markets."

She added, "Tarina's also helped me to improve my CV and suggested job opportunities which suit my skills. The opportunities and advice that Tarina has given me have really helped me. She's given me inspiration and motivation to develop my business and help finding part-time work so I now feel that there's light at the end of the tunnel!"

"Notting Hill Genesis is really supportive and I'd definitely recommend people speak to the team about training and employment opportunities, even if it's just to discuss their options."

Young People

Our youth programme comprises a wide-range of activities, ensuring young people are put at the heart of our community investment in the Aylesbury regeneration.

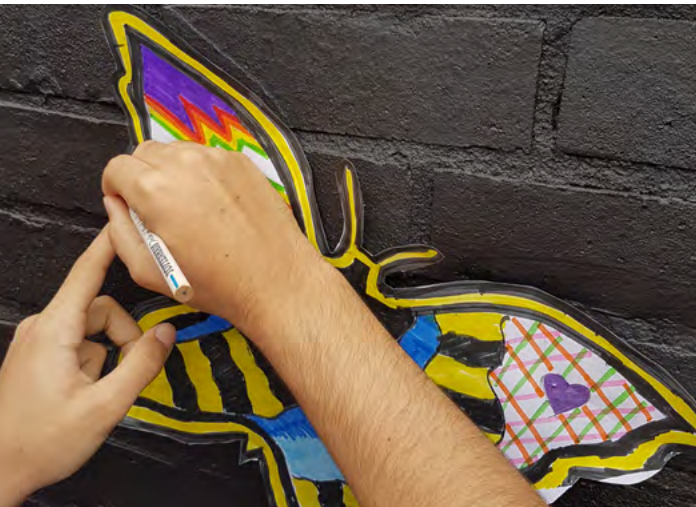
The Achieve Project is a free personal development programme for Southwark residents aged 12 to 25. This year, our community connector for young people has provided intensive one-to-one support to 22 young residents to enable them to take proactive steps towards their goals. The Achieve Project is bespoke to the needs of each client. This year we supported two clients to get their first job in the UK. This involved working on confidence building, social activities, fitness, voluntary work, voice coaching, interview skills, and work on their CV. Meanwhile, we helped another young person progress in his career, from working in security to gaining an engineering role.



Butterflies on Latimer MUGA

At the start of the year, we worked with 45 students at UAE South Bank secondary school on a community project to improve the MUGA (multi-use games area) next to Latimer House on Thurlow Street. The project involved working with a local artist to teach the pupils how to create colourful butterflies which were then attached to the walls of the MUGA. The aim of this was to brighten up the area and instil a sense of pride in the students' local area.

We work very closely with local youth club, 2InSpire. Sadly the youth club's building was flooded in March 2019. To help ensure the service didn't end as a result, we worked with 2InSpire as they moved to new premises and contributed towards the costs of new equipment, as much had been water-damaged. As part of our commitment to this valuable service, we also supported three local people to study for and gain youth work qualifications to help build their future capacity.





22
Residents recieved
1:1 support



45
Students
enhanced the
Latimer MUGA

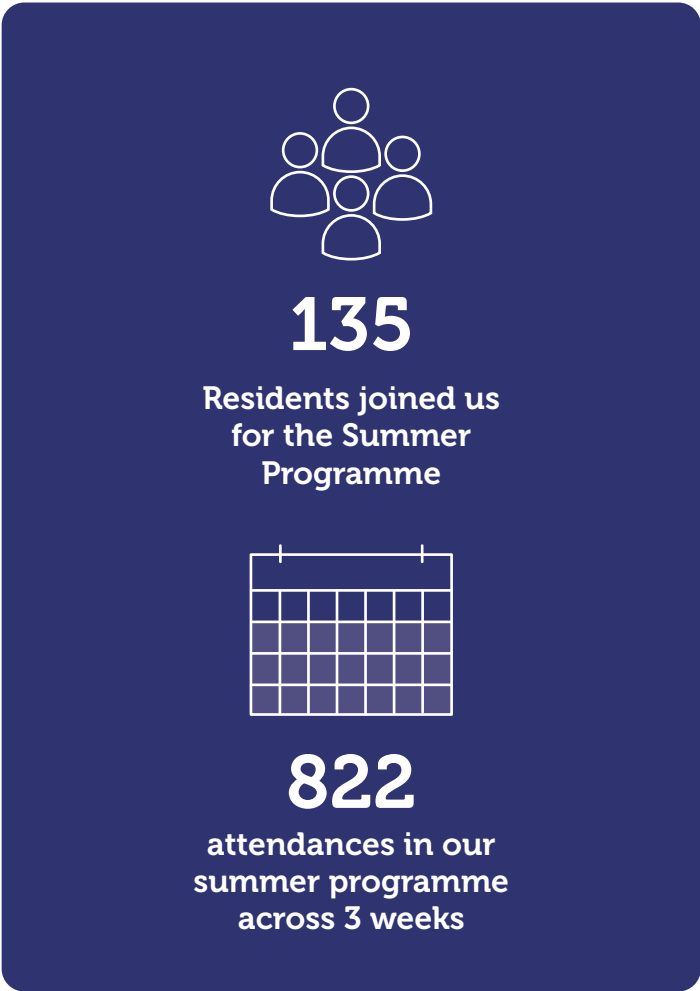
Intergenerational activities

One of the many strengths of the Aylesbury neighbourhood is its mixed community. We aim to nurture this by holding events for all ages where the young, old and everyone in-between can join together to take part in shared activities.

Every year our biggest series of events is the summer programme, where we run three weeks of free activities for all ages. It's an opportunity for us and residents across the neighbourhood to meet with each other. We run the programme in conjunction with our partners at Creation Trust, InSpire and many other local providers. In 2019 we held our largest ever summer programme and registered 822 attendances of all ages from across the neighbourhood. Spray art, jewellery making and flower arranging proved to be the most popular activities in 2019.

In May and June, we held dementia awareness sessions to tie in with Dementia Action Week. The sessions proved popular and were attended by residents of all ages.

We were also proud to once again support and attend the Walworth's Got Talent event, which is organised by St Peter's Church every year.



Neighbourhood Funding

Aylesbury Community Grants and Working Communities Bursaries are our two funding programmes which both provide financial support to benefit the lives of local residents in different ways.

Aylesbury Community Grant

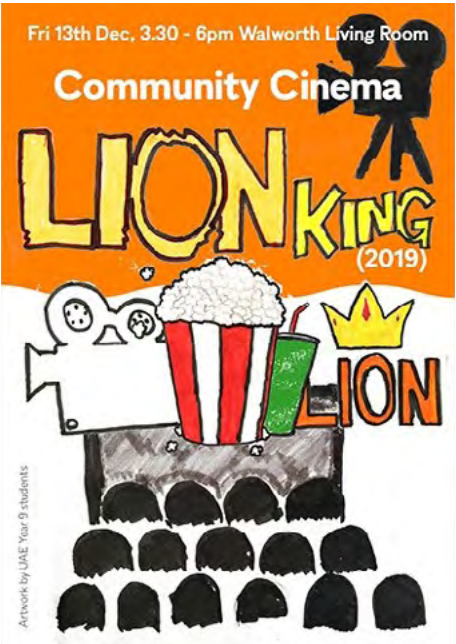
Every year we allocate £15,000 to community groups through the Aylesbury Community Grants scheme. These groups provide activities, projects and services for local residents. The aim of the grant is to help improve the lives of people in and around the Aylesbury neighbourhood and encourage community cohesion.

This year, nine community groups received funding to run projects, aimed at benefitting around 540 residents.

One grant was awarded to Pembroke House whose project introduced a free community cinema to their premises at Walworth Living Room. The community cinema would be a way to bring people together to meet their neighbours; to have a social event with wide appeal that would bring people from different backgrounds and ages together.

Another grant was awarded to the Aylesbury Artists Collective. Their grant was to be used to fund a series of visual arts workshops for residents which will culminate in an exhibition. It aims to broaden visual arts skills and raise aspirations.

We also awarded funding to InSpire to assist with the refurbishment of their IT suite following the flooding of their previous premises.



Working Communities Bursaries

Our Working Communities Bursaries are intended to provide financial assistance to Southwark residents to support them to achieve employment and educational outcomes. The bursaries are one-off allowances of up to £250 and we are able to allocate these to around 100 people every year.

This year, 104 people benefitted from the bursaries, a total of £25,000 going to support people to complete training, access further education, gain employment and progress in their careers.

The following stories give an idea of how these bursaries are used:

Zach* hopes to qualify as an electrician. Having already taken a Level 2 course, he was able to use the bursary to register on a Level 3 Electrical Installation Course, which will enable him to progress in his chosen career.

Afolabi* used his bursary to buy a travel card and work tools. This enabled him to accept a position as a bricklayer on a local building site.

Maria* paid for a one-day training course run by the British Association of Brain Injury Complex Case Management using the bursary. Having done the course, she was able to register to be a member of the Health and Care Professions Council and has since been offered a job offer to work as an Assistant Case Manager in a brain injury case management organisation.

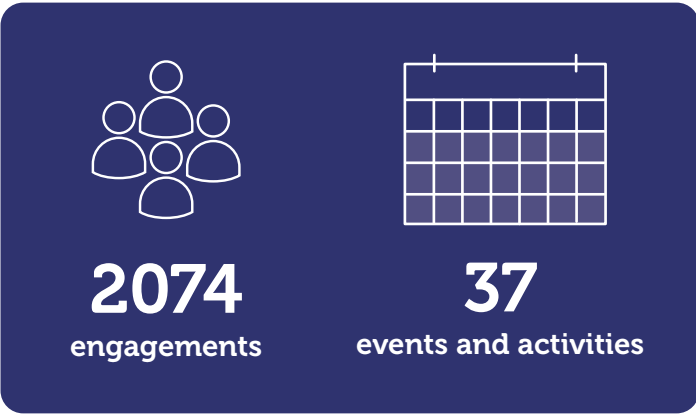
*not their real names



Involving residents

Our resident involvement programme ensures that residents have the opportunity to have their say in the regeneration programme, influence the development and design of their neighbourhood and gain valuable skills.

In 2019/20, we recorded 2074 engagements, a significant increase from the previous year. In order to achieve this, we held 37 events or activities throughout the year across a wide range of themes.



We were pleased to support and attend several events held by our community partners. These included Surrey Square and Michael Faraday school fairs and St Peter's Church's Party in the Park.

Following feedback from residents about receiving more regular updates, we decided to launch a newsletter to cover all aspects of the regeneration. In October we held a resident focus group to gather opinions and feedback about what would make a good newsletter. We took on board comments from this and launched our first newsletter in December. The newsletter is published four times a year and has been well-received by the community.

We continued to work with local residents who have attended the Aylesbury Cookery Club to support them to become self-sufficient as a group.

In November, we held an afternoon tea for our community partners to find out more about the regeneration. Not only did this give people an opportunity to ask questions, it was also a way for groups to come together and make connections that had not previously existed.

We also met with a number of local organisations at various stages throughout the year to inform and update members about the regeneration. These have included the Thurlow and Aylesbury Tenants and Residents Associations, the Wednesday Women's Group, the Walworth Society and Michael Faraday School.



Cookery Club



Michael Faraday school fair

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