

# AYLESBURYNOW

Regeneration update  
*All you need to know*

SPRING 2022



## INSIDE THIS ISSUE

Welcome to your regeneration newsletter from Notting Hill Genesis. This regular update will keep you informed and involved around all areas of the regeneration.

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Visit [aylesburynow.london](https://aylesburynow.london) for more information





## 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.



## Welcome to the spring edition of the Aylesbury Now regeneration update

The days are getting longer and lighter and we are seeing the first signs of spring. And as pandemic restrictions have eased, it has been great to get out and about much more and hold events in the community. You can read about what we've been up to over the last few months and find out what's coming up, including our exciting new 'Back on Track' skills development programme. As always, get in touch with us to find out more.



## First Development Site Contracts A and B

A reminder that the new homes being built on the sites known as Contracts A and B of the First Development Site (along Westmoreland Road, Bradenham Close and Albany Road) will now be council housing. Notting Hill Genesis are continuing in our development management role on these sites and Hill continue to carry out construction of the new homes. For future updates and information about these developments, please visit Southwark Council's dedicated website: [aylesburyfdsaandb.commonplace.is](http://aylesburyfdsaandb.commonplace.is).



## Consultation on Phase 2B – update

Phase 2B will be the next part of the regeneration project to be built and includes the current Wendover (241-471), Winslow, Padbury and Ravenstone blocks. It also includes the east side of Thurlow Street and Bagshot Street up as far as Kinglake Street.

We have been consulting on plans since summer 2021 and in January, we held a number of events and interactive workshops. At these we presented our latest plans which respond to earlier feedback. Attendees were invited to submit comments for a final time before we submit a planning application later in spring.

Thank you to everyone who participated. The consultation is now closed but you can still view information at [aylesburyphase2b.commonplace.is](http://aylesburyphase2b.commonplace.is).

## Consultation on First Development Site Contract C – update

Contract C of the First Development Site (alongside Westmoreland Road, Portland Street and Albany Road) will be a Notting Hill Genesis mixed tenure development.

In preparing our revised planning application for this site, we held a number of community consultation events. At these we presented our plans and listened to feedback about the proposals.

Consultation concluded at the end of last year and we have now submitted the planning application. Thank you to everyone who participated. If you would like to find out more, you can visit [aylesburyfdsc.commonplace.is](http://aylesburyfdsc.commonplace.is).



## Plot 18 construction update

Plot 18 will be a new hub for the community at the heart of the neighbourhood. It will provide new homes, a library, a GP surgery and health centre, community and retail facilities and a public square. Construction works on Plot 18 are being carried out by Vistry Partnerships. This is Vistry's progress update.

### Site progress update

#### South block

- Window frame installation is now complete with some glazing to be installed. Main roof equipment has been installed.
- Internal fitout of the medial centre is progressing well with plastering and painting in progress.
- Lift installation is complete and awaiting commissioning.
- Drylining works have started on all levels.
- Sprinkler tank is being built in the basement.
- Ventilation and electric works are installed up to level 2.
- Air conditioning units installed up to level 2.



#### North block 1 (tower)

- All windows have now been installed up to 14th floor
- Brickwork completed up to level 12
- Waterproofing is complete up to level 15 with roof insulation on going.
- All drylining on first fix are now completed with second fix in progress on level 10.
- Tape and jointing are now up to level 8
- Floor laying, kitchen installation and carpentry are in progress on level 5,6& 7
- Electrical second fix are on level 4,5,6,7&8
- Bathtub and radiators installation have commenced on levels 3,4,5,6,7&8.
- Energy centre boiler is now being installed

#### North block 2 (library and over 55s homes)

- All link bridges installed and services being installed.
- Drylining first fix is completed with second fix in progress.
- Ceiling closure is now completed up to level 6
- Kitchens and carpentry works started
- Library ceiling which features slatted oak veneer timber progressing well

#### North block 3

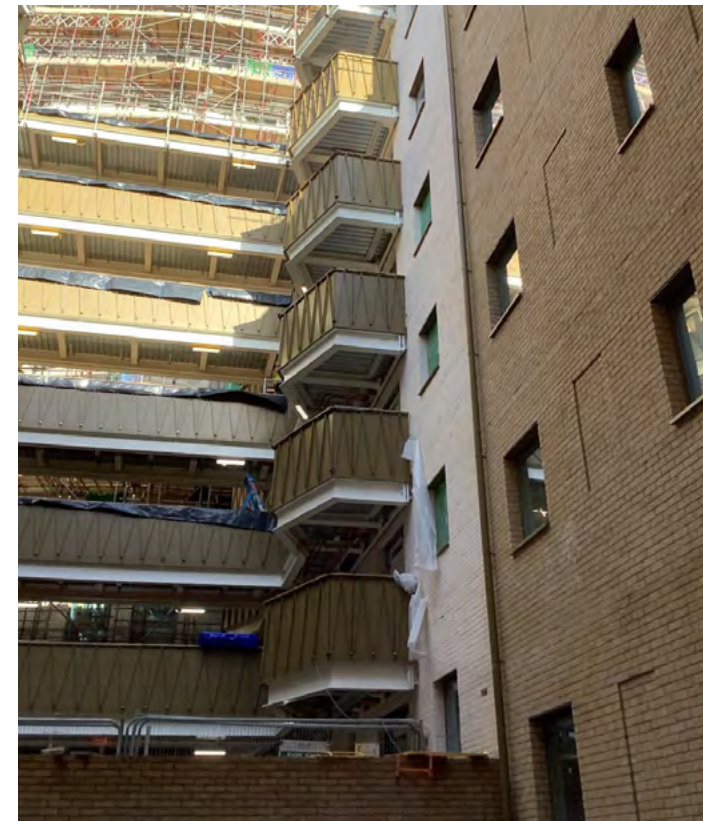
- Brick work installed to roof level and all windows installed.
- First fix drylining completed
- First fix electrical and mechanical completed
- Lift installation taking place

### Meet Ramadan Umar – Site Manager



My name is Ramadan Umar and I am a site manager for Vistry Partnerships at Plot 18. I have been with the company for the past 11 Months with 10 years' experience of site management. I am a local resident and proud to be part of the regeneration developments for Plot 18 and my local community. Being part

of a successful team here at Plot 18 makes my job even more worthwhile.



### Noise & dust management

We continue to ensure noise and dust is managed on site. Information on noise and dust is recorded using the latest technology and is available for residents to see.



### Traffic Management

A one way system for site traffic is now in place. Vehicles will enter the site through Gate 1 on the corner of Thurlow Street and Inville Road and exit the site through Gate 2 on Thurlow Street. They will be assisted by traffic marshals.

Due to the close proximity of Surrey Square and Michael Faraday schools, delivery times are restricted to between 9am - 3pm and 4pm - 6pm. Dedicated traffic marshals will manage the movement of vehicles including closing footpaths with barriers while vehicles are entering and exiting the gate.



### Security

We have security guards patrolling the site 24 hours a day.



### Resident Liaison update

Our Resident Liaison Manager Sarah Okae has been assisting Notting Hill Genesis with half term activities and facilitating the face to face Cuppa and a Chat coffee mornings.



### Working hours

Monday to Friday: 8am – 6pm  
Saturday: 9am – 1pm  
Please contact Eagletech Security for any queries outside of working hours on 07717821386.

### Contact Us

If you have any queries or questions about the demolition works or if you have any feedback, please contact us.

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Project Manager**  
Mark Bowden

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07704 314679

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Sarah Okae

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07443 876850

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Sarah.Okae@vistrypartnerships.co.uk



## In the community

### Join us for a cuppa and a chat

Our 'Cuppa and a chat' meet ups are continuing in 2022 and we are all delighted that these can now take place in person.

As well as having an opportunity to catch up with our friends and neighbours, there will be a variety of activities including light exercise and crafts.

On May 12th, we'll be joined by Eddie Daley who will be providing a mixture of relaxation techniques, gentle exercise and wellbeing advice.

### Residents get first glimpse of new homes

We were delighted to invite members of the over-55s group of residents to have their first glimpse of their new homes being built on Plot 18 as part of the Aylesbury regeneration. The group have been actively involved in shaping elements of the new social rent homes. One of the members, Jean Bartlett, said: "It was exciting to see the homes, the library with its impressive ceiling and the health centre. It all has such a lovely design. I'm really looking forward to moving in as soon as possible. It's so unique, especially to have these homes specifically for over-55s. There should be more of it."

John Hughes, Group director of development at Notting Hill Genesis, said: "We want to ensure the regeneration of the Aylesbury estate represents the best interests of local residents and businesses. This group of residents have been at the forefront of informing the design of the new homes, attending regular meetings throughout the construction process. This has included selecting tiles and colour palettes to be used in their new homes, as well as giving valuable feedback on bathroom fittings that will enable them to live comfortably and safely."

We meet on a Thursday at Walworth Living Room between 10am and 12pm. Get the dates for the next sessions in your diaries now and contact Rosalyn if you plan to attend. Call **07920 466133** or email [aylesbury@nhg.org.uk](mailto:aylesbury@nhg.org.uk).

- **April 21st**
- **May 12th**
- **June 9th**
- **July 14th**



### Brick designs for the First Development Site

We've been working with a group of young people on a 'brick design' project. The project gave young people the opportunity to design bricks for the new homes being built on the First Development Site of the Aylesbury regeneration.

Participants have learnt about the history of Walworth, the regeneration programme and had an introduction to architectural design, the process of making bricks and created their own brick designs. The designs were inspired by their local area and demonstrate the creativity and talents of the Aylesbury children and young people. These were then scanned and fired into bricks so that they can become a permanent feature in the new homes.

The young people also went on a tour of the First Development Site. Here they saw their designs on bricks for the first time and had

the opportunity to look around some of the new homes which are being built, including a five-bedroom house. The session ended with a celebration where everyone was presented with a personalised mug featuring their design.

The bricks will now be installed into the new buildings in summer 2022 and we can't wait to see them in situ!

One young person said, "I really loved and enjoyed the brick designer project. I got much more information about our area and I drew some pictures to put on the bricks for the new buildings."

Our thanks go to all the young people who took part, Hill (contractors for Contract A on the First Development Site), their consultant architect and Maria Gasparian (ceramicist) who led the design sessions and creation of the bricks.





## In the community

### Having fun while learning in half term

A packed programme of activities engaged 45 young people throughout February half term.

Highlights included:

Spray painting - building their creative skills, young people learnt painting techniques which helped them to create unique designs on stools which will brighten up their homes.

Crochet - requested by the young people, crochet was offered to mixed ability groups who learnt single stitch, how to make chains and how to create a scarf.

Jewellery making - always popular, Abi's Creative Zone ran three jewellery workshops. These were focussed on making friendship bracelets.

One young person said, "I loved how engaging

each session was and it was a lovely time to catch up with friends" while another said, "These sessions have inspired me to practice and share with others".

In addition to the group activities, we ran a special one-to-one tuition session for a young resident who contacted us for help with her dream of becoming a nail technician. This gave her a chance to hone her skills and explore a future career. The aspiring nail technician said, "The training was so fun. She taught me things I didn't know and corrected me when I was wrong."

To find out about upcoming activities over the Easter holidays, as well as support for young people, call Chris on **07775 411209** or email **Chris.Cotton@nhg.org.uk**.





## Jobs and training

### Window repair workshop

We've partnered with Cosyseal Double Glazing to offer Aylesbury residents the opportunity to attend a free windows repair and maintenance workshop. A Cosyseal engineer will lead the attendees through repairs and installation of windows. The workshop will give participants the opportunity to gain valuable work experience and

an awareness of the different career paths in the double glazing industry.

It will take place on Wednesday 25 May 2022 from 10:30am - 12:30pm. To book your place, email [Valerie.Alaro@nhg.org.uk](mailto:Valerie.Alaro@nhg.org.uk) or call **07892 766804**.

### Free business support programme

If you are an entrepreneur or small business owner and would like support to set up, manage or develop your business, read on to find out about a great opportunity.

Trampoline, a social enterprise that provides business incubation support to early start-ups, is looking for 12 motivated entrepreneurs to join their free 'Start-up Launchpad Programme'.

Running over a period of five months, this comprehensive business support programme will cover topics such as marketing, financial management, operational planning, ethics and compliance. In addition to this, business coaching and mentoring support will also be on offer.

If you'd like to find out more about this great opportunity, email [engage@trampolinecic.org](mailto:engage@trampolinecic.org) or call **07856 877152**.

Notting Hill Genesis is proud to support this programme through its Wellbeing Fund.

### New apprenticeship and trainee roles

Applications are now open for a number of apprenticeship and trainee roles on Contract B of the First Development Site. Roles include: Assistant Site Manager Apprenticeship, Business Administration Apprenticeship and Reinforced Concrete Frame Craft Operative Trainee. These are great opportunities to start or continue your career in construction where you will be paid National Minimum Wage + 25%. Email [Valerie.Alaro@nhg.org.uk](mailto:Valerie.Alaro@nhg.org.uk) or call **07892 766804**.



## Back On Track

### FREE short courses to build skills, knowledge and confidence

We are pleased to tell you about our new Back On Track programme.

Back On Track is an interactive programme of activities that offer career and personal development opportunities. It provides ideas and tools to make a difference in your community, whether you are already involved or would like to be, and a range of transferable skills to support your aspirations. We'd particularly like to draw your attention to our 121 money know how

support and life/career coaching, to support you with any issues you are facing.

All activities are free and you can register for as many or as few as you like. To register your interest for a workshop or to find out about the opportunities available, email [aylesbury@nhg.org.uk](mailto:aylesbury@nhg.org.uk) or call **07920 466133**.

If you are interested in an activity but the date does not work for you, please get in touch anyway as we may run future sessions.

### April

**WED 20<sup>TH</sup>** Your Voice Matters: Building Safety 6-8pm

**MON 25<sup>TH</sup>** Your Voice Matters: Introduction to Scrutiny 9.45am- 2.45pm

**TUE 26<sup>TH</sup>** Making Teams and Zoom Work for You 6-8pm

**THU 28<sup>TH</sup>** Running a Successful Residents' Association 6- 8pm

**1:1 Money Know How sessions**  
Date: Sessions available March - June  
Online/telephone support for money issues. With potential referral for specialist debt advice. Support will be scheduled according to your availability.

**IT Skills The basics (8 sessions)**  
In person (The Old Pharmacy, Taplow)  
An 8 week group course that will equip learners with all the core skills they need to begin their digital journey and move ahead with increased confidence.

### May

**WED 4<sup>TH</sup>** Foods Good for Immunity – Healthy Breakfast and Dinner Prep 9.30am till 1pm  
In person at St John's Centre

**WED 11<sup>TH</sup>** Think Ingredients – Tasty leftovers 9.30am till 1pm  
In person at St John's Centre

**WED 18<sup>TH</sup>** Celebration colours of food – Latin American and South East Asian 9.30am till 1pm  
In person at St John's Centre

**THU 21<sup>ST</sup>** Social Action Workshop

**1:1 Career coaching (Online via Zoom)**  
Date: Tuesday 12th April, Thursday 12th May, Monday 16th May  
(Available slots on these dates)  
Time: 9.30-10.30am, 10.30-11.30am, 11.30am-12.30pm, 1-2pm, 2-3pm

### June

**TUE 7<sup>TH</sup>** Money Mentor Course with Personal Finance qualification

**SAT 11<sup>TH</sup>** Money Mentor Course with Personal Finance qualification

**TUE 14<sup>TH</sup>** Money Mentor Course with Personal Finance qualification

**TUE 21<sup>ST</sup>** Money Mentor Course with Personal Finance qualification

**TUE 28<sup>TH</sup>** Money Mentor Course with Personal Finance qualification

### July

**TUE 5<sup>TH</sup>** Money Mentor Course with Personal Finance qualification

**TUE 12<sup>ST</sup>** Money Mentor Course with Personal Finance qualification



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## Contact Us

*If you have any queries, questions or if you have any feedback, please do not hesitate to contact us. You can also contact us to request the information in this newsletter in a different format or language.*

**To find out more about how you can get involved in the regeneration, contact:**



**Rosalyn Springer**



**Call or text**  
07920 466133



**Email**  
[aylesbury@nhg.org.uk](mailto:aylesbury@nhg.org.uk)

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**To find out more about the youth programme, jobs, apprenticeships and training opportunities, contact:**



**Valerie Alaro**

(support for over 25 year olds)



**Call or text**  
07892 766804



**Email**  
[Valerie.Alaro@nhg.org.uk](mailto:Valerie.Alaro@nhg.org.uk)



**Chris Cotton**

(support for under 25 year olds)



**Call or text**  
07775 411209



**Email**  
[Chris.Cotton@nhg.org.uk](mailto:Chris.Cotton@nhg.org.uk)

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**For anything else:**



**Call**  
07920 466133



**Email**  
[aylesbury@nhg.org.uk](mailto:aylesbury@nhg.org.uk)

**Notting Hill Genesis, The Old Pharmacy, 2nd Floor  
Taplow, Thurlow Street, London SE17 2UQ**

(please note our office is now open most days but you may wish to check with a member of the team before visiting.)