

## Regeneration update *All you need to know*



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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## Aylesbury regeneration overview

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

It's been a busy summer for the team. Construction on Plot 18 on Thurlow Street continued at pace and is nearing completion. We submitted a planning application for the next phases of the regeneration – First Development Site Contract C and Phase 2B. And we have hosted and supported a whole range of events and activities including our annual summer programme for young people, a social action workshop and the Urban Elephant festival. Read on to find out more.

### Growing food, skills and connections

Since April 2021 we have hosted an interim community garden and bike pop up on Albany Road, delivered by partners Grow London and Community Cycleworks. The project has turned an area of vacant land into a space for many community benefits, including food growing and teaching cycling skills. Started just after lockdown, it has created opportunities to address social isolation, improve health and wellbeing and generate fresh produce which has been shared with local food banks.

29 resident-volunteers have helped look after the garden, under the capable stewardship of local community grower, Patsy, and Grow London director, Paul McGann.

129 young people benefitted from cycling workshops and 21 took part in gardening workshops during the summer programme.

### First Development Site – Contracts A and B

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. 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: [aylesburyfdaandb.commonplace.is](https://aylesburyfdaandb.commonplace.is)

A further 60 children from Surrey Square Primary School attended weekly sessions on growing vegetables, thanks to funding from the GLA. As part of the Urban Elephant Festival, the site hosted a community event that included a garden walkthrough, live Latin American ceilidh bands, and served a curry produced primarily of site-grown produce.

Stewart Vanns of Community Cycleworks said, "Notting Hill Genesis have enabled us to run a variety of events at the workshop. It has proved to be a lifeline for our festive bike fix and repair workshops. Bikes created at these will be given away to local families that may otherwise struggle to buy their children a bike at Christmas."

The project was always intended to be temporary and will be closing in January 2023 as work begins on building new homes as part of the Aylesbury estate regeneration programme. While we are sad to see it go, we are proud of all that it has achieved. We are working with Grow London and Community Cycleworks to find ways to ensure this important work can continue locally.

Thank you to everyone who has made the project such a success!



## Planning update



### First Development Site Contract C

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 your feedback about the proposals.

We have now submitted the planning application for this site. This is available to view on Southwark Council's planning portal <http://planning.southwark.gov.uk>. Use reference number 22/AP/1063 to locate it. You can also find out more on our consultation website <https://aylesburyfdsc.commonplace.is> Look out for more information in the new year.

### Phase 2B

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.

In addition to 614 homes, Phase 2B will provide over 400 m2 of non-residential space and will be centred around a brand new park and a new public square on Thurlow Steet. The scheme is 50 per cent affordable and the homes will range from one-person flats to five-bedroom family maisonettes.

We have now submitted the planning application for Phase 2B. This is available to view on Southwark Council's planning portal <http://planning.southwark.gov.uk>. Use reference number 22/AP/2226 to locate it. You can also find out more on our consultation website <https://aylesburyphase2b.commonplace.is> Look out for more information in spring.



## 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

#### North block

- Internally, decorations are being completed and finishing touches taking place.
- Externally, all scaffold has been removed and ground works have commenced on new road construction between the site and Taplow.



#### South block (pink medical centre)

- Internally, fit-out is progressing well with preparations for decoration underway and flooring finishes nearing completion.
- Externally, all windows and doors are now installed.

#### Dawes Street

- While upgrading the road we had some setbacks which delayed completion of the new drainage system. However this is now in progress.

#### Site offices

- As we are approaching the final stages of construction, we have moved our site offices to the rear of Taplow.

#### Thurlow Street roadworks

- The new gas mains will soon be connected to our energy centre. To allow this to happen, roadworks will be in operation on Thurlow Street. We apologise for any inconvenience.



### 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

- The main entrance gate (Gate 1) is at the corner of Thurlow Street and Inville Road.
- The exit gate (Gate 2) is on Thurlow Street.
- A one-way system is in operation with vehicles entering through Gate 1 and exiting through Gate 2.
- Traffic marshals manage the movement of vehicles, including closing footpaths with barriers, while vehicles are entering and exiting the gates.
- Due to the close proximity of Surrey Square and Michael Faraday schools, delivery times are restricted to between 9am - 3pm and 4pm - 6pm.



### Security

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



### Resident Liaison update

Vistry have been supporting Notting Hill Genesis activities over the summer including the Cuppa and a Chat resident sessions. Regular meetings have been held with the Over 55s Resident Design Group.



### Working hours

Monday to Friday: 8am - 6pm  
Saturday: 9am - 2pm

Note: Permission has been granted for extended working hours between 7am - 9pm for quiet works only. 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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## In the community

### Resident survey report published

An important part of the regeneration is to capture the views and experiences of Aylesbury residents as the project progresses.

In 2014 we commissioned social enterprise research company, Social Life, to carry out a piece of research that would give a snapshot in time of the lives of people living on the Aylesbury estate. A report was published in 2017 which set out the results of those surveys and how we were using the findings to shape the regeneration from influencing design to creating community projects.

In 2020, we commissioned Social Life to carry out another piece of research to get an update of residents' experiences of living on the Aylesbury Estate and of the regeneration. This captured

any changes that may have taken place since the original piece of research was carried out and gave an insight into the experience of residents living through the challenges of the pandemic. Thank you very much to everyone who took part in the survey; we appreciate you taking the time to give your views. We have now published this report and you can read it on our website:

[www.aylesburynow.london](http://www.aylesburynow.london).



### Teaming reading with sport for great results

Burgess Sports is a local charity which provides free holiday sports camps, after school sports activities and tasty, nutritious meals to children living in the areas around Burgess Park.

Since October 2021, Burgess Sports has been working with Surrey Square Primary School to help local children improve their literacy levels and reading comprehension.



The sessions take place every week and are run in a fun, friendly and supportive way. They always kick off with sports or games before using the Burgess Sports coaching techniques to improve children's reading skills. Healthy snacks and fruit and provided to ensure hunger is not a barrier to learning.

Chief Executive of Burgess Sports, Ally Teixido, said: "The project has been successful as the majority of children are enjoying the books and have shown to increase their confidence by reading aloud to their peers. The school has been a great partner by giving all the assessments and tips to improve our delivery and help the participants to accelerate their progress. We are also grateful to Notting Hill Genesis who have provided the funding which has enabled us to carry out this project. It has been a fantastic journey for all."

You can find out more about Burgess Sports and the activities they offer by visiting their website: [www.burgesssports.org](http://www.burgesssports.org).

### Summer picnic

At the start of the summer we welcomed over 40 residents to a picnic at Pembroke House. We enjoyed delicious jollof rice and chicken, gentle stretching, arts and crafts and general merriment. It was a culturally diverse gathering, and we give particular thanks to Mery from Citizens UK for introducing us to friends and residents from our Latin American community.

It was really nice to see residents who don't share a common language sit around a table together learning how to tie a traditional African headwrap and craft together.

Thanks again to both providers and community members who joined us on the day. We had a lovely time.

### Social action workshop

Funded by our Love Where You Live Fund, we supported a Social Action Workshop delivered by Community Southwark. 10 young people aged 11 to 14 explored what social action is, why it's important and the different tools young people can use to get their voices heard on the issues that matter to them. A young adult called Grace from youth movement #IWill also spoke to us about her personal journey to activism, the power of telling your story, and using this to create change. During the session, attendees practised the skill of 'craftivism', using crafts and creativity to achieve political or social change.



### From THAT to THIS

We were pleased to fund sewing project From THAT to THIS with an Aylesbury Community Grant over the summer. The project led by Sandra Stephenson saw 19 residents take part in weekly classes learning how to sew. The project was set up to combat isolation as well as to provide life skills that could support individuals to save some money and bring new life to old items. Residents upcycled items from home as well as made new garments and soft furnishings from scratch which they exhibited at a gathering in August. When we visited one of their sessions all spoke highly of their teacher who had a lovely rapport with each person. There was a clear sense of community and support amongst the group who were proud of what they had created and full of ideas for new projects. Well done to all who attended and keep sewing!



### Supporting Walworth events

We are proud to have supported some Walworth-wide events in recent months. In July, Urban Elephant Festival took place. This was a vibrant community arts festival aiming to connect people across the local community. With performances and events right across the neighbourhood, from African dance to a unicycling juggler, there was something for everyone! More recently, World Day took place in nearby Pasley Park. This was an opportunity to celebrate our rich and diverse community with a special focus on the story of the British-Jamaican nurse Mary Seacole, and her links with the Royal Surrey Zoological Gardens.

## In the community

### Young people install bricks they designed into new homes

Young people living in the Aylesbury estate community have attended a brick-laying ceremony on the First Development Site on Albany Road, part of the Aylesbury regeneration.

The ceremony was the culmination of many months of hard work by the children who were part of a young people's brick design project.

During the project, the young Aylesbury residents created designs which have now become a permanent feature on the exterior brickwork of the new homes on Contract A of the First Development Site. The designs were inspired by their local area and demonstrate the creativity and talents of the Aylesbury children and young people.

On the day of the event, local ward councillors and families of the young artists watched on as they installed their bricks into the buildings, with help from Hill's (building contractors on Contract A of the First Development Site) bricklayers. All the specially designed bricks are at low levels so

they can be easily viewed by members of the public.

One participant said: "I really enjoyed being part of the project. My design was about the history of Aylesbury - there used to be a zoo nearby so I drew a lion."

The project was a collaboration between Notting Hill Genesis, Hill and Hill's consultant ceramicist, Maria Gasparian.

Dorrett Wilson, Regeneration Development Manager at Notting Hill Genesis, said "We saw this project as a great opportunity to create a sense of ownership and excitement about the new homes being built for residents of the Aylesbury community. The young people have learnt a lot about the history of the local area, the process of brick manufacturing and construction and we are immensely proud of the brick designs each young person has created."

"We hope that this project might inspire some to go onto successful careers in the construction sector. As a result of the project, one participant already has a work placement with one of our architects."



## In the community



### Aylesbury Now summer programme

Summer 2022 saw a fantastic programme of activities for young people on the Aylesbury estate. Young people enjoyed and participated in activities including a sports summer camp with Burgess Sports, cycling skills with Community Cycle Works, arts and crafts with Abi and Fam's Creative Zone, nature and arts with Grow London's Ok Grow and fun days out to go karting, Margate beach as well as arts and crafts with InSpire Youth.

The programme was a huge success with over 250 young people engaged throughout the summer holidays. It enabled young people of all ages to be active, creative and socialise with each other in a fun, safe and productive environment.

Our new lead youth worker Soifur Rahman worked with local partners to deliver these

activities, ensuring that the activities catered for and engaged the diverse community of the Aylesbury estate. Soifur said "It was really amazing to see vast numbers of young people coming out on a regular basis to engage in these activities. Credit must really go out to our local delivery partners who have done an amazing job to keep the young people coming back day after day throughout the whole summer holidays. The Aylesbury Estate has some great community groups and organisations right on its doorstep, and I am really grateful to be a part of such a vibrant and enthusiastic community."

If you would like to be added to the mailing list for the latest youth activities or need some support for your child, then please email Soifur at [Soifur.Rahman@nhg.org.uk](mailto:Soifur.Rahman@nhg.org.uk)

## Jobs and training

### Are you looking for the next step in your construction career?

Notting Hill Genesis have a range of traineeship opportunities starting soon with our construction partners, Vistry and Hill

#### Trades include:

- Painting & Decorating
- Stone Masonry
- Brickwork
- Drylining
- Electrical
- Carpentry

#### Why should I apply?

- Support to complete an NVQ Level 2 qualification
- Six months hands-on site experience
- Pay will be at least 25% above National Minimum Wage\*
- Short commute – live and work in Southwark



#### Register your interest today!

Call Soifur Rahman on 07775 411209 or email Soifur.Rahman@nhg.org.uk

Business admin, site management and engineering apprenticeships are also coming soon.

\*Trainees aged 18-20 will be paid a minimum of 25% above the National Minimum Wage (age dependant). Trainees aged 21+ will receive the London Living Wage.

Please note, applicants should be 18+ and live in Southwark. Ideally you will hold a Level 2 diploma in your chosen trade.

## Introducing school students to the world of construction

We've been working with our construction consultants and contractors, and a company called Class Of Your Own, to introduce school students at Walworth Academy to the world of construction.

549 students from across years 7, 8 and 9 took part in all-day workshops where they designed a (fictitious) visitor centre for Burgess Park.

The students worked in groups to decide what facilities their visitor centre would include, what their building would be made from, how it would be laid out and what they would do to protect the local environment.

More than 30 volunteers from Maccreeanor Lavington, East, Arcadis, Hill, Vistry, JS Wright, International Fire Consultants, RPS Group and Notting Hill Genesis were on hand to help the students, answering questions and stimulating discussion.

Each group then presented their ideas to the class. The volunteers turned into judges to decide who had come up with the best design. The winning teams from each year group will get the opportunity to work with

Notting Hill Genesis by feeding into the design of a new open space.

Meghan Doyle, Head of Social and Economic Investment at Notting Hill Genesis, added: "It is important to us that the work we are doing on the Aylesbury regeneration brings benefits to the local community. I am pleased that this project enabled students at Walworth Academy to speak with experts in the construction sector, as well as learning about and being inspired by possible career paths that they may not have previously considered."



## Case Study Omobolaji's Story

AYLESBURYNOW



**Meet Omobolaji, an Aylesbury resident who through hard work, determination and support from the Notting Hill Genesis team has achieved his career goals and continues to aim high. He is also an ambassador for his neighbourhood and often gets involved in community activities.**

Omobolaji completed his degree in electrical and electronic engineering in 2014. Although he had found a job in retail, he was struggling to find work relevant to his degree. It was around this time that Omobolaji met Chris, Programme Manager for Young People at Notting Hill Genesis. Chris says: "I could see straight away that Omobolaji had the drive and ambition to build his career in engineering but just needed a bit of support and access to more opportunities."

The first step was to gain confidence in applying for jobs. Omobolaji says: "I was coming to the office every week to work on my CV and do practice interviews with Chris. The pressure was high because I was working at the same time. I had my degree but it was still hard to get an engineering job so Chris recommended I applied for an industry qualification."

Notting Hill Genesis provided Omobolaji with a bursary which funded the cost of this qualification. Omobolaji continues: "Once I had completed that and was able to add it to my CV, things really changed – the additional qualification enabled me to get some industrial experience."

After several months building up his skillset and experience through various short-term contracts, Omobolaji got a place on a pre-employment course run by Transport for London. Part of the course involved presenting to several companies. One technology company in attendance was so impressed that they offered Omobolaji a one-week placement and before the week was out, he had been offered an interview for a full-time position.

Omobolaji says: "At this point I was really struggling to find a job so all the practice interviews with Chris really helped me. The interview went well, and they took me on as a trainee maintenance engineer. Almost a year to the day that I met Chris and I had a permanent job. I was very happy and excited. Salary-wise, it was a massive leap to get a permanent job as an engineer."

In order to progress further in his career, Omobolaji then decided to do a master's degree in engineering management. Looking back at the experience, he says: "I found it hard because of working nights, having a family and concentrating on studies but I was able to organise myself and came out with a distinction."

Omobolaji's master's degree has since helped him move from strength to strength. He subsequently got a team leader position and has recently got a new job as an engineer working more sociable hours!

Despite having a very busy work and home life, community is also important to Omobolaji and he has been actively involved in resident opportunities around the regeneration. "I like hearing about the regeneration and taking part in the process. I think it's important to give back to your community," he explains.

Talking about his experience working with Chris, Omobolaji says: "The reason I trusted Chris was because he devoted a lot of time to me; he was always there to help me when I contacted him. I would recommend working with Notting Hill Genesis; I've really enjoyed the support."

Chris says: "I've known Omobolaji for seven years now and it's been a pleasure to mentor him and watch him grow in both his professional and personal life. I always felt confident that Omobolaji would achieve his dreams and I feel privileged to have had the opportunity to work with him."

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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:**



**Soifur Rahman**



**Call or text**  
07775 411209



**Email**  
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**For anything else:**



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**Notting Hill Genesis, The Old Pharmacy, 2nd Floor  
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(please note our office is now open but you may wish to check with a member of the team before visiting.)