

Regeneration update *All you need to know*



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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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Welcome to the Aylesbury Now newsletter

In this edition, we're sharing the latest updates on construction progress, upcoming community activities, and exciting opportunities for local residents.

We're thrilled to announce that Phase 2b received Planning Committee approval in June, paving the way for 640 new high-quality homes to be delivered as part of the regeneration.

We also joined Southwark Council and the NHS to celebrate the official opening of the Harold Moody

Health Centre - a fantastic new facility for the community.

And most recently, we were proud to take part in the Urban Elephant Festival, a vibrant celebration that brought together residents from across Southwark and beyond to honour diversity, creativity, and entrepreneurial spirit.

Read on for more updates, events, and opportunities happening across the Aylesbury estate.

Aylesbury regeneration overview

Plot 18

The final parts of the public realm are still being worked on and the contractor is on track to finish in autumn. This will include anti skateboarding works that we mentioned last time, which are still finalising the design for.

We were also pleased to celebrate the official opening of the health centre alongside Southwark earlier in the summer. This health centre not only honours the legacy of Harold Moody but ensures that residents have improved access to vital amenities, reinforcing our commitment to building thriving communities.



First Development Site Contract C

The focus of works on site remains finalising the façade of all blocks and progressing the internal works to the homes. This includes starting installation of kitchens and bathrooms. Some of the scaffolding has started to be taken down and the work on plant rooms is nearing completion.

Phase 2B

We secured Planning Committee approval for Phase 2b in June which paves the way for a further 640 high-quality homes to be delivered. We are now working with the Local Planning Authority and the GLA to finalise the section 106 agreement (the conditions associated with the planning permission) and secure a decision notice. Once this is in place we will be in a better position to confirm the programme for demolition and construction.

Morrisroe Demolition have continued to maintain site security until further works recommence. In the meantime, if you see anything of concern on site, please contact **Morrisroe** on **01923 255 256**.

News

Tackling crime

Southwark Council and the Metropolitan Police have been working together to carry out a major operation across five blocks, resulting in:

- Closure orders
- Securing four blocks and decommissioning utilities
- Shutting down 11 illegal squats

- Over 25 external partners involved in outreach and patrols
- Weekly safeguarding meetings and support for vulnerable individuals
- Shutting down 100 illegal squats between April and October 2025.

We want to ensure the Aylesbury Estate is a safe and welcoming place. Please do continue to report criminal behaviour.

Social Life report

Thank you to everyone who took part in interviews from August to October 2024 for our Social Life report which will shortly be published. This is the third time we have conducted the research which captures the lived experiences of you as residents.

The research has showed that residents are feeling more positively about the regeneration, due to new homes and other signs of progress.

Residents also told us they feel disconnected from the regeneration process - uncertain about consultations, planning, and whether their feedback is truly heard. We're reviewing how

we engage and communicate, aiming to make consultations more transparent and inclusive. Your voice matters, and we're working to ensure it shapes the future of Aylesbury.

On the positive side residents told us that they feel at home in the area, despite challenges. Neighbourliness and belonging remain strong - significantly higher than in comparable areas. Social cohesion has risen from 69% to 84% with Burgess Park and local voluntary organisations being seen as vital assets.

If you would like to view the summary report you will find this on the Aylesbury now website.

The Urban Elephant festival

We're delighted to have supported the Urban Elephant Festival, now in its fourth year, which celebrates diversity, creativity and entrepreneurial spirit in Southwark.

The festival was held on Saturday 20th September in Elephant and Castle, from midday until 9pm, with thousands of residents and visitors joining us across Castle Square, Walworth Square and Sayer Street for music, dance and performances.

We sponsored the event alongside partners including Get Living, Lendlease, Berkeley Homes, HUB, Evolve, L&Q, North Walworth Council and Southwark Council.

Soifur Rahman, our social and economic investment programme manager, was at the

official opening to say a few words on behalf of Notting Hill Genesis. It was wonderful to see such a diverse mix of people and culture all in one place enjoying the atmosphere that the Urban Elephant Festival celebrates.



In the community

The Aylesbury Art Prize is back!

Now in its third round, The Aylesbury Art Prize, is looking for residents of all ages and abilities to get involved. The competition is free to enter and involves making a unique artwork.

This year’s theme is ‘Nature in the City’.

Children and adults can win prizes and the chance to display their artwork locally.

Entries must be received by 5pm on 18 November 2025

For more information on how to take part, scan the QR code.



Kids get creative this summer

This year’s summer programme took place in the wonderful and historic St Peter’s Church in Walworth. Thanks to all the young people who attended and demonstrated their talents and creativity.

Activities included spray painting, jewellery making, fabric handicrafts and creating home furnishings. Special thanks to the staff at St Peter’s and our artistic experts, Abi’s Creative Zone and Aero Arts.

One first time attendee, Grace, aged 7, said “Other people were really friendly, and we got to do lots of activities. I will definitely come again!”

Our summer programme is designed to teach the young people useful skills whilst having fun and making friends.

Chris Cotton, our social and economic investment programme manager, said: “It was a pleasure to organise the programme and to catch-up with so many families in the area.”



In the community

Mentivity House hygiene bank

Please find below The Space and Mentivity House have successfully delivered six pop up hygiene bank sessions where many residents were able to collect hygiene products. Not only were residents able to access free items, those that needed it were also supported with other information and referrals. The additional support provided on the day were benefits and grants

checks and sign posting other services in the borough.

To find out when the next hygiene bank session is due to take place, please email office@214space.org.uk or call 0800 0478161, you can also scan the QR code to register yourself for the next session.



Looking for things to do?

Free Tai Chi classes

Looking to boost your wellbeing and connect with others in your community? Join our free Tai Chi sessions at Una Marson Library, open to all Southwark residents on Tuesday between 2pm and 3 pm.

Tai Chi is a gentle, enjoyable way to improve both your mental and physical health. It’s also a great opportunity to meet new people and build friendships in a relaxed setting.

You can pre-register in advance or simply sign up in person on the day.



Autumn activities with Burgess Sports

Burgess Sports are running a series of activities throughout as part of their Family Support Programme. The autumn activities include:

- Boxing for ladies and little ones
- Kids in the Kitchen
- Crochet cafe
- Parent talk

To find out more about these activities and when they are on, please contact Clare Poulson at clare@burgesssports.org or 07724034656.



Looking for things to do?

Community Cycleworks

Community Cycleworks offer a wide range of bike-related activities - from repairs to youth clubs and volunteering opportunities. Based out of the blue container on Portland Street (SE17 2HR), they're a vibrant hub for cycling enthusiasts and community support.

To get involved, email info@ccw.bike or check out their Instagram: [@CommunityCycleworks](https://www.instagram.com/CommunityCycleworks).



Burgess Bike Club

Wednesdays, 4.30pm to 6.30pm for ages 8 to 13. Meet at Burgess Park, behind the Giraffe House.

Bike Fix sessions

Fridays, 3.15pm to 6.15pm – open to all

Saturdays:

- 11am to 12.30pm for women, trans, and non-binary people
- 12.30pm to 4.30pm for everyone



Volunteer sessions

Are you a bike mechanic, skilled or just starting out? Join Community Cycleworks one Sunday a month to help refurbish bikes for families in and around the Aylesbury estate. First Sunday of every month between 12 pm and 4 pm.

Help bring unloved bikes back to life and make a real difference in your community.



Jobs and training courses

Work Works Training Solutions

Notting Hill Genesis are working in partnership with Work Works Training Solutions who will be delivering on Aylesbury Estate. Work Works has vast experience of supporting people back into paid work through a tailored approach. Whether you are looking for a training course, an apprenticeship or a job, Work Works can help you find the right opportunity for you by helping you with:

- 1-2-1 and group employability support
- Writing CVs
- Interview preparation
- Personal Development and Upskilling

To find out more and to arrange a one to one advice session, please contact **tunc. matthews@workworkstrainingsolutions.com** or **07449298733**.



Working Communities Bursary

Are you looking to get upskilled and want to complete training that will help you to access employment or progress in your current role? If yes, then we can help. We are delighted to offer residents a bursary of up to £250 to go towards training courses or move towards employment.

Previously, we've helped residents pay for courses such as the SIA security licence training, CSCS card training, bookkeeping and

commuting costs to a new job. To find out more or apply for the bursary, please scan the QR code below to submit a bursary application form or contact Soif directly.

Important: This bursary is only available to Southwark residents



Contact Us

If you have any queries, questions of feedback please get in touch. You can also contact us to request the information in this newsletter in a different format or language.

For general queries about the regeneration contact:



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