

# AYLESBURYNOW

Regeneration update  
*All you need to know*

WINTER 2019/20



## INSIDE THIS ISSUE

**Welcome to your new 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](http://aylesburynow.london) for more information



## Meet the Notting Hill Genesis team

**Notting Hill Genesis is a housing association and registered provider of social housing. We work in the community, providing homes for around 170,000 people across London.**

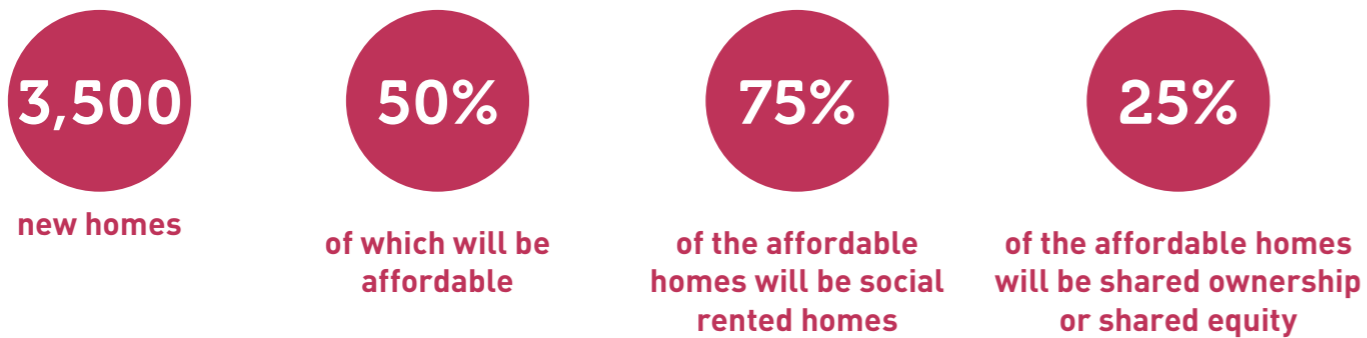
We were chosen as Southwark Council's development partner for the Aylesbury regeneration in early 2014. The Notting Hill Genesis team working on the Aylesbury regeneration manage the design and construction of the new buildings and surrounding public

space. We'll also be the new landlord for tenants and leaseholders moving into the new homes we build. Throughout the lifetime of the project we'll be working with local partners to create job and training opportunities and offer new ways for residents to get involved in the regeneration.



## Notting Hill Genesis and Southwark Council are working in partnership on the regeneration of the Aylesbury Estate.

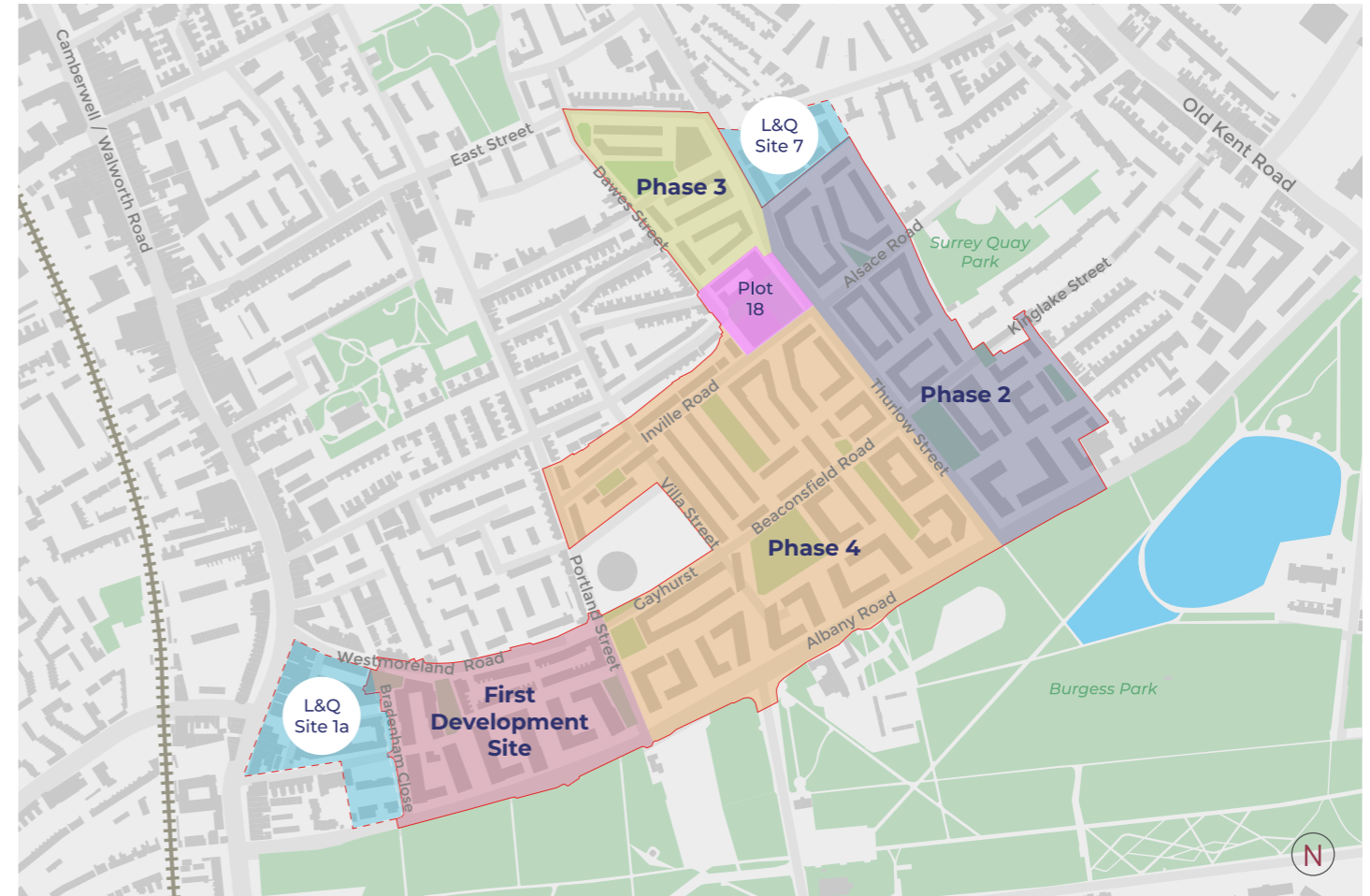
Together we are committed to delivering a masterplan for:



## Regeneration Phasing Overview

### Overview

The 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 currently 'active' sites. The development of other phases will follow in the coming years.



### First Development Site

The First Development Site is the first part of the Aylesbury regeneration project to be delivered by Notting Hill Genesis. As well as new homes, the First Development Site will provide a new community facility, a public square and two new parks.

Demolition works on the First Development Site are being carried out by Erith. You can read more about their progress on page 4 of this newsletter.

Building works on the First Development Site are being carried out by Hill. You can read more about their progress on page 6 of this newsletter.

### Plot 18

Plot 18 is the next part of the regeneration to be delivered by Notting Hill Genesis. It 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. You can read more about the progress on Plot 18 on page 8 of this newsletter.

## First Development Site demolition update

Demolition works on the First Development Site are being carried out by specialist demolition company, Erith Contractors Ltd. This is Erith's progress update.

We are now working on the remaining blocks on the First Development Site. We have completed demolition of the last remaining Chartridge block. It took two weeks to complete this and we are now removing all foundations and obstructions below slab level. The pictures below show the progress.



We have started the top down demolition of Chiltern (the block alongside Portland Street). The below sequence of images show how this will be done.



1 The building is wrapped in monarflex sheeting.



2 A mini excavator machine is then craned onto the roof of the building.



3 The mini excavator machine then breaks out the roof slab.



4 The process is then continued throughout the remaining floors to slab level.



5 All rubble created from the demolition will be reused on site.

## Look Ahead Works Programme

Phase 1 & 2	December 2019	January 2020	February 2020	March 2020	April 2020
Removal of Foundations and obstructions					
Demolition of 1-172 Chiltern					
Demolition of Link bridge on Portland Street					

### Traffic Management



Over the next few months, more traffic will be accessing the site from Albany Road.

This site access is shared with Hill (construction company) and is controlled by both contractors' certified and well-respected traffic marshals.

Traffic marshals organise plant, deliveries and machinery both in and out of the site, ensuring the safety of surrounding pedestrians and traffic, while logging all incoming and outgoing vehicles.

### Pest Control

Erith have placed strategic baiting stations around the site to minimise the risk of pests. These baiting stations are monitored with all findings recorded on a weekly basis.

### Environmental Aspects



Noisy periods may occur during work hours now that we have started demolition on Chiltern. Throughout this process, noise levels are regularly monitored and any readings exceeding the limit for a sustained period of time will be reviewed and revised accordingly. Baseline readings have been taken before any works begin.

Erith's demolition works may also generate some dust. There are controlled measures in place to monitor the dust levels and we use water suppression units (plumes of finely atomised water droplets projected into the air) to dampen down the dust as the work progresses. These keep dust levels down.

Vibration is monitored weekly by an engineer over the course of the demolition stages using hand-held and remote monitors. The statistics produced will be reviewed against baseline measurements. Any excessive levels will be dealt with efficiently.

### Resident Liaison Group

Notting Hill Genesis and Erith would like to work alongside residents in minimising the impact of issues such as traffic flow, cleanliness of surrounding streets, noise disturbance and safety around the site.

For more information about how to get involved with the resident liaison group please contact **Lorraine Gilbert**, Head of Involvement and Communications at Notting Hill Genesis on: **020 3815 0144** or [Lorraine.Gilbert@nhhg.org.uk](mailto:Lorraine.Gilbert@nhhg.org.uk)

### Working Hours

Monday to Friday: 8am - 6pm  
Saturday: 8am - 1pm  
(Unless otherwise specified)

### Contact Us

If you have any queries or questions about the demolition works or if you have any feedback, please contact our Resident Liaison Officer.



Notting Hill Genesis  
Senior Project Manager  
Dorrett Wilson

Phone 07802 452 248

Email [dorrett.wilson@nhhg.org.uk](mailto:dorrett.wilson@nhhg.org.uk)

Erith Project Manager  
Steve Andreka-Bennett

Phone 07342 048 826

Email [Steve.Andreka-Bennett@erith.com](mailto:Steve.Andreka-Bennett@erith.com)

Erith Resident Liaison Officer  
Lily Glover

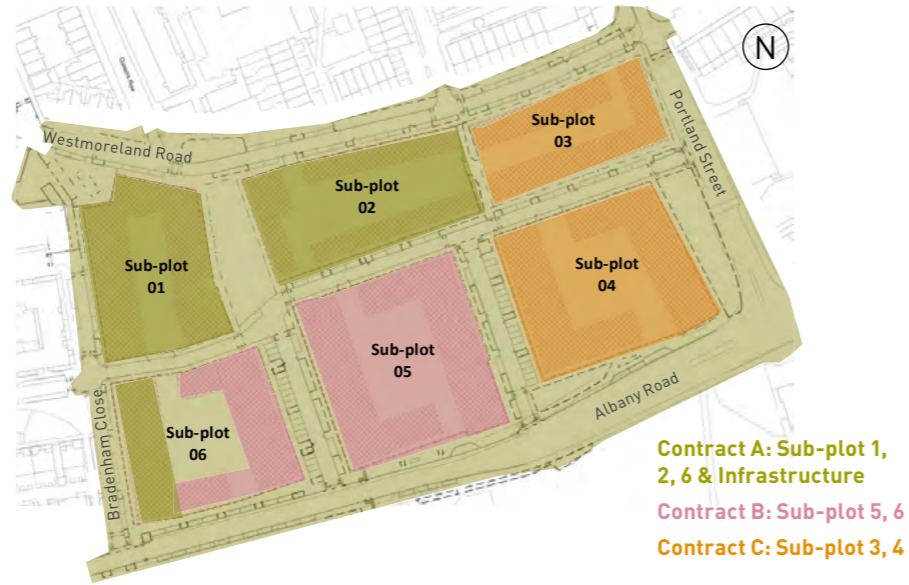
Phone 07342 048 817

Email [lily.glover@erith.com](mailto:lily.glover@erith.com)

## First Development Site construction update

Construction works on the first part of the First Development Site are being carried out by Hill. The contract with Hill will deliver 229 new homes in contract A, 84% of which will be social rented homes. We anticipate that the first new homes will be ready in summer 2021. As well as new homes, the First Development Site will also provide a new community facility, a public square and two new parks. This is Hill's progress update.

### Plan to show the contracts and sub-plots on the First Development Site



We started work in March 2019 by setting up the site and putting security in place. Next, we started ground works and installed the pile foundations for the three blocks in contract A.

Works to the superstructure (the part of the building above its foundations) are progressing and we have five tower cranes on site to work on sub-plot 1, sub-plot 2 and sub-plot 6. The concrete frame on sub-plot 2 is progressing well, and groundworks to sub-plot 1 and sub-plot 6 are nearly complete.

We are currently constructing the on-site road way, which will form our own separate site access road from Albany Road.

## Resident Choice Event

During the summer we, along with Notting Hill Genesis and our architects, worked with a group of residents to select five interior fit out palettes for the social rented homes. We then held a resident choice event on 7 September where the

five palettes were displayed and residents were invited to vote for their favourite. The winning two palettes chosen by residents are displayed below. These will be used for the fit out of the social rented homes.






### Palette 1:

White tiles above kitchen worktop / Wall Paint: Jasmine

-  Kitchen Units Howdens Greenwich wood effect; T-Bar handle
-  Kitchen Worktop 40mm white marble effect laminate
-  Kitchen & Bathroom sheet vinyl flooring; Granit Saf, light beige
-  Living / Dining Room sheet vinyl flooring; Forest Range Parquet, Light / Brown
-  Bedrooms / Hall / Stairs JHS Carpet Barley

### Palette 2:

White tiles above kitchen worktop / Wall Paint: Goose Down

-  Kitchen Units Howdens Greenwich; White Smooth; Square Handle
-  Kitchen Worktop; 40mm grey mirror chip laminate
-  Kitchen & Bathroom sheet vinyl flooring; Granit Safe T; Black
-  Living / Dining Room Sheet vinyl flooring; Forest Range Boardwalk Dark Grey
-  Bedrooms / Hall / Stairs JHS Carpet Cashew

At the event, residents were also asked to vote for their preferred names of the new blocks. Royal Mail reviewed the names with the highest number of votes and selected their three preferred names as follows. These will be confirmed in due course.

**Sub-plot 1 - Wallington Court** (Johnny Wallington was Chair of the East Street Traders)

### Traffic Management

We are currently sharing site access with Erith and are jointly managing the shared access gates to manage traffic and keep the roads and footpaths clean.

We have a dedicated banksman whose job is to ensure vehicles enter and leave site safely.



### Security

CCTV is in operation 24 hrs a day and managed

### Environmental aspects

We will be taking care to manage noise and our works throughout the construction process.

## Working Hours

Monday to Friday: 8am - 6pm

## Contact Us


If you have any queries, questions or if you have any feedback, please do not hesitate to contact us.


Notting Hill Genesis  
Senior Project Manager  
Dorrett Wilson


 Phone  
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dorrett.wilson@nhhg.org.uk

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The Power House, Gunpowder Mill, Powder mill Lane, Waltham Abbey, Essex, EN9 1BN

## Plot 18 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.

We are finalising agreements with our preferred contractor to carry out the construction works on Plot 18. Work is expected to start on site early in the new year. More information will be available in the next update.



### Security

Hoarding is in place around the whole site and lighting is installed for safety and security.

Erith Contractors Ltd will continue to carry out security patrols during the night and at weekends. If you wish to report an incident or any unusual activity, please contact Erith.

### Residents Liaison Group

Notting Hill Genesis and Galliford Try would like to work alongside residents in minimising the impact of issues such as traffic flow, cleanliness of surrounding streets, noise disturbance and safety around the site. For more information about how to get involved with the resident liaison group please contact **Lorraine Gilbert**, Head of Involvement and Communications at Notting Hill Genesis on: **020 3815 0144** or **Lorraine.Gilbert@nhhg.org.uk**




## Contact Us

If you have any queries, questions or if you have any feedback, please do not hesitate to contact us.

**Notting Hill Genesis**  
**Senior Project Manager**  
John Murphy

 **Phone**  
07743 812964

 **Email**  
john.murphy@nhhg.org.uk

## Training and employment opportunities

### Local construction traineeships now available

We are now recruiting people to construction traineeships on the Aylesbury regeneration. These traineeships will be based on the First Development Site on Albany Road and will be placed with Hill Partnerships Ltd.

Opportunities include:

**Bricklayer**  
**Dryliner**

**Plumber**  
**Carpenter**  
**Decorator**  
**Formwork**  
**Electrician**

For more information, call **Tarina** on **020 3815 0163** or email **Tarina.Evans@nhhg.org.uk**

## Case Study: Shantelle's Story

**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."



## In the community

### Celebrating Black History Month

We celebrated Black History Month in October half-term, hosting activities for all the family.

The creative craft sessions were run by Holistic Well Women - an outstanding local group who we have been working with for a number of years in the Aylesbury community. At the sessions, local residents learnt how to design and create their own African print jewellery and t-shirts while learning about African culture through design and discussion.

Chris Cotton said, 'We greatly value the work of groups like Holistic Well Women and so it was a pleasure to be able to host their workshops at our offices on Taplow.'



### Funding awarded to local groups

We've awarded £15,000 to nine different local groups to run community projects in the Aylesbury neighbourhood. The funding has been awarded thanks to Notting Hill Genesis' Aylesbury Community Grants scheme.

The fund is now in its fifth year and has given out over £75,000 to date.

The projects cover a wide range of areas including craft, performing arts and cinema.

### Successful applicants and their projects in this round are:

- Abi's Creative Zone – 'Jewellery making with wirework'
- Artic – 'Magic Light'
- Aylesbury Artists Collective – 'As here becomes there'
- Holistic Well Women – 'Creative Community Empowerment'
- Inspire – 'IT Suite Refurb'
- Theatre Deli – 'Spring in The Park'
- Uncle Aug – 'Walworth Jam'
- Walworth Living Room – 'Community Cinema'
- Walworth Society – 'What's Behind the Doors?'

**We look forward to seeing the projects come to life over the next few months!  
If you would like to find out more about Aylesbury Community Grants, please contact us.**

## In the community

### Visit to new build homes

In November, we organised a trip for a group of Aylesbury residents to see homes in west London. The purpose of the day was to give residents the opportunity to see some examples of Notting Hill Genesis new build homes and homes that have been built by Hill (our building contractors for the first new homes on the First Development Site).

The group visited a wide range of homes including 1, 2 and 3 bedroom flats and a 3 bedroom house. Hill provided us with lunch, which we enjoyed in the newly built community facility of one of the developments.

Everyone enjoyed the day with one resident saying, "I found the trip very useful and helpful because I was able to see what new buildings look like."

Due to the popularity of this event, we will be holding more trips like this in 2020 - look out for more information soon.



### Lunch is served

Aylesbury residents have been learning how to cook healthy and tasty meals on a budget. The free sessions have been held at Walworth Living Room and facilitated by Feed Me Good, a Community Interest Company that delivers health and wellbeing services.

At the sessions, attendees have been learning about the history of cuisine from all over the world and have cooked up dishes including plantain fritters and stew, beef pho and Singapore noodles.

Jada Guest, Resident Involvement Officer at Notting Hill Genesis, coordinated the sessions and said "Cookery sessions are always popular in the Aylesbury neighbourhood. It's great to see people come together over a shared interest and meet new neighbours and friends, all while learning and developing new skills."



## Let us know your thoughts and win!

We hope you enjoyed reading your first newsletter from us about the Aylesbury regeneration.

We'd love to hear your thoughts. What did you like? What didn't you like? What would you like to see more of? Is there anything missing? Your ideas will help us to shape future newsletters so that these updates are useful for you. All feedback is welcomed. We can't promise to make every change you suggest but we do promise to read and listen to them all.

As a thank you, one lucky winner will receive a £20 voucher. All you need to do is contact us by 31 January 2020 using the details below.



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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 publication in a different format or language.

**To find out more about Notting Hill Genesis, the Aylesbury regeneration and how to get involved:**

 **Call** 020 3815 1380  **Email** aylesbury@nhhg.org.uk

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**Find out more about the youth programme, jobs, apprenticeships and training opportunities:**

### Tarina Evans

(support for over 25 year olds)

 **Call or text** 07892 766804  **Email** Tarina.Evans@nhhg.org.uk

### Chris Cotton

(support for under 25 year olds)

 **Call or text** 07775 411209  **Email** Chris.Cotton@nhhg.org.uk