

# AYLESBURYNOW

Regeneration update  
*All you need to know*

AUTUMN 2020



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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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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 autumn edition of the Aylesbury Now regeneration update

We hope you and your families are keeping safe and well.

In this issue we say goodbye and thank you to Erith, the demolition contractors who have been working on the Aylesbury regeneration for nearly five years. Our construction contractors, Hill and Vistry Partnerships, provide updates on their progress on the First Development Site and Plot 18. Plus, find out about projects, courses and events that have been running over summer and what's coming up over the next few months.

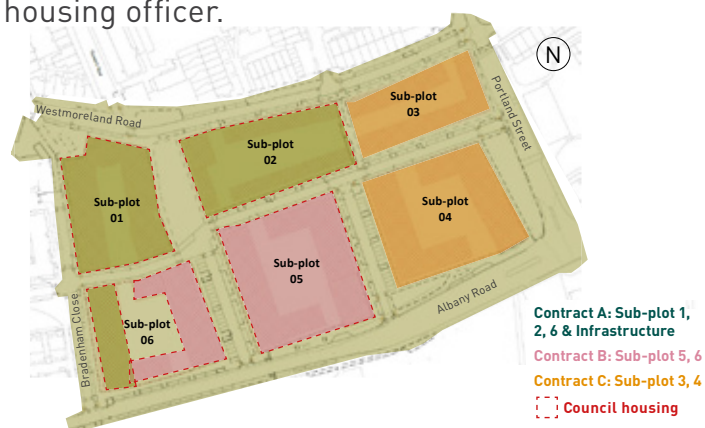
## Update on our working practices during the pandemic

As you will probably be aware, our construction sites are all currently in operation. Our contractors, Hill and Vistry Partnerships, are ensuring they operate their sites in line with the current government guidelines on COVID-19.

At this time, our office in Taplow on Thurlow Street is open on a limited basis but we are unable to have visitors due to COVID-19. However, you can get in touch with us using the contact details on the back page of this update.

## New council homes on the First Development Site

In the last update, we explained that the new homes currently being built on Contract A of the First Development Site will now become council housing once they are built. If you have any questions about moving to a new home on the First Development Site, please contact your Southwark Council housing officer.



Erith installed the artwork created by Surrey Square School onto the Plot 18 hoarding

## Thank you to Erith Contractors Ltd.

Some of you may have noticed that demolition on the First Development Site has now been completed. Our demolition contractors, Erith Contractors Ltd. finished work on the site in September after more than four and a half years.

Dorrett Wilson, Senior Project Manager at Notting Hill Genesis for the First Development Site, explains:

**“During their time on the site, Erith have worked closely with us and the community to ensure that local residents benefit from the Aylesbury regeneration. They have employed five Southwark residents as demolition operative apprentices during their contract. They have also taken part in activities in the community, such as school assemblies to explain to pupils and their parents about the demolition, installing artwork created by young people onto site hoardings and supporting school fairs.”**

Steve Andreka-Bennett, Project Manager at Erith added:

**“Erith Contractors Limited have enjoyed working within the Aylesbury First Development Site team for the last five years. It is great to see that the works we have carried out have paved the way for regeneration of the Aylesbury Estate.”**

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## In the community

### Summer success

This year our summer programme looked quite different from usual, but it was still lots of fun! We had to change the format significantly, but we were determined to find an inclusive way of bringing people together to provide family fun and opportunities for learning. This is all part of our commitment to the Aylesbury community and fundamental to our approach to regeneration.

Over three weeks in August, we spent Monday to Wednesday on Zoom calls, taking part in activities including jewellery making, arts and crafts, online games and competitions. On Thursdays, we practised cycling skills and on Fridays we took part in fitness and dance sessions on the green space near the outdoor gym on Beaconsfield Road.



Some of the activities we got up to on the Summer Programme

One mother of two young residents said:

**“This programme brought the spark, inspiration, fun, and knowledge to all children in these unprecedented times. And it was free too. I truly appreciate Notting Hill Genesis for what you’ve done. We can’t wait to join again next time.”**

We would like to say a big thank you to our local providers and community groups: Abi, Emily, Harriet, Maureen, Steven, Stewart and Seb. Without your creative ways of working (often from home), we would not have been able to make this happen.

Also, thank you and well done to our three young volunteers, Ayo, Francesca and David, who helped to plan, organise and run the activities. Your ideas have shaped the programme and you are true community champions.

Finally, a big thank you to everyone who took part and was positive throughout. We have enjoyed your company enormously and hope to see you back for future community projects and opportunities.



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## Planting day transforms unloved space

An area of unloved land on Dawes Street, next to the Plot 18 construction site, has been turned into a colourful oasis, thanks to local residents and support from Vistry Partnerships, sub-contractors J P Dunn and Southwark Housing Team.

Sarah Okae, Resident Liaison Manager for Vistry Partnerships on Plot 18 explains:

**“The space had become a bit of a dumping ground so I saw the opportunity to make the area look more appealing and bring the community together by creating a small garden area. I spoke to Lorraine at Notting Hill Genesis who loved the idea and she asked some local residents for their skills and expertise. I also spoke to the Southwark Housing Team who were happy to get involved in an initiative to improve the area. Our sub-contractor, J P Dunn, were keen to get involved and helped to build the planting area.”**

Once the garden area was ready, two of the local residents, Jean and Sandy, gave a crash course in gardening before the group got stuck into planting a range of brightly coloured plants to transform the space.

Lorraine Gilbert, Head of Involvement and Communication at Notting Hill Genesis said:

**“It was an absolute pleasure to work in partnership with residents, Vistry Partnerships and the Southwark Housing Team to deliver this project. We have already received a lot of positive feedback about how the planting has helped to improve the area. We would like to say a special ‘thank you’ to the residents who helped us to plan the design of the garden area and put in the hard work on the day.”**

Harry, another resident who took part, commented:

**“The day was really nice. For someone like me who isn’t green fingered it was good be involved. The plants make a big difference and are helping to improve the area.”**



Our neighborhood gardeners

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## Social Life interviews

Over the last few weeks, researchers have been carrying out socially distanced street interviews in and around the Aylesbury neighbourhood. We commissioned a local company called Social Life to carry out these street interviews to find out about residents’ experience of living on the Aylesbury and the impact of the regeneration on people’s lives. This is part of our commitment to measure social impact over the lifetime of the regeneration. Social Life previously carried out interviews of this type in late 2014/early 2015. Once the findings have been collated and analysed, a report will be published in 2021.

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## Half-term activities

With October half-term just around the corner, Chris has been busy putting together a programme of activities for young people. Local groups and artists will be hosting online arts and crafts sessions with resource packs available to residents. Places are limited and will be available on a first-come-first-served basis.

For more information, visit our website or contact Chris Cotton (details on back page).

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## Training and Employment

### Success for lockdown learners

Since our last update, 17 people have taken advantage of free online courses offered by training provider, Dynamic Client Solutions. All 17 have now completed their courses and will achieve accredited qualifications as a result. Two of the attendees have already gone on to secure jobs since taking part in courses and 94% of learners have said that they found their course informative, enjoyable and relevant.

One attendee commented:

**“She (the tutor) is passionate about getting the learner to understand the subject matter”**

while another said:

**“The tutor was very helpful in ensuring he explained all information clearly and thoroughly.”**

The free training will continue into autumn and winter so there is still time to benefit from this great opportunity.

### Sign up to new jobs bulletin

Interim Training and Employment Manager, Valerie, is setting up a jobs bulletin to keep Aylesbury residents up to date with current opportunities. Contact Valerie if you would like to receive the jobs bulletin by email.

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### Construction roles on the Aylesbury regeneration

A number of construction trainee and apprenticeship roles will become available on Aylesbury regeneration construction sites over the coming months.

To find out more about any of the training and employment opportunities on this page, email [Valerie.Alaro@nhg.org.uk](mailto:Valerie.Alaro@nhg.org.uk) or call 07892 766804.



Free online training available for Aylesbury residents

## Neighbourhood funding

### Aylesbury Community Grants applications now open!

Aylesbury Community Grants give you the opportunity to apply for a grant of up to £500. These grants enable local residents and community organisations to deliver activities for Southwark residents, with a particular focus on those living in the Aylesbury community.

To mark Black History Season, we're particularly keen to receive applications for activities and projects which celebrate BAME history and culture and support community cohesion.

We would also like to see applications that aim to keep residents connected and resilient during the ongoing COVID-19 pandemic.

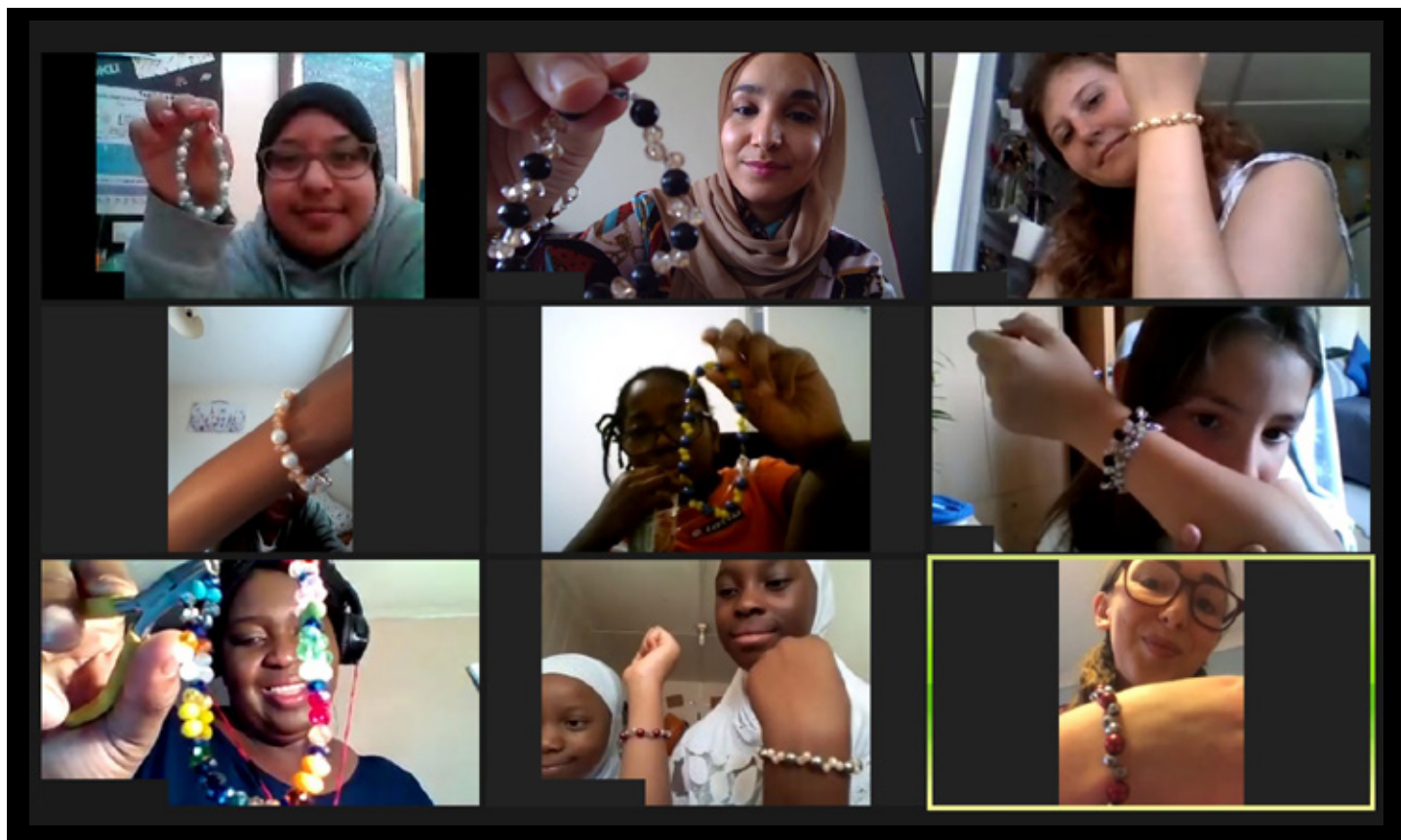
Due to COVID-19, all projects will need to be delivered online. We can support you with this if you do not have much experience of delivering online projects.

In order to apply, you will need to fill in an application form which outlines your project and gives us some basic details about how you plan to deliver it.

We know that some people can find the idea of filling in an application form a bit daunting, so we have created a simple form and we are available to provide support. We spoke to Stewart Vanns, founder of Community Cycleworks, to find out about his experience of applying for a grant. He says:

**“The application was very straightforward and used accessible language which really helped. The team are always happy to help you with any questions you may have along the way.”**

The application form and further information is on our website [www.aylesburynow.london](http://www.aylesburynow.london). You can also contact Meghan Doyle if you have any questions by emailing [Meghan.Doyle@nhg.org.uk](mailto:Meghan.Doyle@nhg.org.uk) or calling 07826 918347. The deadline for applications is **Monday 26 October 2020**.



Online jewellery making workshops funded by previous round of Aylesbury Community Grants

## First Development Site Contract A construction update

### Contract A on the First Development Site will deliver 229 new homes.

We anticipate that the first new homes will be ready in late summer 2021. As well as homes, the First Development Site will also provide a community facility, a public square and two parks.

Construction works on the first part of the First Development Site (Contract A) are being carried out by Hill. This is Hill's progress update.

### COVID-19 update

As explained in the last newsletter, we are now working on-site in line with government guidelines for COVID-19. These new rules, as we have all experienced whilst going about our daily lives, are especially difficult to manage on a construction site and as a result we had to slowly re-build our workforce.

We have a long way to go, but the team here at Hill are determined to provide the residents of the Aylesbury neighbourhood with high quality new homes and community spaces to be enjoyed for many years to come.

We are registered with the Considerate Constructors Scheme (CCS). Due to COVID-19, inspections had been cancelled but we are looking forward to a visit in the coming few weeks.



View of Sub-plot 01



### Site progress

- Sub-plot 02 – Externally, we have roofers and bricklayers working, but the real changes are happening inside where we are carrying out works to the flooring (screeding), interior walls (drylining) and installing staircases.
- Sub-plot 01 – Several areas of this block are at roof level but the 10-storey tower has a few more floors to go. We have started to clear the perimeter of the block to enable scaffolding to commence.
- Sub-plot 06 – The concrete frame is complete. The external wall construction is well under way and you can see windows being installed to the 3rd floor. Internally, we are installing the ventilation and main plumbing pipes that run up and down the building and preparing for floor screed.

### Environmental aspects

We continue to monitor waste, water usage, energy and noise as part of our commitment to reducing our environmental impact as much as possible.

### Working Hours

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



#### Post

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

### Contact Us

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





## Resident Hub

Work started on the 'resident hub' just before lockdown. It is now complete, and we have added some finishing touches to the external area, as shown in the photo. As soon as it is safe to do so, we look forward to opening this up for resident engagement activities. We are currently looking at ways in which to deliver some of these activities online and will work with Notting Hill Genesis to agree a suitable method.



Resident Hub external area now complete

## Roads

We are awaiting approvals from Southwark and Notting Hill Genesis for us to commence the roads around the boundaries of the development. Residents living near the First Development Site will have received a notification letter on what is planned, how long it should take and how they may be affected. Works are scheduled to start along Westmoreland Road in the first phase of the road works.

## Apprenticeships

We have committed to providing 19 apprenticeship and trainee positions on Contract A of the First Development Site. We currently have two plumbers, one bricklayer and two document controllers working in the site offices alongside our own Hill managers. They are all doing really well and we are looking forward to recruiting a further five apprentices who will be working alongside our plumbers, dryliners and electricians. If you are interested in these positions please contact **Valerie Alaro** by phone on **07892 766804** or by emailing **Valerie.Alaro@nhg.org.uk**.

### Security



CCTV is in operation 24 hours a day. It is a managed system which the Hill senior team can view remotely to monitor the condition of the site out of hours.

## Look ahead works programme


Sub-plot 02	Activity	Sept	Oct	Nov	Dec
	Brickwork				
	Drylining				
	Plumbing /Electrics				
	Roofs				
Sub-plot 01	Activity	Sept	Oct	Nov	Dec
	Concrete works				
	Brickwork				
	Scaffold				
Sub-plot 06	Activity	Sept	Oct	Nov	Dec
	Concrete works				
	Brickwork				
	Scaffold				

**Notting Hill Genesis**  
Senior Project Manager  
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Ian Brown

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residents@hill.co.uk

**Hill Resident Liaison Manager**  
Lynne Bell

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residents@hill.co.uk

## 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

Tower cranes – the tower cranes for the north and south blocks have now been erected. This means that we are able to erect the superstructure (concrete frames) of the blocks. Cranes are operated to the highest safety standards. At no time will the tower cranes go beyond the perimeter of the site.

Site accommodation – Our main site accommodation is now installed next to Thurlow Street. Residents can visit our office by making an appointment with Resident Liaison Manager, Sarah Okae.

Site excavation – excavation of the south block is now complete. Works to the basement slab and wall are progressing on schedule.

### Meet Shane Allen – Senior Site Manager



Shane oversees all construction works at Plot 18. Shane has been with Vistry Partnerships for 11 years, delivering all his sites with the highest quality.

He is keen for Plot 18 to be delivered on time and looks forward to providing new homes and amenities for the community.

### Noise & dust management

We will continue to ensure noise & dust is managed on site. Our works will be carried out from 8am to 6pm on Monday to Friday and 9am to 2pm on Saturdays.



Plot 18 progress on site



### Working Hours

**Monday to Friday:** 8am - 6pm

**Saturday:** 9am - 2pm

### Contact Us

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

## Traffic Management



Site traffic is currently entering and exiting via the gate on Inville Road. By December 2020, the entrance (Gate One) will be relocated to the corner of Thurlow Street and Inville Road. Vehicles will pass through the site's one-way system and exit onto Thurlow Street (Gate Two). Dedicated traffic marshals will 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 School and Michael Faraday School, delivery times are restricted to 9am – 3pm and 4pm – 6pm.

## Security



CCTV is in operation and we have security guards patrolling the site 24 hours a day.

## Resident Feedback Group



We are currently recruiting for members to join the Plot 18 resident feedback group. The group is intended for residents and businesses who are close to Plot 18 and may therefore be affected by the works. As a member of the group you will:

- Learn about the construction works on Plot 18
- Have the opportunity to visit the site and view plans
- Help ensure Vistry Partnerships manage the construction site in a way that minimises disruption and benefits the community

Please contact **Lorraine Gilbert**, Head of Involvement and Communication if you would like to find out more. Call or text **07736 171737** or email **aylesbury@nhg.org.uk**.

## Look ahead works programme

PLOT 18 AYLESBURY ESTATE REGENERATION - 6 MONTH WORKS PROGRAMME					
Activity	SEPT 2020	OCT 2020	NOV 2020	DEC 2020	JAN 2021
Groundworks					
North block foundations					
Basement slab and lining walls					
Substructure (below ground) - first floor slab and columns					
South block crane erection					
North block brickwork					
South block works to external walls					

**Notting Hill Genesis**  
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Senior Site Manager  
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**Vistry Partnerships**  
Resident Liaison Manager  
Sarah Okae

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Sarah.Okae@vistrypartnerships.co.uk

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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:**



**Lorraine Gilbert**



**Call or text**  
07736 171737



**Email**  
Lorraine.Gilbert@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



**Chris Cotton**

(support for under 25 year olds)



**Call or text**  
07775 411209



**Email**  
Chris.Cotton@nhg.org.uk

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**For anything else:**



**Call**  
020 3815 0144



**Email**  
aylesbury@nhg.org.uk

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

(please note our office is currently open on a limited basis but we are unable to have visitors due to COVID-19).