

AYLESBURYNOW

Regeneration update

All you need to know

WINTER 2020



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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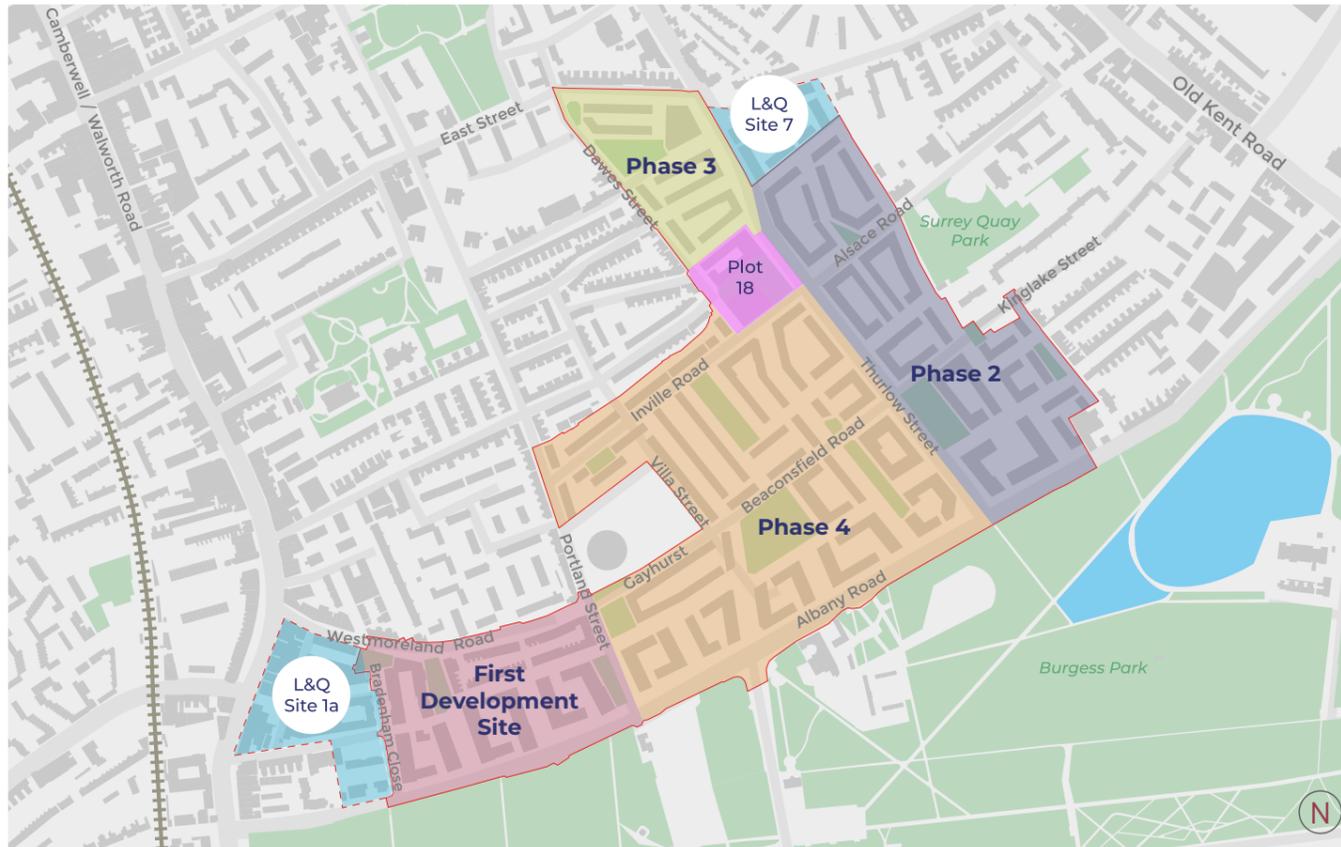
Visit aylesburynow.london for more information



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 winter edition of the Aylesbury Now regeneration update

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

In this issue we announce recipients of the Aylesbury Community Grant and take a look at some of the fantastic projects that have been taking place across the neighbourhood over the last few months. Our contractors are progressing well with construction and they have provided their site updates on pages 8 – 11. And on page 7, we're celebrating the festive season with some special competitions for our younger readers. We wish you a merry Christmas and best wishes for the new year.

Christmas opening hours

The team at Notting Hill Genesis will finish for the Christmas break at 1pm on Thursday 24 December and will return to work on Monday 4 January. The contractors working on the construction sites have different arrangements and you can find out their working hours over the Christmas period on their sections later on in this newsletter.

Consulting with you in the new year

Planning permission for the masterplan of the Aylesbury regeneration was approved in 2015. We have already started to deliver parts of the masterplan (Plot 18) and we will be starting work on designs for the next phase in the new year. We're looking forward to sharing our initial proposals with the community, so that you can review and give your feedback to us. We are mindful that COVID-19 restrictions are still likely to be in place and so we will be using a variety of methods to consult with you, ensuring that everyone has the opportunity to have their say.



This artwork was created by a young resident as part of the autumn 2020 arts project.

We're still here to support you

Our dedicated team has been supporting Aylesbury residents through the regeneration since 2015. We know that things may be challenging at this time. That's why we want you to know that we are still here for you.

- We can support you into training and employment opportunities and help prepare you for work.
- We offer help to young people who need advice, guidance, employment support or want to find out about local activities and opportunities.
- If you need financial assistance, we may be able to help by providing a small bursary.
- If you need help with something else but don't know who to ask, get in touch and we will do our best to help.

Contact Rosalyn Springer (see back page) to access our free and friendly support.

In the community

Plot 18 Resident Feedback Group meetings

In October, we held our first Resident Feedback Group (RFG) meeting for the construction activity taking place on Plot 18. This was followed by another meeting at the end of November.

The purpose of these meetings is to share information about the construction programme, listen to any concerns about the construction and to hear residents' suggestions about how to address their concerns.

We would like to welcome new members to join us. If you would like to join or just want to find out more, please email aylesbury@nhg.org.uk or call Rosalyn on **07920 466133**. You can also read the minutes from the meetings on the Aylesbury Now website.

Build a bike – for free!

Community Cycleworks is offering local residents (both adults and children) the opportunity to build a bike with training from their team of mechanics.

Once built, the resident will own the bike and they will learn the skills required to ride and maintain it. Places are limited and are sponsored by Notting Hill Genesis and Vistry Partnerships.

To find out how to apply, visit www.aylesburynow.london/buildabike or contact **Chris Cotton**.



Introducing Rosalyn



Rosalyn Springer

Rosalyn Springer joined us in November as Resident Involvement Officer.

Rosalyn has worked at Notting Hill Genesis for four years and her career working alongside communities spans more than 10 years.

Rosalyn says: "I'm delighted to join the Aylesbury regeneration team and look forward to getting to know the community and working collaboratively to support the regeneration. I'm passionate about working with communities, whether that's enabling residents to have a voice on their future homes, supporting community groups to develop activities and projects or helping people to access the support they need to flourish."



Young residents with their artwork

Celebrating new library through art

Young residents have been getting creative to celebrate the new library, which is being built on Plot 18 as part of the Aylesbury regeneration. The library is expected to be completed in 2022.

20 children expressed their excitement and positive thoughts about what a new library meant to them by creating artworks using spray-paint, with the help of James and Mark from Aero Arts.

The project was also supported by Vistry Partnerships, who are the building contractors on Plot 18.

Getting fit for Burgess Sports

The team at Notting Hill Genesis have been getting their sports kit on to support local charity, Burgess Sports, and we are encouraging residents to get involved too – for free!

Burgess Sports are asking people to take part in a walk or run to help raise money for their 'Fit and Fed' programme. The funds raised will go towards providing healthy meals for children and families. Your walk or run can take place

anywhere and at any time so it's really easy to take part and you will receive a medal to celebrate your achievement.

It costs £10 for adults or £6 for children to take part (visit www.burgesssports.org) but if you are an Aylesbury resident, we have a limited number of places available for free. Contact Chris Cotton on **07775 411209** or email Chris.Cotton@nhg.org.uk.



Members of the Aylesbury regeneration team have been walking and running to support Burgess Sports.

Home is where the heart is

Did you grow up on Aylesbury or did you move in when it was built? If so, you may like to take part in a new project called 'Home is where the heart is'.

The project is being run by local artists Harriet Hill and Hannah Cushion and is funded by a grant from Notting Hill Genesis' Community Foundation.

Harriet explains: "We are seeking Aylesbury residents young and not so young to join us in a project exchanging experiences of living on the estate through a series of postcards. Each week for six weeks, you will receive a package in the post with a question. All you need to do is record your response and send it on. We will be exploring how life has changed and what has stayed the same and you will also get to ask questions about the experiences of others."

The project will start in January and the work is going to be published in a book later in 2021 which will form a lasting document of experiences through the lifetime of the Aylesbury.

Email Hannah Cushion and Harriet Hill at hannah@ourcube.co.uk

Online jewellery making for young people and adults

Abi & Fam's Creative Zone will be back in January running their highly successful jewellery classes for local residents.

The classes will take place online and will run for five weeks. They are completely free as they are funded by an Aylesbury Community Grant.

Beginners: From Monday 18 January 5.30pm – 7.00pm

Intermediate: From Tuesday 19 January 5.30pm – 7.00pm

The classes are for anyone aged 11 and over. Students for the intermediate class must have previous experience or training. Places are limited and booking is essential. To book your place, call **Abi on 07883 712714**.

Employment opportunities and neighbourhood funding

Construction employment opportunities

A range of construction opportunities will soon be available to Southwark residents. These roles will either be based on the First Development Site on Albany Road or on Plot 18 on Thurlow Street.

Working with our contractors Hill (First Development Site) or Vistry (Plot 18), employees will be supported to complete an accredited qualification and be paid at 25% above the National Minimum Wage. These opportunities will be open to anyone over the age of 18 who meets the entry level requirements and is living in the borough of Southwark.

In addition, we have a number of scaffolding labourer/apprenticeships available with SeaBro (Vistry sub-contractor) on Plot 18 as well as drylining and bricklaying vacancies on the First Development Site.

To register your interest for these live vacancies and upcoming opportunities, call Valerie Alaro on **07892 766804** or email **Valerie.Alaro@nhg.org.uk**.



Construction employment opportunities for Southwark residents

Aylesbury Community Grants recipients

Seven residents and community groups have been awarded Aylesbury Community Grants totalling £4,800. We were particularly keen to receive applications for activities and projects which celebrate BAME history and culture, and support community cohesion during COVID-19.

The applications were wide-ranging, and we were impressed with the high quality of the ideas which came from local organisations and residents to meet the brief. One recipient, Ally from Burgess Sports, said: "We are so grateful. With the grant, we were able to buy all the basic kitchen essentials, which has been a fantastic support for our programme and to the families taking part in this project."

Grants were awarded to:

1. Thurlow Lodge TRA: Distributing food parcels to older Aylesbury residents experiencing social isolation.
2. Andrea Greenwood (Aylesbury resident): 'Lions, Tigers and Bears. Oh My!' Making 3D African animal masks with children young people and families over Zoom.

3. Moussa Dembele (Aylesbury resident): 'Pots and Pans Percussion Orchestra'. DIY, at-home drumming workshops for children, young people and families over Zoom.
4. Burgess Sports: Supporting their 'Families can cook together', healthy cooking at home project for families.
5. Faces in Focus: 'Covid-19 Supportive Online Counselling for Young People'. Providing access to free counselling for two Aylesbury young people.
6. Artic: 'Know Your Tablet'. Supporting older residents to learn how to use their tablet to connect with others and address isolation during Covid-19.
7. Uncle-Aug: 'Black History Season programme'. A series of four interactive Zoom sessions for all ages to celebrate Black History Season, including storytelling and drumming.

Hill's Christmas Competitions

10x prizes of £20 gift cards to win

To bring some Christmas cheer, Hill have two competitions. The unscrambled word competition is for those under the age of 11 (must be accompanied by an adult) and the Aylesbury wordsearch is aimed at those aged 11 and over.

To enter the competition, send your answer by emailing **residents@hill.co.uk** with the heading Aylesbury FDS XMAS COMP along with your child's name, age and an adult's contact number. All correct entries will be put into a draw with the opportunity to win one of the 10 gift cards.

Unscrambled Word Competition

We'll be placing 8 large letters on the hoarding along Bradenham Close. Your job is to find all 8 letters (please do not touch or remove the letters) and tell us the unscrambled word that it spells. Clue: we all love these at Christmas!

Competitions will close on Thursday 24 December 2020.

Aylesbury First Development Site Wordsearch Competition

Can you find which word is missing from the wordsearch?

Hill
Aylesbury
NHG
Crane
Construction
Southwark
Bradenham
Safety

N	A	Y	L	E	S	B	U	R	Y	W
B	H	C	M	O	L	U	K	X	B	S
A	I	G	H	I	L	L	Z	S	R	O
O	A	D	P	E	K	P	J	J	A	U
W	R	M	T	N	S	T	I	O	D	T
E	P	T	S	O	O	T	E	P	E	H
B	C	R	A	N	E	S	L	S	N	W
F	C	R	E	B	P	A	I	N	H	A
B	R	P	D	U	L	N	Q	S	A	R
K	S	A	F	E	T	Y	D	P	M	K



First Development Site Contract A construction update



Site progress

- Sub-plot 01 - External wall construction has started and scaffold is being installed. Mechanical and Electrical communal services are ongoing to the ground, 1st, 2nd and 3rd floor.
- Sub-plot 02 - Internal walls are being installed in the properties. Windows have been installed on the ground, 1st, 2nd and 3rd floor. Floor screeding (the base of the floor) has been completed to all properties and staircase installation is taking place.
- Sub-plot 06 - The concrete frame is completed and windows are being installed. External brick work and internal walls are underway.

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.

Street, block and park naming

- Following consultation with residents and approval from local authorities, we are pleased to let you know that a number of streets, blocks and a park on the First Development Site have now been named. Details can be seen in the diagram below



Introducing Courtney Rollings - Resident Liaison Officer



I'm Courtney, Hill's new Resident Liaison Officer for Contract A of the First Development Site. I have worked in many roles in construction, including as Resident Liaison Officer for other projects in London. Please feel free to contact me with any queries or concerns you may have about the construction works. I will log your query and do my best to resolve your query or concern. I look forward to working with you.

Works to roads around the construction site

As part of the regeneration, we will be carrying out works to all the roads surrounding the First Development Site (Albany Road, Westmoreland Road, Portland Street and Bradenham Close) over the next 9 - 12 months. This involves new road layouts, surfacing, drainage, utility and infrastructure installation. Residents will be informed by letter before each stage of works begins, which will provide detail of the duration and any road closures or diversions related to the works.

We have started works on the first section of Westmoreland Road between Phelps Gardens and Queen's Row. This section of road is closed to vehicles but open to pedestrians. We anticipate these works will be completed in March 2021 (subject to any adverse weather delays).

We understand these works will cause some noise and disruption to residents living in this area and we apologise in advance. We will make every effort to minimise the noise and disruption to residents and businesses in this area.

Environmental

We are continuing to use and monitor our waste with the smart waste systems and doing everything we can to minimise our environmental impact. We also monitor noise and dust with many systems in place to reduce and maintain.

We continue to keep the highways cleaned with wheel washing on lorries leaving site. We encourage our workers to cycle to work if they can to reduce carbon footprint and also to promote keeping active.

Apprenticeships

We have recently appointed two new plumbing trainees. Also in the team is apprentice Document Controller, Stanley Perry. Talking about his experience, he says: "I knew that I wanted to work within the construction industry and being part of the Notting Hill Genesis apprenticeship scheme with Hill was a great way for me to become exposed to all the different operations that go on both in the site office and on site, whilst gaining a qualification. Witnessing the process of everyone working together to come to a final conclusion was an eye opener for what I want to do in the future."

We are looking forward to recruiting more apprentices and trainees to add to the growing team on site. Please contact **Valerie Alaro** by phone on **07892 766804** or by emailing **Valerie.Alaro@nhg.org.uk**.

Look ahead works programme

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



Christmas Site hours

Site will close at 6pm on Tuesday 22 December 2020 and will remain closed until Wednesday 6 January 2021. We will have security manning site during this period. Our resident freephone number 0800 032 6760 and email address Residents@hill.co.uk will be monitored throughout the Christmas period should anyone have any queries or concerns during site closure.

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

Notting Hill Genesis Senior Project Manager
Dorrett Wilson

Phone
07802 452 248

Email
Dorrett.Wilson@nhg.org.uk

Hill Project Manager
Ian Brown

Phone
0800 032 6760

Email
residents@hill.co.uk

Hill Resident Liaison Officer
Courtney Rollings

Phone
0800 032 6760

Email
residents@hill.co.uk

Plot 18 construction update

Site progress update

South block – ground floor slabs almost completed and first floor slabs started

North block – first floor slab level completed. Second and third floors are in progress. Metal framing system between ground and first floor taking place in December.

Scaffolding - We have recruited SeaBro as our scaffolding contractors. They are building a scaffolding tunnel on the footpath on Thurlow Street, close to the medical centre. The tunnel will take about two weeks to build and will be well-lit.



Meet Samuel – Assistant Site Manager



Meet Samuel Omarkhe our Assistant Site Manager at plot 18. Sam has been with Vistry Partnerships for two years and has worked on Plot 18 since we started on site in February. Sam knows the area very well as he grew up in Missenden.

Running for Burgess Sports

Vistry Partnerships teamed up with Burgess Sports to raise money to support the Aylesbury community. Vistry, JP Dunn and SeaBro contractors at Plot 18 took to Burgess Park to do a 3K run. It was a very successful day and we have raised over £900 so far.

Burgess Sports is a small organisation that makes a massive difference to hundreds of our local residents each year.



Noise & dust management

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



Traffic Management



A one-way system for the site will become operational in December. The main entrance gate will be situated on the corner of Thurlow Street and Inville Road. A separate exit gate will be installed and open onto Thurlow Street in December.

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 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	DEC 2020	JAN 2021	FEB 2021	MAR 2021
North block substructure - level 1 - 4 floor slab and columns				
South block substructure - basement - level floor slab and columns				
External Drainage				
Scaffolding				
Internal wall construction				

Considerate Constructors Scheme

The Considerate Constructors Scheme (CCS) seeks to improve the image of the construction industry by striving to promote and achieve best

practice under the Code of Considerate Practice. Vistry Partnerships is proud to have been awarded 4.5 stars for the Plot 18 site.



Christmas opening hours

The site will be closed from Wednesday 23 December 2020 to Monday 4th January 2021. 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.

Notting Hill Genesis
Senior Project Manager
John Murphy

Phone
07743 812964

Email
John.Murphy@nhg.org.uk

Vistry Partnerships
Senior Project Manager
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07936 364514

Email
Tony.Whittington@vistrypartnerships.co.uk

Vistry Partnerships
Senior Site Manager
Shane Allen

Phone
07423 469010

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Shane.Allen@vistrypartnerships.co.uk

Vistry Partnerships
Resident Liaison Manager
Sarah Okae

Phone
07443 876850

Email
Sarah.Okae@vistrypartnerships.co.uk

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

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

For anything else:



Call
07920 466133



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).