

# AYLESBURYNOW

Regeneration update  
*All you need to know*

SPRING 2021



## INSIDE THIS ISSUE

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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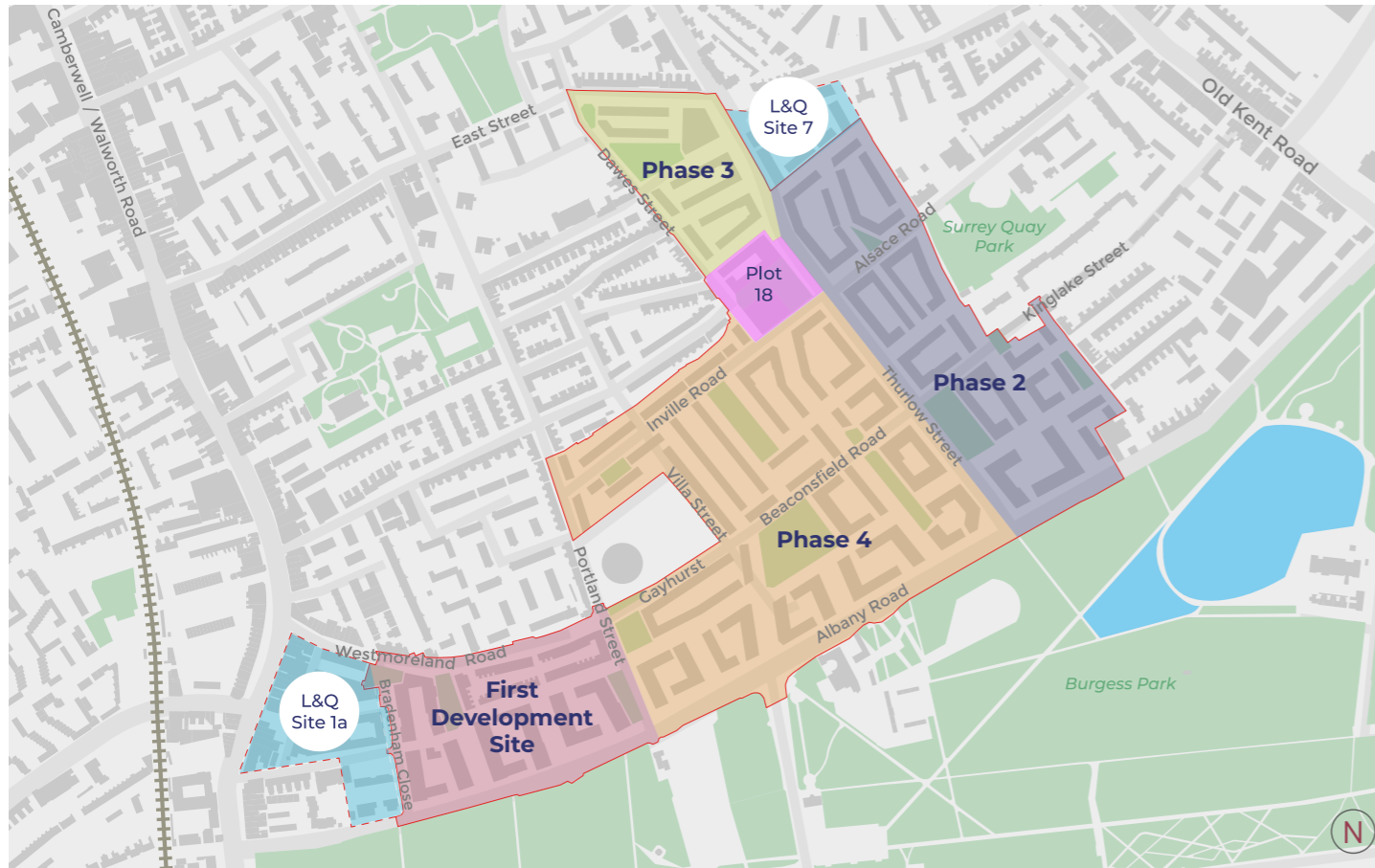
Visit [aylesburynow.london](https://aylesburynow.london) for more information



## 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 spring edition of the Aylesbury Now regeneration update

We hope you and your families are keeping safe and well. Despite the fact that we are still mainly having to work from home, we have lots of exciting updates for you. Read on to find out more about what's going on and how you can get involved.

## Aylesbury Now website relaunch

We are pleased to announce that we will shortly be relaunching the Aylesbury Now website. In consultation with a group of residents, we looked at what was good, what was not so good and what might be missing. The layout of the new website should mean that you can find out information about what's happening on the regeneration much more easily. Look out for more information coming soon.

## Consulting with you

Since the First Development Site obtained planning permission, the first contract (A) is well underway (see pages 8-9 of this newsletter) with the second contract (B) anticipated to start in the next few months. We have taken an opportunity to look again at the design for the third contract (C) to see whether improvements can be made. We will shortly be announcing public consultation on our proposals and we will publicise this with flyers through your letterbox and on our website.

We will also soon be consulting on plans for parts of Phase 2, located between Albany Road, Thurlow Street and Bagshot Street. You will be able to view and comment on the plans via a dedicated consultation website. Look out for a flyer arriving through your door with further details on how you can attend our "Meet the Team" launch event and find out other ways you can get involved.



## Census 2021

Census Day is 21 March 2021. Everyone must complete the census and provide accurate information. Your answers to the census questions will help organisations make decisions on planning and funding public services in your area, including transport, education and healthcare.

# census 2021

## In the community

### Cuppa and a Chat

Fancy a cuppa and a chat? We know that life is tough at the moment, dealing with lockdown, home learning and concerns about the future. You may be feeling a little disconnected and it is at times like this when our wellbeing can be negatively affected. Now more than ever it is important to stay connected, socialise, and support one another.

In collaboration with Vistry Partnerships (our building contractors on Plot 18) we are hosting online coffee mornings on Thursday mornings for Aylesbury residents. All ages are welcome.

To find out more, please call or text **Rosalyn Springer** on **07920 466133** or email **aylesbury@nhg.org.uk**.



### Aylesbury community kitchen

In partnership with Pembroke House and other community partners, we are looking to establish a community kitchen in a disused building on the Aylesbury Estate for groups to run healthy cook and eat sessions. We anticipate that 1350 residents per week will benefit from the food distribution centre, a further 200+ residents would sign up as members to the food pantry and at least 50 residents would access community kitchen and hub activities each week. Visit the Aylesbury Now website to find out more.



Cooking Club with Aylebury residents

### Support for young residents



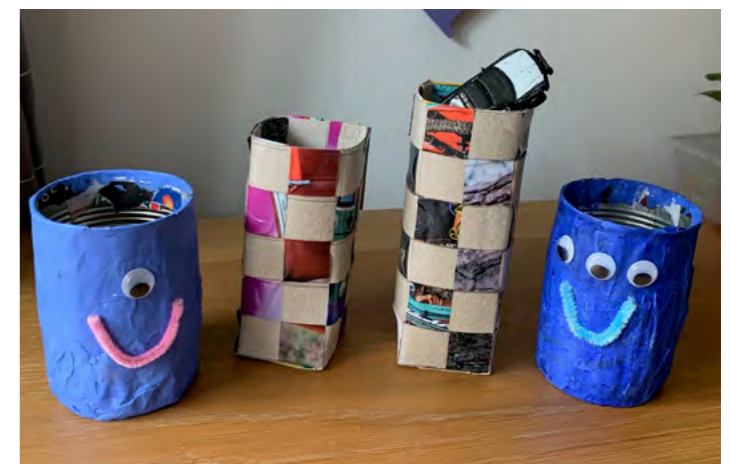
Chris Cotton

Did you know about our free support service for young people aged between 14 and 25? This confidential service is offered to Southwark residents who are looking for advice, guidance, employment support, or who just want to find out about local activities and opportunities. The service

is free and there are no referral forms to complete. To sign up call or text **Chris Cotton** on **07775 411209** or email **Chris.Cotton@nhg.org.uk**.

### School holiday activities

Our online programmes for children and young people are still going strong. The February half-term programme focussed on making arts and crafts from everyday home recyclables. As well as learning creative skills, these sessions provide the opportunity to meet others, see friends and socialise. Call or text **Chris Cotton** on **07775 411209** or email **Chris.Cotton@nhg.org.uk** to find out about Easter activities and other opportunities for young people.



## Jobs and training

### Apprenticeships on Plot 18

Vistry Partnerships, building contractors on Plot 18, will soon be starting recruitment to appoint apprentices in the following trades:

- Drylining
- Carpentry



If you would like to find out more, please call or text Valerie Alaro on **07892 766804** or email **Valerie.Alaro@nhg.org.uk**. Please note candidates must live in the London Borough of Southwark, be aged 18+ and hold a valid CSCS card.

### Free training courses for Aylesbury residents

We are pleased to continue our successful partnership with Dynamic Client Solutions to offer a wide range of free training courses. Itiafa took the Level 2 Business Improvement Techniques course and said, "It provided some key knowledge that I believe helped me to land a job as a Process Analyst. I am very grateful for the opportunity I received to do that course as well as the Business Start Up course." To find out more about training opportunities, call or text Valerie Alaro on **07892 766804** or email **Valerie.Alaro@nhg.org.uk**.

## Celebrating National Apprenticeship Week

In February we marked National Apprenticeship Week by speaking to two apprentices who are working on the Aylesbury regeneration. Chantelle, a formwork carpenter on Plot 18, said, "They (apprenticeships) are a great way to get your foot in the door. I'm learning a new trade, gaining a qualification and I get paid as well." Meanwhile Stanley, a document controller on the First Development Site, said, "I would definitely recommend apprenticeships. They're a great way to learn while making money." Read more about their experiences on the Aylesbury Now website.



## Neighbourhood funding

### Funding for local groups

Four Aylesbury based groups have been awarded funding through the Notting Hill Genesis Community Fund.

Pembroke House secured a grant to expand their volunteering programme building on the fantastic work they've done throughout 2020.

Hannah and Harriet were awarded funding for an intergenerational project called Home is Where the Heart is. This project will bring young and older residents together through a series of postcard exchanges. It will explore how life has changed on the Aylesbury and create a dialogue between the generations which will result in a book later in 2021.

### Lions, tigers and bears, oh my!

As part of our Aylesbury Community Grants programme, we worked with local resident, Andrea, to run a series of workshops for children to create an exotic selection of animal masks. The idea was inspired by the historical zoo which opened in 1836 and existed on the site of Walworth's Pasley Park. The workshops produced some colourful and creative results (see image).

Andrea says, "The participants were enthusiastic and worked with a lot of care, enthusiasm and dedication. I was very impressed by what was achieved in the time."

One young resident said, "I found the lessons very fun and I love how it was creative and we could do it with things we have at home."



Community Cycleworks was awarded funding to provide local residents (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.

Kaleidoscope was awarded funding for their Journey's Festival; a programme of activities starting in the spring, leading up to a week-long festival in July. The festival will end with the Africa Day event. The project aims to celebrate the diversity of the Aylesbury and the surrounding area using the theme of personal journeys to explore the diversity of the community, using oral histories and archival materials.

To find out more about any of these projects, call or text Rosalyn on **07920 466133** or email **Rosalyn.Springer@nhg.org.uk**.



## First Development Site Contract A construction update

Construction works on the first part of the First Development Site (Contract A) are being carried out by Hill. Contract A will deliver new homes on behalf of Southwark Council. This is Hill's progress update.



### Site progress

#### Sub-plot 02 (Amodio Court)

- Scaffold complete
- Second fix carpentry work to commence
- Brickwork almost complete
- Plastering underway
- Window installation almost complete



#### Sub-plot 01 (Wallington Court)

- Scaffold almost complete
- Second Fix carpentry work to commence
- Waterproofing to roof to commence



#### Sub-plot 06 (Langley Court)

- Lift installation commenced
- Waterproofing of balconies underway
- Window installation ongoing
- Brickwork ongoing



## Easter egg hunt competitions (under 11's)

We will be placing five pictures of different coloured Easter eggs on the hoarding along Bradenham Close. Your job is to look for all five eggs and tell us what colours they are. Submit your answers with your name, age and a parent or guardian's phone number to [Residents@hill.co.uk](mailto:Residents@hill.co.uk) for your chance to win an Easter egg. The competition will run from 1st - 16th April 2021.

## Apprenticeships

We still have some spaces available for anyone who is interested in becoming an apprentice. It's a great way to learn whether it's carpentry, bricklaying, plumbing, painting, or document administration. If you are interested in any positions please contact Valerie Alaro at Notting Hill Genesis by phone on **07892 766804** or by email on [Valerie.Alaro@nhg.org.uk](mailto: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.



### 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 in order to reduce their carbon footprint and promote keeping active.

## Look ahead works programme

Sub-plot 02	Activity	Mar	Apr	May
	Brickwork			
	Drylining			
	Plumbing /Electrics			
	Windows			
	Roofing			
	Plastering			
Sub-plot 01	Activity	Mar	Apr	May
	Drylining			
	Plumbing /Electrics			
	Brickwork			
	Scaffold			
Sub-plot 06	Activity	Mar	Apr	May
	Waterproofing to Balconies			
	Brickwork			
	Windows			
	Lift Installation			

## Community artwork hoarding

The community artwork on the hoarding on Westmoreland Road has been removed due to the road works taking place. We are planning to move this artwork to the front of the site on Albany Road once the current pavement works are complete. This will be around April time.

## Christmas competition results

We had some good entries in the two Christmas competitions in the winter newsletter. Well done to the winners who received their £20 gift card.



### 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.

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Hill Project Manager  
Ian Brown



Phone  
0800 032 6760



Email  
[residents@hill.co.uk](mailto:residents@hill.co.uk)

Hill Resident Liaison Officer  
Courtney Rollings



Phone  
0800 032 6760



Email  
[residents@hill.co.uk](mailto: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

South block - concrete pour on level two completed. Preparing for decking on third floor which will allow us to pour concrete to third floor. Wall columns being installed on second and third floor. Building trades starting in March.

North block - concrete frame is progressing with roof slab, brickwork, scaffolding and structural steel frame (SFS) works all ongoing. Building one (the tower) is now complete to level five. Building two (over 55s homes and public library) is complete to level four. Building three (residential) is complete to level four. Internal fit out starting in March.

### Meet Sid – Senior Site Manager



My name is Siddiqullah Momand and I am a Senior Site Manager for Vistry Partnerships on Plot 18. I have been with the company for three and a half years and will be looking after the demolition of the Northchurch building and Section 278 works.

### Demolition of Northchurch and Section 278 (works to public highways)

The Northchurch block 57-67 is currently vacant, with demolition scheduled to commence in late spring 2021. It is estimated that it will take 13 weeks to complete these works. We will have barriers and road sweepers on site, water for any dust suppression, hoarding around Northchurch and traffic marshals guiding traffic. We have monitoring equipment on site to monitor dust and noise levels to ensure we are complying with construction trigger levels, including noise, dust and vibration. We will send letters to keep you informed at each stage of the demolition.

The Section 278 works (works to public highways) will involve extensive works to the current roads on Dawes Street, Inville Road and Thurlow Street, including upgrading the existing utilities. The works will also create a new road between the Plot 18 site and the demolished Northchurch building. Works will also include forming new parking bays, resurfacing roads, laying new pedestrian footpaths and planting trees. The new roads and footpaths will also bring greenery to the area and will be of benefit to surrounding neighbours. These works are due to start in spring 2021.



### Traffic Management



A one way system for site traffic is now in place. Vehicles will enter the site through Gate 1 on the corner of Thurlow Street and Inville Road and exit the site through Gate 2 on Thurlow Street. They will be assisted by traffic marshals.

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.

### 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.



### Look ahead works programme

Activity	MAR 2021	APR 2021	MAY 2021	JUN 2021
Substructure - North Block - Level 1 - 8 floor slab and columns				
Substructure - South Block - basement - level 3 floor slab and columns				
External Drainage				
Scaffolding				
Structural Steel Frame				
Brickwork				
S278 works				

### Extended working hours licence

As a result of COVID-19 and resulting social distancing guidelines, the government introduced guidelines which allows companies to apply for a licence to work extended hours on construction sites. Vistry Partnerships have had their application on Plot 18 approved. This will help ensure that the project is completed on time. We will notify local residents via letter should it be necessary to make use of this licence.



### Working hours

Monday to Friday: 8am - 6pm  
Saturday: 9am - 1pm  
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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## 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:**



**Valerie Alaro**  
(support for over 25 year olds)

 **Call or text**  
07892 766804

 **Email**  
[Valerie.Alaro@nhg.org.uk](mailto:Valerie.Alaro@nhg.org.uk)



**Chris Cotton**  
(support for under 25 year olds)

 **Call or text**  
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**For anything else:**

 **Call**  
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 **Email**  
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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).