

## Regeneration update *All you need to know*



**Welcome to your  
regeneration newsletter  
from Notting Hill Genesis.  
This regular update will  
keep you informed and  
involved around all areas  
of the regeneration.**

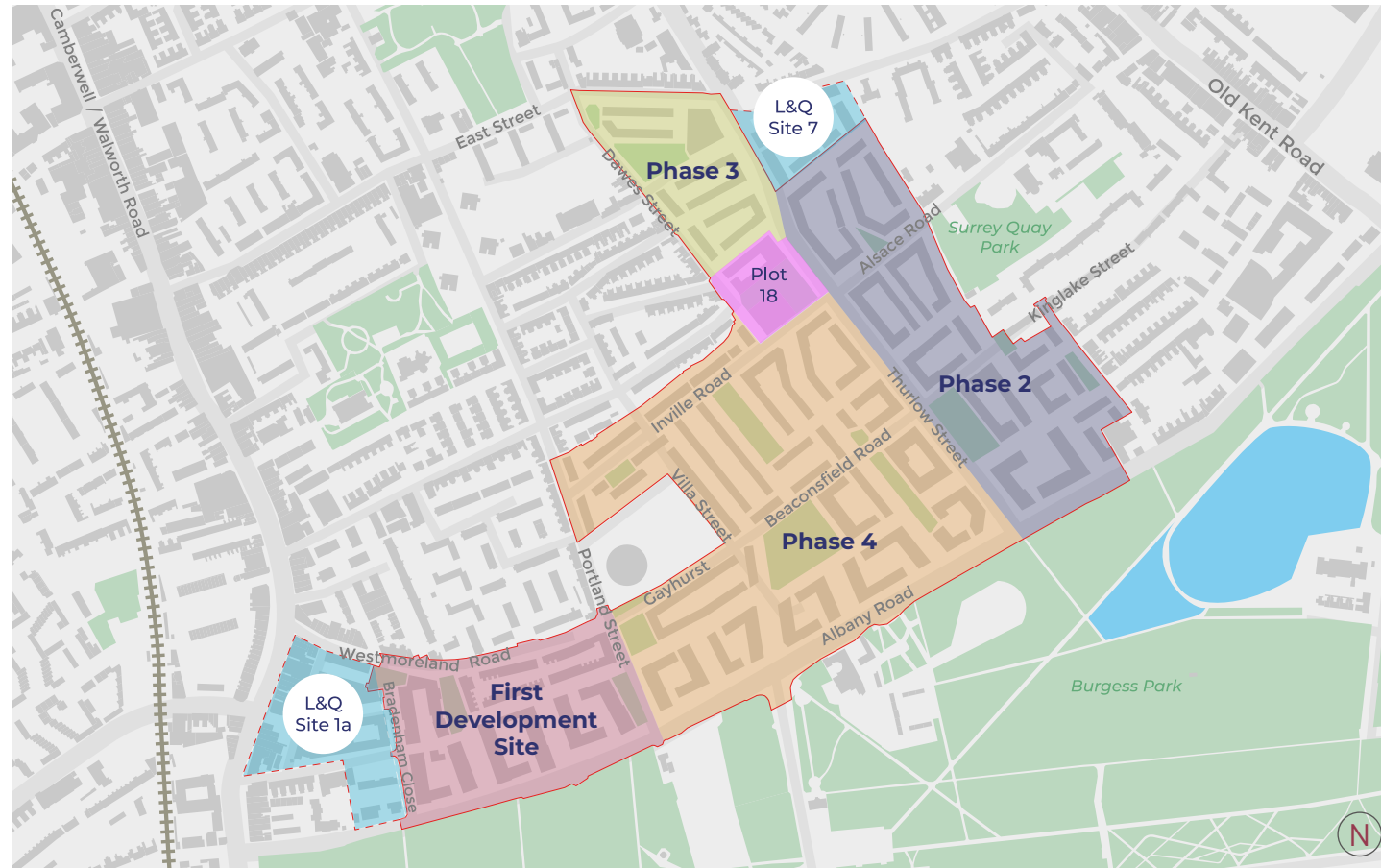
### INSIDE THIS ISSUE

Aylesbury regeneration overview	2
Plot 18 construction update	4
Summer - it's good to be back!	6
In the community	8
Jobs and training	10
Contact details	12



## 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 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.

We have welcomed a number of new members to the team over the summer months.

**Ella Roberts** – Delivery and Construction Development Manager

The First Development Site and Plot 18 are current construction sites. The development of other phases will follow in the coming years.



**Grace Cleary** - Programme Manager for Enterprise and Interim Use

**Martina Kennedy** - Pre-Construction Project Director

**Onome Ogholo** – Delivery and Construction Project Manager

**Rhiannon Meredith** – Delivery and Construction Project Director

## Welcome to the autumn edition of the Aylesbury Now regeneration update

Summer seemed to fly by – probably because there has been so much going on! Read on to find out about construction progress, consultation activities and community events and projects that have been taking place. Also look out for upcoming opportunities and get in touch if you'd like to find out more about the regeneration.

### First Development Site – Contracts A and B

As many of you will know, the new homes being built on the sites known as Contracts A and B of the First Development Site (along Westmoreland Road, Bradenham Close and Albany Road) will be Southwark Council homes. Notting Hill Genesis are continuing in our development management role on these sites and Hill continue to carry out construction of the new homes. For future updates and information about these developments, please visit Southwark Council's dedicated website: [aylesburyfdaandb.commonplace.is](https://aylesburyfdaandb.commonplace.is)

### Proposed changes on the First Development Contract C

Contract C of the First Development Site (alongside Westmoreland Road, Portland Street and Albany Road) will be a Notting Hill Genesis mixed tenure development. A number of changes have taken place in the external environment since planning permission was granted in 2015. We are therefore proposing to make several amends to the existing permission. These include increasing the number of homes, a revised energy strategy, a change in materials and addition of amenity spaces.

We want to hear your views about these proposed changes so please visit [aylesburyfdsc.commonplace.is](https://aylesburyfdsc.commonplace.is) where you can see full details of our proposals and give your feedback.



### Consulting with you – Phase 2B

In July we started consulting with you about Phase 2B. This will be the next part of the regeneration project to be built and includes the current Wendover (241-471), Winslow, Padbury and Ravenstone blocks. It also includes the east side of Thurlow Street and Bagshot Street up as far as Kinglake Street.

We met 110 local residents who visited us at pop-up events around the neighbourhood. At these, we listened to your thoughts on the early ideas about the project and also what makes the Aylesbury community unique. Many told us that the diversity and strength of the local community creates a special place. We will be holding more events over coming weeks and months so look out for information about those. If you haven't already, please visit [aylesburyphase2b.commonplace.is](https://aylesburyphase2b.commonplace.is) to find out more and sign up to receive updates about the project.





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

- Window installation has started on first and second floors
- Waterproofing completed on third floor terrace and level four roof
- Pink precast panels are being installed on level three terrace and perimeter of roof



South block – internal works

- Duct Work (air transfer/ circulation) has commenced from ground floor up to third floor
- Mechanical pipework installation has commenced on the ground to level three of South Block.
- Drylining has commenced on the ground floor.

North block

- Block one (tower) - concrete frame is complete. Brick work has been installed to fourth floor. Steel frame has been installed to eighth floor. Windows are installed to seventh floor and scaffold has been erected up to level 10.
- Block two (over 55s block) - brick work on north elevation installed to level three, steel frame installed to level six, windows are

- installed to level six. Waterproofing to level 6 is finished and waterproofing to level seven has commenced.
- South elevation of block two concrete columns is installed to level five.
- Courtyard brickwork is built up to level three, windows are installed to level 5, steel frame is installed to level seven. Bridge brackets are installed to level six.
- Block three brick work is installed to level three, windows are installed to level five and steel frame is installed to level five.
- Ceiling works have started to the library.

Meet Mary – Apprentice Project Manager



Mary Okunbor is an apprentice Project Manager for Keenwood Joinery and currently on Plot 18 project. Mary is a local Southwark resident as we try and recruit locally where we can.

Mary says “I’m learning how to start up, control, run and manage a project, as well as learning how to use and do carpentry work. At Keenwood, we construct, repair, and install building frameworks and structures made from wood and other materials. I can honestly say I’m having the best experience so far.”

If, like Mary, you would like to find out about opportunities to work on the Plot 18 project, please get in touch with Valerie Alaro at Notting Hill Genesis.



Working hours

Monday to Friday: 8am – 6pm  
Saturday: 9am – 2pm  
Note: Permission has been granted for extended working hours between 7am – 9pm for quiet works only. 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.

Traffic Management



- The main entrance gate (Gate 1) is at the corner of Thurlow Street and Inville Road.
- The exit gate (Gate 2) is on Thurlow Street.
- A one-way system is in operation with vehicles entering through Gate 1 and exiting through Gate 2.
- Traffic marshals 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 and Michael Faraday schools, delivery times are restricted to between 9am - 3pm and 4pm –6pm.

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.

Resident Liaison update

Resident Liaison Manager, Sarah Okae, has been helping with lots of Notting Hill Genesis activities over summer including supporting the Summer Programme and co-hosting Cuppa and a Chat. Vistry Partnerships also sponsored artists at Kaleidoscope’s Africa Day with Sarah being a guest speaker.

Look ahead works programme

Activity	Aug 21	Sep 21	Oct 21	Nov 21	Dec 21
Scaffolding extension Level 8 - 15 (North Block)					
Steel frame Level 8 - Level 15 (North Block)					
Brickwork (North Block)					
Mechanical and electrical works (North Block) Level 6 - Level 15					
Drylining (North Block) Level 6 - 15					
Window Install (North Block & South Block)					
External facade to Level 3 terrace					
South Block roof insulation install					
Drylining (South Block) Ground Floor - Level 3					

Notting Hill Genesis  
Senior Project Manager  
John Murphy

Phone  
07743 812964

Email  
John.Murphy@nhg.org.uk

Vistry Partnerships  
Senior Project Manager  
Tony Whittington

Phone  
07936 364514

Email  
Tony.Whittington@vistrypartnerships.co.uk

Vistry Partnerships  
Senior Site Manager  
Shane Allen

Phone  
07423 469010

Email  
Shane.Allen@vistrypartnerships.co.uk

Vistry Partnerships  
Resident Liaison Manager  
Sarah Okae

Phone  
07443 876850

Email  
Sarah.Okae@vistrypartnerships.co.uk



Summer – it’s good to be back!

We want to say a huge thank you to everyone who took part in our Summer Programme this year. We were so pleased to see lots of you in person after over a year of online sessions.

This year’s activities included drama, spray painting, dance, pottery and cycle skills (to name just a few). There has been something for everyone and the young people who joined the programme have developed many skills over the summer.

One resident who took part said, “I’m short of words to say how much we appreciate you and the whole team. Thank you so much for your support.”



A big thank you goes out to our community partners who worked with us to provide a great programme: Abi, Harriet, Community Cycle works, Blue Elephant Theatre, Latin American Multicultural Group, Step and Praise, and Bolaji, our fitness coach.

Niamh of Blue Elephant Theatre said, “This was a very special summer project to be part of, working with a team who are clearly so connected and committed to the young people they work with. It’s not often a project is so popular that twice as many young people turn up as expected and that’s a testament to how much they’ve enjoyed this summer scheme.”

Thank you also to Comfort from the Creation Trust community team, Sarah from Vistry Partnerships and of course to our wonderful young volunteers: Grace, Richard and David for all of their help.

And thanks to all of the young people who took part in the programme with such a positive attitude and put smiles on our faces! We look forward to doing it all again soon!

You can view more photos from the Summer Programme on the Aylesbury Now website.





In the community

Cuppa and a Chat picnic

‘Cuppa and a Chat’ was established in collaboration with Vistry Partnerships earlier this year. The aim was to provide a way for Aylesbury residents to keep in touch with neighbours and friends despite lockdown restrictions. After months of meeting online, we were delighted to finally meet up with 25 members of the group in real life for a summer picnic.

Former resident, Moussa, a teacher and master craftsman of West African instruments, accompanied by his brother, provided some wonderful music so it didn’t take long before many were up dancing to the music!

One resident said, “Many thanks...for all your hard work putting a lovely event together for us. We truly appreciate and loved every bit of it.” Another was pleased to see the joy it created: “It was good to see all the ladies up dancing to the music which was great, and the children happily decorating their canvas bags.”

Rosalyn Springer, Resident Involvement Programme Manager, who co-organised and hosted the picnic said, “Following delays due to the pandemic and despite some challenging weather conditions on the day, it was wonderful to come together at last. It goes to show, where there is a will there’s a way and the ingredients

for a successful gathering truly are good company, energy, food and music.” Sarah Okae, Resident Liaison Manager at Vistry Partnerships said “It was an honour to put on this event alongside Notting Hill Genesis. To see the many happy and excited faces was great. It was wonderful to see everyone together.” We will continue to hold ‘Cuppa and a Chat’ online for now but we are making plans for these to become ‘in person’ events. Harry Mathews, who regularly attends and is also Chair of the Thurlow Lodge Tenants and Residents Association, has this message for those who may like to get involved: “Aylesbury is a community and Cuppa and a Chat is the spirit of the community, so join in and feel the spirit!” Email [aylesbury@nhg.org.uk](mailto:aylesbury@nhg.org.uk) or call Rosalyn on 07920 466133 to find out more.



Exhibition celebrates Aylesbury community projects

‘As here becomes there’ and ‘Home is where the heart is’ are two community projects which explore the Aylesbury Estate through the lives, eyes and experiences of the residents who live here. ‘As here becomes there’ is an exploration of the estate guided by young residents to the places of significance to them. It investigates these places through a series of drawing, printmaking and photography workshops which took place in early 2020.

Meanwhile, ‘Home is where the heart is’ marks the publication of an intergenerational postal exchange made across eight weeks of lockdown in 2021 between older and younger residents. This project explores the challenges of relocation by focusing on the strength of the community and its shared experiences. An exhibition of the work was held in August and September at the ASC Gallery in Taplow, Thurlow Street. Notting Hill Genesis is proud to have provided funding to enable these projects to happen.

In the community

Grow your own veg!

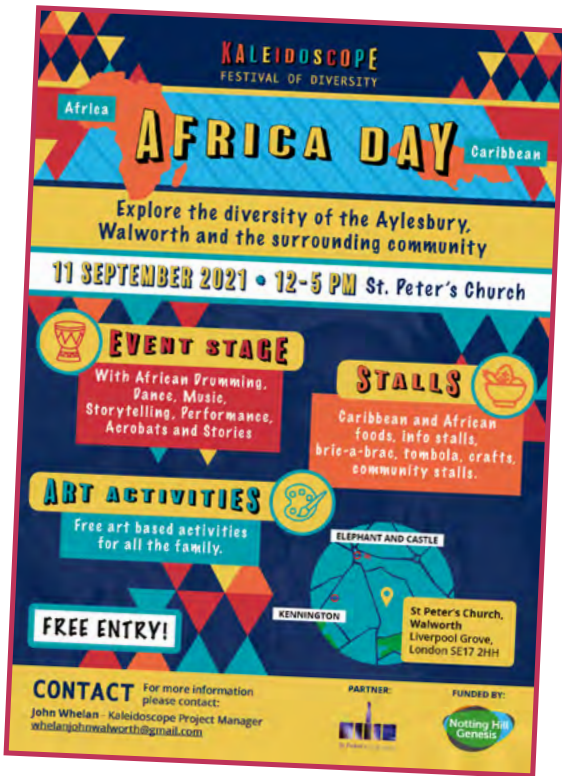
In our last issue, we introduced you to OK Grow, a new communal food growing project based on Albany Road (near junction with Thurlow Street). The project is now in full swing and beetroots, purple cabbage and carrots have recently been harvested! Paul McGann, Director of Grow London CIC, says, “Everyone is welcome to join and grow food with us and no previous experience of gardening is necessary. The idea is that you can get involved

in a community garden without the full time commitment of an allotment. All are welcome to spend some time and enjoy the benefits, even if they only have the occasional spare hours.” The produce is shared between the people who participate and local community based food projects such as Walworth Community Food Hub, Peckham Pantry and Peckham Community Kitchen. Join OK Grow on Tuesday, Thursday and Saturday afternoons between 2pm and 4pm. Call Grace on 07734 300834 to find out more.



Festival of Diversity success

We were delighted to fund Kaleidoscope BME Festival to host their ‘Festival of Diversity’ which took place throughout Walworth from April through to September. The festival featured a wide range of workshops and community pop up events, culminating with ‘Africa Day’, held in St Peter’s Church grounds. The day was all about bringing the community together to celebrate the richness of our community and included music, storytelling, stalls and art activities. Our very own Lorraine Gilbert is Chair of the Kaleidoscope BME Festival. She said, “A celebration like this is a great opportunity to recognise the rich diversity of the local area and the very fabric of the local community, particularly given the challenges of the last 18 months.”





Jobs and training



Nadine's story -  
"For women considering  
going into construction,  
you can do it!"

Nadine is a trainee carpenter working on the First Development Site. She told us about her experience getting into the sector and working on the Aylesbury regeneration.

Nadine hadn't always planned to work in the construction sector. She had studied filmmaking and had tried out jobs in customer service and support. She first found her passion for carpentry while working at a community centre. She explains, "I was inspired by the woodwork my colleagues and members of the centre were doing...my team mate offered to help me make a garden planter box using a chop saw and drill for the first time. I remember just having a big smile on my face the whole time."

Nadine continues, "I had not considered carpentry as potential career but I found myself thinking about learning more and more. Learning this trade ticked so many boxes for me. It's practical, creative, varied, rewarding to help make something for others to enjoy that is both useful and beautiful and there is opportunity for continual learning. I decided after a few years to take a chance and leave my job to begin learning carpentry and joinery at college. I had a lot of fear and self-doubt but also optimism and excitement. I questioned myself whether it was too late for me to be starting a new profession at 27 but realised that no matter your age it's never too late and it has been great to meet people of a variety of ages throughout my time at college."

Explaining how she started working on the Aylesbury regeneration, Nadine says, "After completing Level 1

in carpentry, I knew that the trade was what I wished to do for a career. A friend from college mentioned that they had seen a sign for apprenticeships when they were walking by one of the sites and passed on the contact details for Valerie, who told me about the traineeship opportunity. I applied because the role offered the chance to learn and develop carpentry skills and gain invaluable experience of working on site for the first time."

Since starting in her role, Nadine has had a positive experience. She explains, "I am working with a great team and am getting to learn and understand how to do different aspects of carpentry. It has been interesting seeing all the work that goes into a building. Working on site is physically taxing but fulfilling. The Notting Hill Genesis, Hill and J.L. O'Rourke teams have supported my training, been so welcoming from day one and made my first job in construction a good experience."

Nadine's passion for carpentry shines through when encouraging other women to go into the sector. She says, "For women considering going into construction, you can do it! Chances are you may be one of a few, if not the only woman, in your workplace, but don't let that discourage you. Though it can be daunting being in a workplace with mostly men, start and see how you find it – hopefully your experience will be a positive one. I hope more women will give it a go."

To protect identity, Nadine has been used as a pseudonym and a stock image has been used.

Jobs and training

Free course to explore a career in trade

If you're feeling inspired after reading Nadine's story, you may be interested to hear about The Women's Trade Network. This is a group of organisations working to promote gender equality and raise awareness of the benefits a career in trade can bring. With job security, flexibility and an average salary of £30,000 and above, there is little to stop women succeeding in the profession.

Through its training provider, The Women's Trade Network is offering fully-funded courses to help women explore a career, or advance their career, in trade. The programme is open to any woman aged 19 or over. If you would like to find out more call Valerie Alaro on 07892 766804 or email Valerie.Alaro@nhg.org.uk.



Apprenticeships

With construction due to start on Contract B of the First Development Site, more employment opportunities will be coming soon. To find out more about these, or for other training and employment support, call Valerie Alaro on 07892 766804 or by email on Valerie.Alaro@nhg.org.uk.

Attend a free financial wellbeing workshop

We're working with financial wellbeing charity, 'The Money Charity', to offer some free workshops about money management.

The next one will take place online on Wednesday 10 November 1pm – 2pm. The workshop covers topics such as: financial resilience, budgeting and keeping track, credit, borrowing and debt, savings and investments, making your money go further and how to access free, credible support.

To book or find out more about this opportunity, call Valerie on 07892 766804 or email Valerie.Alaro@nhg.org.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:**



**Rosalyn Springer**



**Call or text**  
07920 466133



**Email**  
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



**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**  
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).