

AYLESBURYNOW

Regeneration update
All you need to know

SPRING 2020



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.

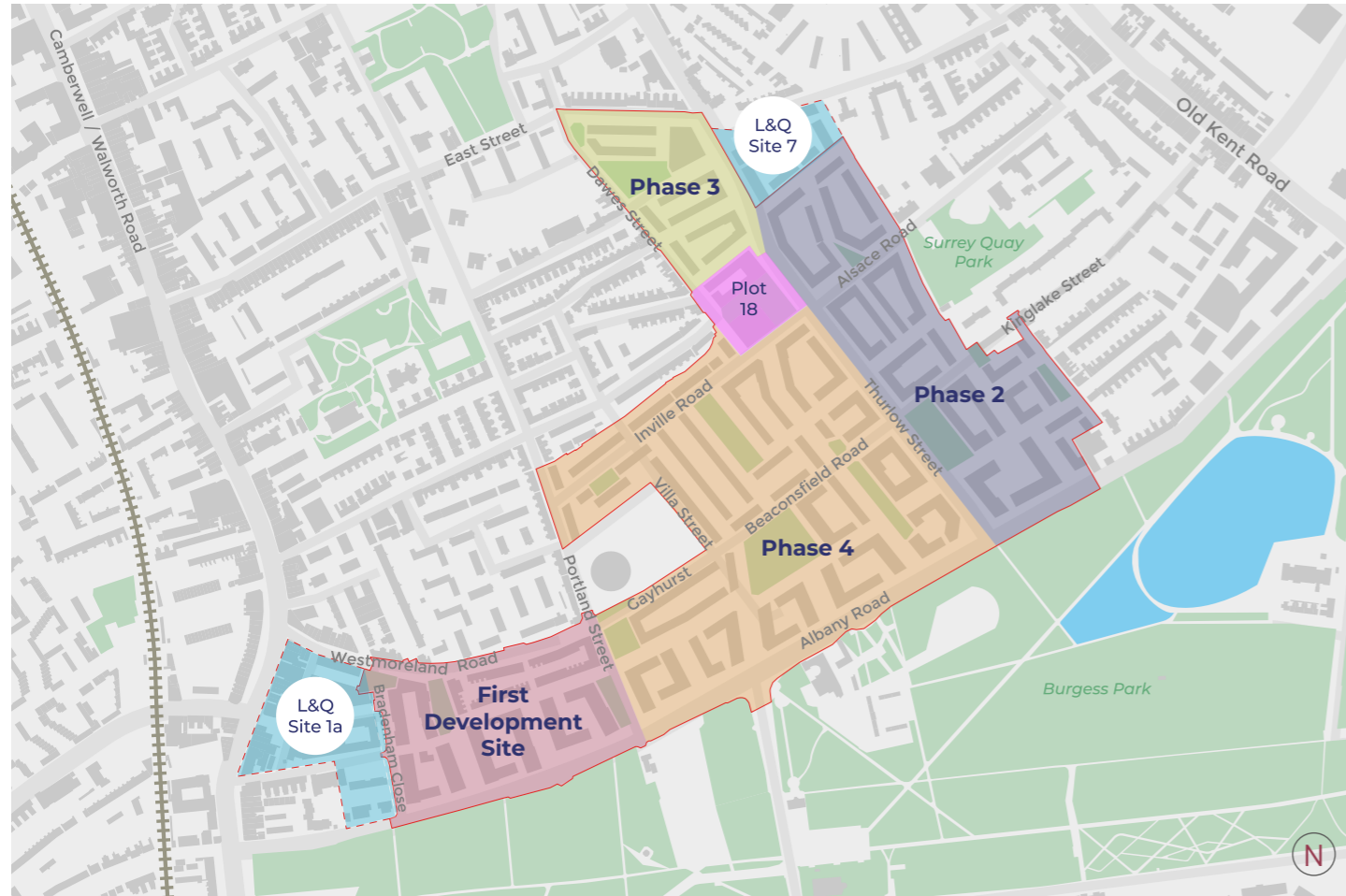
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Visit aylesburynow.london for more information



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



The Notting Hill Genesis team

Notting Hill Genesis were 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. 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 ways for residents to get involved in the regeneration.



Roland's story

Roland is one of 40 residents who have moved from the Aylesbury Estate into brand new Notting Hill Genesis homes at Manor Place Depot (just off Walworth Road). Having lived in his home on the Aylesbury for 25 years, it was a big change for Roland but he was ready for the move.

The thing Roland liked most about his Aylesbury home was the community and the company of the people who lived nearby. He admits when he first heard about 'Notting Hill Genesis' he was a bit concerned as he thought the homes would be in west London. However when he found out that the new homes would be less than a mile away in the Southwark neighbourhood that he knows and loves, he was "very excited". He says, "I trusted Notting Hill Genesis because I thought whatever they give me is going to be brand new. Thank goodness I trusted my instincts – it's a beautiful flat!"

With CCTV cameras and an intercom entry system, the best thing for Roland about his new home is the security it offers. He explains, "Safety is the most important thing. I am better off security-wise and have peace of mind. It feels very safe here and that's the most important thing to me."

Roland moved from a two bedroom home in Taplow on the Aylesbury Estate to a one bedroom flat at Manor Place Depot. As a result his rent is lower because he no longer has to pay the bedroom tax.

However he still has plenty of space. He says, "My bedroom is bigger than my Taplow bedroom and there's more storage here." He also now has a balcony. "I didn't have a balcony before - it's literally a breath of fresh air!"

Describing his experience with Notting Hill Genesis so far, Roland says, "I have been made to feel welcome by Notting Hill Genesis. They are very open and helpful and I can speak to someone one-to-one. It's a personalised service. I had a small issue with a leak when I first moved in but that was dealt with swiftly and efficiently - the repair people rang me before they came, arrived on time and fixed the problem. It's a first class service!"

Roland is keen to emphasise how much happier he is in his new home. He concludes by saying, "Where you live really affects your life a lot. Truthfully this is perfect for me. I would recommend it to everybody."



In the community

Celebrating the start of a new chapter

In February, we celebrated building works starting on Plot 18, the new community hub for the neighbourhood. These works will be carried out by Vistry Partnerships. The site will host a new library, health centre, early years facilities and more than 120 homes for rent – some at social rents and others at market rent.

To mark the occasion we invited pupils from Surrey Square Primary School and residents, who we have consulted about the design of the social rent homes for over-55s, to join us on site.

To celebrate a new library being built, popular children's book character 'Horrid Henry' joined us to hand out books and goody bags to the school pupils.

Cllr Johnson Situ, Cabinet member for Growth, Development and Planning at Southwark, who attended the event, said: "The community facilities on Plot 18 will be the keystone of the wider work to ensure the local community is at the heart of plans for the Aylesbury, and will feature a new library, early years centre and medical centre that will not only be used by the residents but also the wider community."

Kate Davies, chief executive of Notting Hill Genesis, who was also at the event, added: "Creating a community that works for everyone is at the heart of our plans for the Aylesbury neighbourhood. The work starting today is central to all of that, providing both socially rented homes specifically for the over-55s and high-quality facilities to be enjoyed by all.

"It was great to see young pupils and older residents both enjoying the event and being able to look forward to the improved homes and public spaces now underway. It has been a long process to get here but our commitment to this area and its residents remains as strong as ever."



Apprenticeship and Traineeship Opportunities

As we progress with construction works, there will be a number of exciting apprenticeship and traineeship opportunities over the next few months.

All roles will be for a minimum of six months and both apprentices and trainees will be supported to complete an accredited qualification during this time. The roles will be paid at 25% above the National Minimum Wage. Roles will be available in a range of different trades and professions and you would be working for one of our building contractors: Hill on the First Development Site or Vistry Partnerships on Plot 18.

To find out more or to register your interest, contact **Valerie Alaro** by phone on **07892 766804** or by email at **Valerie.Alaro@nhg.org.uk**.

Shape your involvement in Notting Hill Genesis services

Notting Hill Genesis want to work with you to shape our resident involvement services.

The first new homes will be ready for Aylesbury residents to move into in 2021. When you become a Notting Hill Genesis resident, you will have many opportunities to get involved and hold us to account, as your landlord.

We will soon be holding focus groups open to all Aylesbury residents. At these, we would like to hear from you about the best ways to work with us to shape our services and the routes to involvement opportunities (e.g. scrutiny groups, focus groups). Letters will be sent to you to let you know when the focus groups will take place so please look out for these in the post.

In the community

February fun for young people

The Notting Hill Genesis Aylesbury office was a hive of activity over February half-term as young people joined us for First Aid courses and a jewellery-making workshop.

We now run First Aid courses every year as they are always so popular. This year, 22 young people learnt life-saving skills, with the youngest being just 7 years old. One young resident said, "I really enjoyed today, learnt lots of things that I never knew and may come in handy in the future." Another said, "I feel more confident to do CPR now."

Meanwhile for those looking to develop their creative skills, we hosted Abi's Creative Zone who held a jewellery-making workshop. As well as learning how to make bracelets and earrings, it was also a good opportunity for young people to socialise and make new friends. Abi's Creative Zone has received an Aylesbury Community Grant from Notting Hill Genesis which will fund these workshops to continue as an afterschool club.



Let us know your thoughts and win!

Congratulations to Aylesbury resident, Brenda, who sent us feedback on the first edition of the newsletter. Brenda says, "We received the magazine on Friday. And I was very impressed. The magazine is printed on good quality paper. The font size for the wording is very clear and readable. The mix of pictures and wording is very informative." To thank Brenda for her feedback, we gave her a £20 'Love2shop' voucher.

We'd love to hear your thoughts on this edition. 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

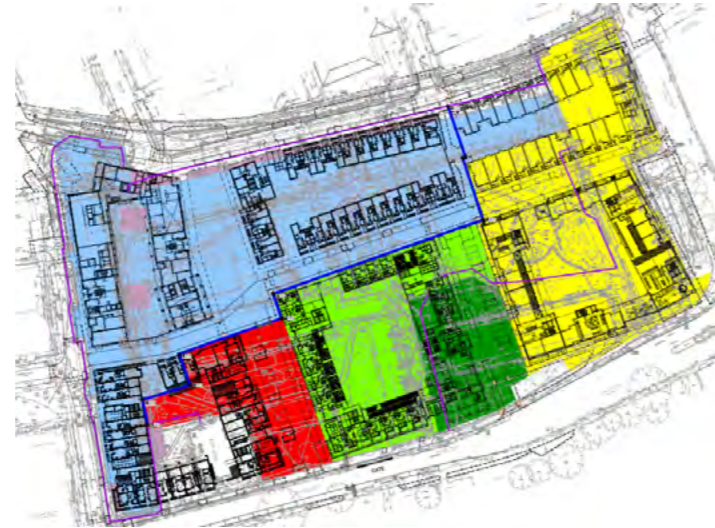


you. As a thank you, one lucky winner will receive a £20 voucher. Contact Jada Guest by email at **aylesbury@nhg.org.uk** or by phone on **07584 218137** by 30 April 2020.

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 have now finished most of the demolition works across the First Demolition Site, with only the yellow area to complete - the demolition of Chiltern House.



Works on the demolition of Chiltern are progressing well. We currently have three machines working on top of the remaining building, demolishing from a top-down method. Currently we are at the 6th floor level.

We have so far demolished eight floors, with our scaffolding and Monaflex (the white scaffold sheeting) coming down one floor at a time as the demolition progresses. This reduces dust and noise levels.



In January, Erith and Notting Hill Genesis gave a presentation to the pupils at Michael Faraday School on Portland Street. In this presentation we demonstrated the different types of demolition and spoke about our works on the First Development Site. Each pupil was given a Erith goody bag and our visit was a big success with both teachers and pupils.

Look ahead works programme

Phase 1 & 2	March 2020	April 2020	May 2020	June 2020	July 2020
Handover of Subplot 5 Partial & Complete to Hill Construction					
Demolition of 1-172 Chiltern					
Demolition of Link bridge on Portland Street					
Removal of Obstruction and Foundation					

Traffic management



The site access on Albany Road is a shared access with Hill Construction and is controlled by both contractors' certified and well respected traffic marshalls.

Pest control

Erith have placed strategic baiting stations around the site to minimise the risk of pests, perceived to be detrimental to a person's health. These baiting stations are monitored, with all findings recorded on a weekly basis.

Resident Liaison Group

Notting Hill Genesis and Erith have been working with the Resident Liaison Group since the start of the contract. The group has helped us to understand and minimise the impact of any issues such as site traffic flow, cleanliness of surrounding streets, noise disturbance and safety on the surrounding area and community.

Environmental aspects



Noisy periods may occur during work hours as we continue to demolish 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 were taken before any works begun.

Erith's demolition works may also generate some dust. A reminder to residents that 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, as they 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, with any exceeding levels being dealt with efficiently.

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 **aylesbury@nhg.org.uk**



Working Hours

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

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@nhg.org.uk

Erith Project Manager
 Steve Andreka-Bennett

Phone
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 Steve.Andreka-Bennett@erith.com

Erith Resident Liaison Officer
 Lily Glover

Phone
 07342 048 817
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 Lily.Glover@erith.com

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. This is Hill's progress update.

Contract A will deliver 229 new homes, 193 of which will be social rented homes, 22 homes for shared ownership and 14 homes for private sale. We anticipate that the first new homes will be ready in summer 2021. As well as homes, the First Development Site will also provide a community facility, a public square and two parks. Works are progressing well despite challenging weather conditions in recent months.



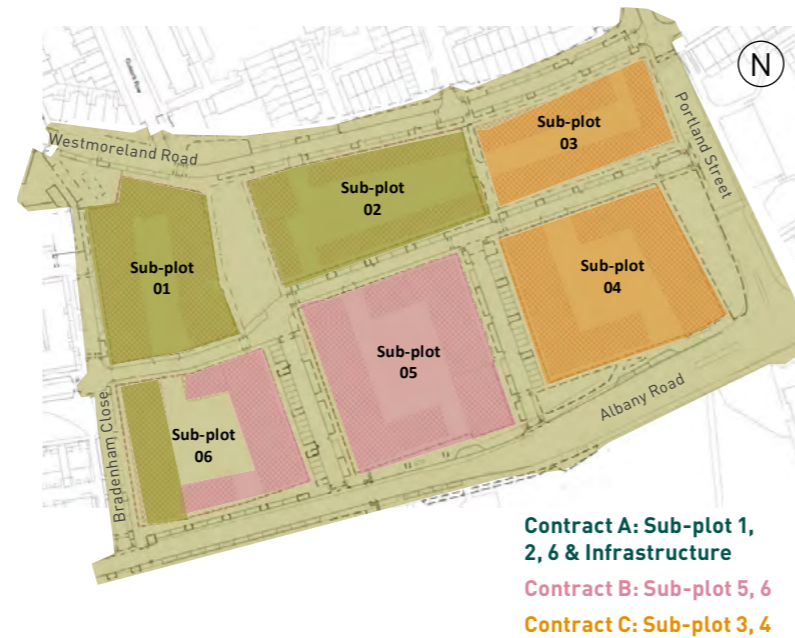
Programme

Over the next three months the following works are programmed to start:

- Brickwork
- Window installation
- Drywall lining
- Roofing

Site progress

- Sub-plot 02 – The reinforced concrete frame for the terrace of houses, is complete and external walls have commenced.
- Sub-plot 01- The reinforced concrete frame of the building and steel frame wall system will continue over the next three months. The block is currently between 3rd and 4th floor and starting to appear above the hoarding height.
- Sub-plot 06 - The reinforced concrete frame of the building and steel frame wall system will continue over the next three months. This block is currently at 2nd floor level.



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.

Traffic management



We are sharing site access with Erith. We have wheel washing provision on site to ensure roads and the area surrounding the site is kept clean.

We have trained traffic marshalls on duty to ensure all vehicles enter and leave the site safely.

Apprenticeships

As part of our contract we have committed to providing 19 apprenticeship and trainee positions on contract A.

We now have two apprentice plumbers working on site, who have joined our mechanical sub-contractor. They have been provided with PPE (Personal Protection Equipment), along with a small hand tool kit.

We also have two office-based apprentices working as document controllers. They joined us at the end of last year and are also based on site.

We are in the process of recruiting a further two office-based apprentices and 13 site operatives across various trades. If you are interested in these positions please contact **Valerie Alaro** by phone on **07892 766804** or by email on **Valerie.Alaro@nhg.org.uk**.



Resident Liaison Group

We will soon be inviting residents to join the First Development Site Construction Resident Liaison Group. Hill and Notting Hill Genesis will be sending out flyers to recruit residents who may be interested in being on the group. We would like to work alongside residents, to meet regularly and discuss how the works are impacting the surrounding area and how we can minimise that impact.

For more information about how to get involved with the Resident Liaison Group please contact **Lorraine Gilbert**, Head of Involvement and Communication at Notting Hill Genesis on **020 3815 0144** or email **aylesbury@nhg.org.uk**

Environmental aspects

We will continue to ensure that noise is managed on site with our works being carried out between 8am and 6pm Monday to Friday. We monitor our site energy and water usage on a monthly basis. To date we have diverted 100% of our site waste from landfill.

Meet the Hill team



Project Manager
Ian Brown



Resident Liaison Manager
Lynne Bell

Working Hours

Monday to Friday: 8am - 6pm



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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Dorrett Wilson

Phone
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Hill Project Manager
Ian Brown

Phone
0800 032 6760

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Hill Resident Liaison Manager
Lynne Bell

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Email
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 specialist regeneration and partnership contractor, Vistry Partnerships (formerly Galliford Try Partnerships). This is Vistry's progress update.



Meet the Vistry team

Tony Whittington is the Senior Project Manager for Vistry Partnerships, with overall responsibility for the safe and timely delivery of the Plot 18 works.

Tony has over 30 years of experience in the construction industry, starting as a carpentry apprentice in South East London, eventually

going on to lead many major new build and regeneration projects in London, mainland Europe and the Middle East.

Having started as a local apprentice himself, Tony sees a large part of his current role is in helping to ensure that local people start and develop rewarding careers in construction.

Traffic Management



The main entrance gate is being 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.

Due to the close proximity of Surrey Square and Michael Faraday schools, delivery times are restricted to between 9am – 3pm and 4pm – 6pm.

Dedicated DBS-checked traffic marshalls will manage the movement of vehicles, including closing footpaths off with physical barriers while vehicles are entering or exiting the gate.



Site progress update

We were pleased to be appointed as the building contractor for Plot 18 in December 2019. Having carried out surveys of the existing site conditions over the last few months and ensuring the site was protected over the Christmas period by our dog handlers, we are now really pleased to be able to start the works in earnest.

We, and our contractor J.P Dunne, have set up the initial site compound. This is accessed via the pedestrian gate on Thurlow Street. We have

also formed the access into site for deliveries, which is on Inville Road. We have cleared the remaining fly-tipping and tidied the site ready for the enabling works phase to begin. The enabling works phase of a construction project involves getting the site ready for the main works.

The project will then be completed over the next two years. It will be handed over in four sections with the final completion date expected to be in summer 2022.



Look ahead works programme

PLOT 18 AYLESBURY ESTATE REGENERATION - 6 MONTH WORKS PROGRAMME						
Activity	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020
Initial site set up						
Enabling works						
Piling						
Groundworks						
Start reinforced concrete frames						



Working Hours

Monday to Friday: 8am - 6pm
Saturday: 8am - 2pm
(Unless otherwise agreed)

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:



Jada Guest



Call or text
07584218137



Email
Jada.Guest@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
020 3815 0144



Email
aylesbury@nhg.org.uk

You can also visit us at our office. We are normally open Monday to Friday from 9am – 5pm.

**Notting Hill Genesis, The Old Pharmacy, 2nd Floor
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