

AYLESBURYNOW

Annual Review

2014 – 2015



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Welcome

In April 2014 Notting Hill Housing and Southwark Council signed a partnership agreement to regenerate the Aylesbury estate. Together we are committed to creating 3,500 new homes. Half of these new homes will be affordable, with 75% of these to be let at social rent. The remaining 25% of the affordable homes will be for shared ownership or equity. At least 30% of all the homes will have three bedrooms or more, whether they are for target rent, shared ownership or market rent or sale.

In addition to new homes, the regeneration programme will deliver a range of new amenities for local residents including a new library, GP surgery and health centre and other community facilities.

But the regeneration is about more than new homes, community facilities and improved open spaces. The partnership is committed to ensuring that local people experience the social and economic benefits of regeneration, such as employment, education and training and improvements in health and wellbeing.

Rosemary Houseman

Rosemary Houseman
Director of Regeneration

Construction of the new homes will start in 2016 and the entire regeneration project is expected to finish in 2032.

The first 12 months of the partnership have seen a huge number of events, conversations and decisions taking place to get this next stage of the regeneration underway.

There have been planning approvals, residents settling happily into new homes, just a stone’s throw from the estate, and the beginning of works on the first development site that marks the start of an exciting 18-year project to further revitalise the Aylesbury.

During this time Notting Hill Housing’s team has moved to a project office on the estate and met with hundreds of the residents, local businesses and stakeholders we’ll be working alongside throughout the regeneration’s lifetime.

This review highlights just some of the key moments in our first year. For more information on everything that has happened, and what will be happening next, why not visit the website at aylesburynow.london?



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to ensuring that local people
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Consultation

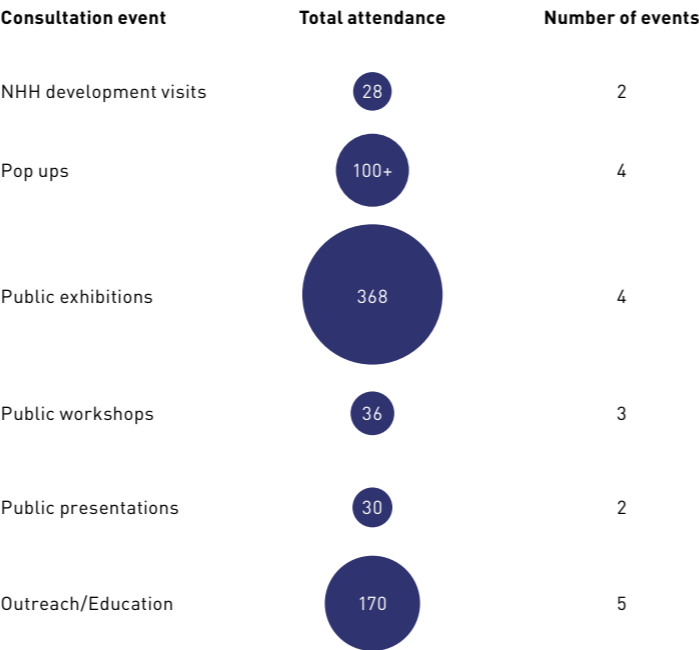
After we signed the partnership agreement at the end of April 2014, Notting Hill Housing held 17 pre-planning public consultation sessions in May, June and August 2014 to gather views before submitting the designs for planning approval.

At these sessions, we explained how the design team had developed their ideas for the Aylesbury in response to comments from residents and other stakeholders, using each session to further refine the designs in discussion with local people.

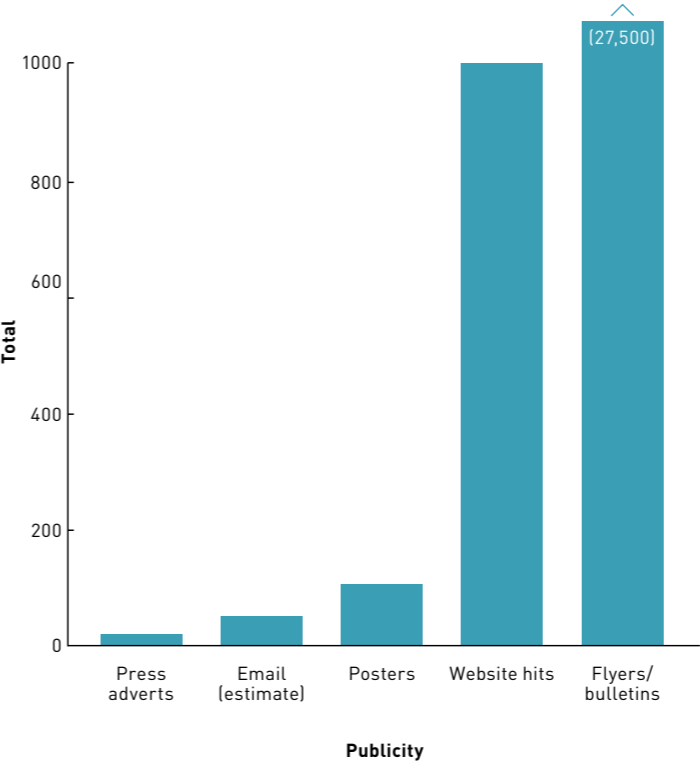
Although the consultation focused on the design of the buildings and open spaces, we also spent time discussing what did and didn't work in the neighbourhood to better inform how we support and design services in the area in future.

Events included pop-up street events, walk and talks, workshops, 1:1 interviews and public exhibitions. We had conversations with around 500 people, including more than 300 residents from the Aylesbury.

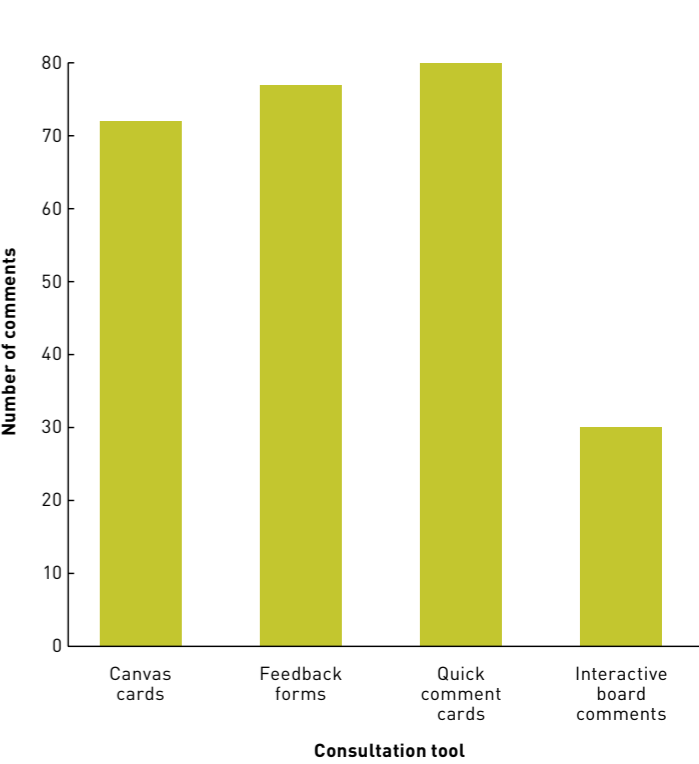
Consultation events between April 2014 - August 2014



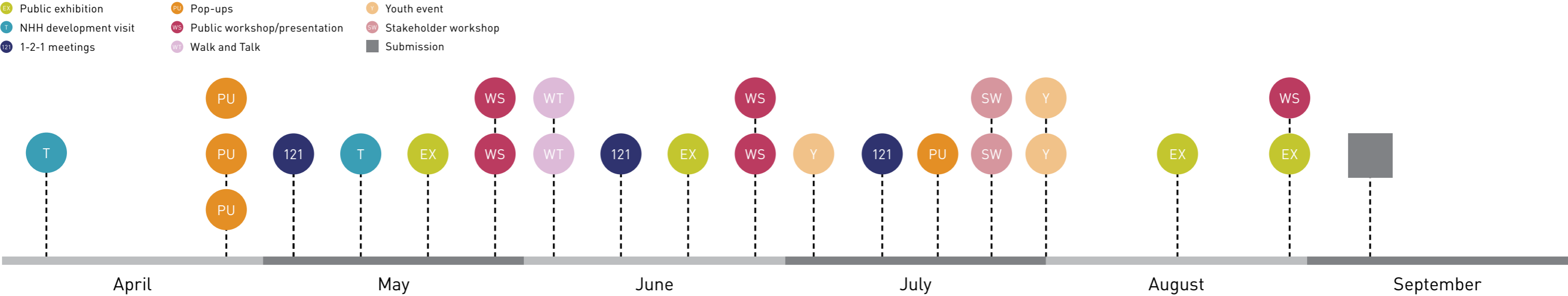
Publicity between April 2014 - August 2014



Feedback between April 2014 - August 2014



Consultation timeline between March 2014 - August 2014



The approved outline masterplan
for the regeneration area

First
Development
Site



Planning approval

First development site (Phase 1b/1c)

In August 2015, planning consent was granted for detailed designs for the first development site, which covers the entire area between Bradenham Close to Portland Street and from Westmoreland Road to Albany Road.

This phase will create 830 new homes, half of which will be affordable. This includes 50 extra care homes for older residents to support them to maintain their independence later in life, and seven specialist homes for residents with learning disabilities. As well as housing, there will also be new public squares, pocket parks and a new community facility.

Masterplan (remainder of the Aylesbury estate)

At the same time, planning consent was also granted for an outline masterplan for the rest of the estate, which will include a further 2,745 new homes, half of which will be for target rent or shared ownership. The masterplan also includes retail and small business space, a new library and health centre, an early years facility and a new network of streets, parks and squares.


The masterplan sets out the design principles for the regeneration, which include:

- Number, size and tenure of new homes
- Location and maximum heights for buildings
- Location of new streets, parks and public open spaces
- Trees to be kept and trees to be planted

The masterplan also sets out a desire to break down the existing estate boundary so that the neighbourhood can be reconnected to wider Walworth.

In August 2015 planning
consent was granted for
detailed designs for the
first development site





Notting Hill Housing
and the Council are
also offering homeowners
in this phase low-cost
home ownership options

Next phases for delivery

Rehousing Aylesbury residents to new homes - First development site (Phase 1b/1c)

Re-housing of the last few remaining residents living on this site is progressing well, with a number of homeowners moving to new homes under a Notting Hill Housing Low Cost Home Ownership Offer in the neighbouring Camberwell Fields development.

Pre-demolition works commenced in the three empty Chartridge blocks in August 2015, in preparation for full demolition of all blocks on the site in 2016.

Rehousing Aylesbury residents to new homes (Phase 2)

Southwark Council began rehousing residents living in the blocks in Phase 2 (all the blocks to the East of Thurlow Street - Wendover, Wolverton, Winslow, Padbury, Ravenstone and Foxcote) in July 2014.

Notting Hill Housing and the Council are also offering homeowners in this phase low-cost home ownership options that enable them to buy a new home in the area that they can afford.

Throughout the rehousing process, Creation Trust, a local community organisation, has been providing independent advice and support both to tenants and homeowners who need assistance with securing a new home.

Community investment

Employment and training

In its first year the Aylesbury community investment team supported 18 Southwark residents to find training, apprenticeships and new employment opportunities through regular 1:1 mentoring sessions.

Young people

The team provided regular 1:1 support to five young people to help them plan their futures and achieve their goals. They have also run a range of activities to engage more than 30 local young people in the regeneration, through schools engagement and partnership work.

A local supply chain

Notting Hill Housing is committed to providing opportunities for Southwark-based businesses to secure contracts through the regeneration. In partnership with the South London Procurement Network, Notting Hill Housing held the first of a series of procurement events for local Southwark businesses to understand how they can get involved in the regeneration. This 'Meet the Buyer' event introduced Southwark-based businesses to Notting Hill Housing and the regeneration programme, and provided a timetable of upcoming opportunities.

The event was attended by 27 Southwark businesses and received great feedback from attendees.

We're supporting young
people to help them
plan their futures
and achieve their goals

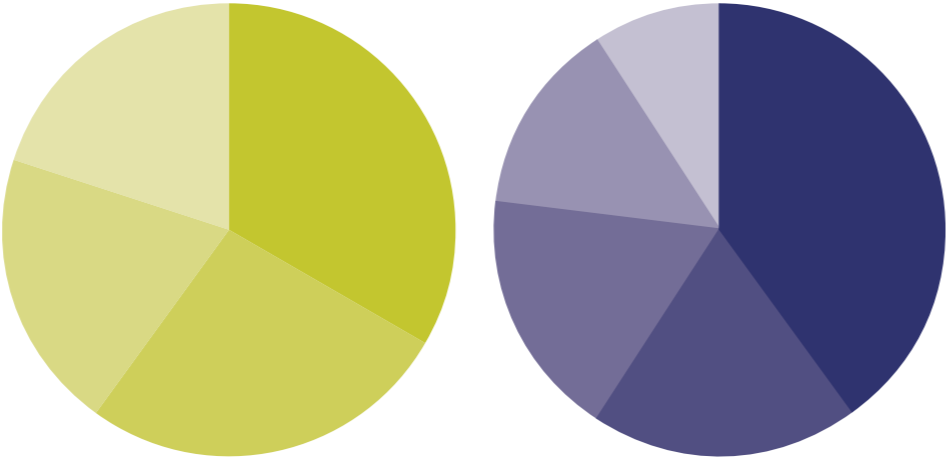


AylesburyNow

A new identity for the regeneration programme was created in August 2014 in collaboration with residents both at public consultation sessions and with a smaller focus group. The final identity, AylesburyNow, was voted for by poll on the Creation Trust website. The AylesburyNow identity aims to promote the regeneration of the area, whilst celebrating the existing community and tackling negative perceptions of the estate.

Alongside a new identity a regeneration website, www.aylesburynow.london was launched in November 2014. The website acts as an online information portal for everything happening in the regeneration from planning applications to the latest news stories and information about new job and training opportunities.

Feedback from users has been very positive and the site has had 4,500 visitors in the first four months since launch. People spend an average of three minutes on the site when they visit, with the most popular pages including planning pages for the outline masterplan, the first development site and the regeneration programme.



We presented the focus group's ideas to a public consultation and then put the final five short listed identities to a public vote on the Creation Trust website.

Public consultation vote

Walworth Town	33.4%
The New Aylesbury	26.6%
Walworth Now	20%
Aylesbury Now	20%
The Aylesbury, London	0%

The Creation Trust vote (online poll)

Aylesbury Now	40.0%
Walworth Now	19.4%
The New Aylesbury	17.6%
The Aylesbury, London	13.9%
Walworth Town	9.1%

We worked with residents
to create a new identity
for the regeneration



Looking ahead

There will be a busy programme of activity for the regeneration during 2015/2016:

We'll be starting design work and consulting on the detailed designs for the new neighbourhood centre that will deliver community facilities including a new library with stay and play facility, GP surgery and community health facility plus retail and other community spaces.

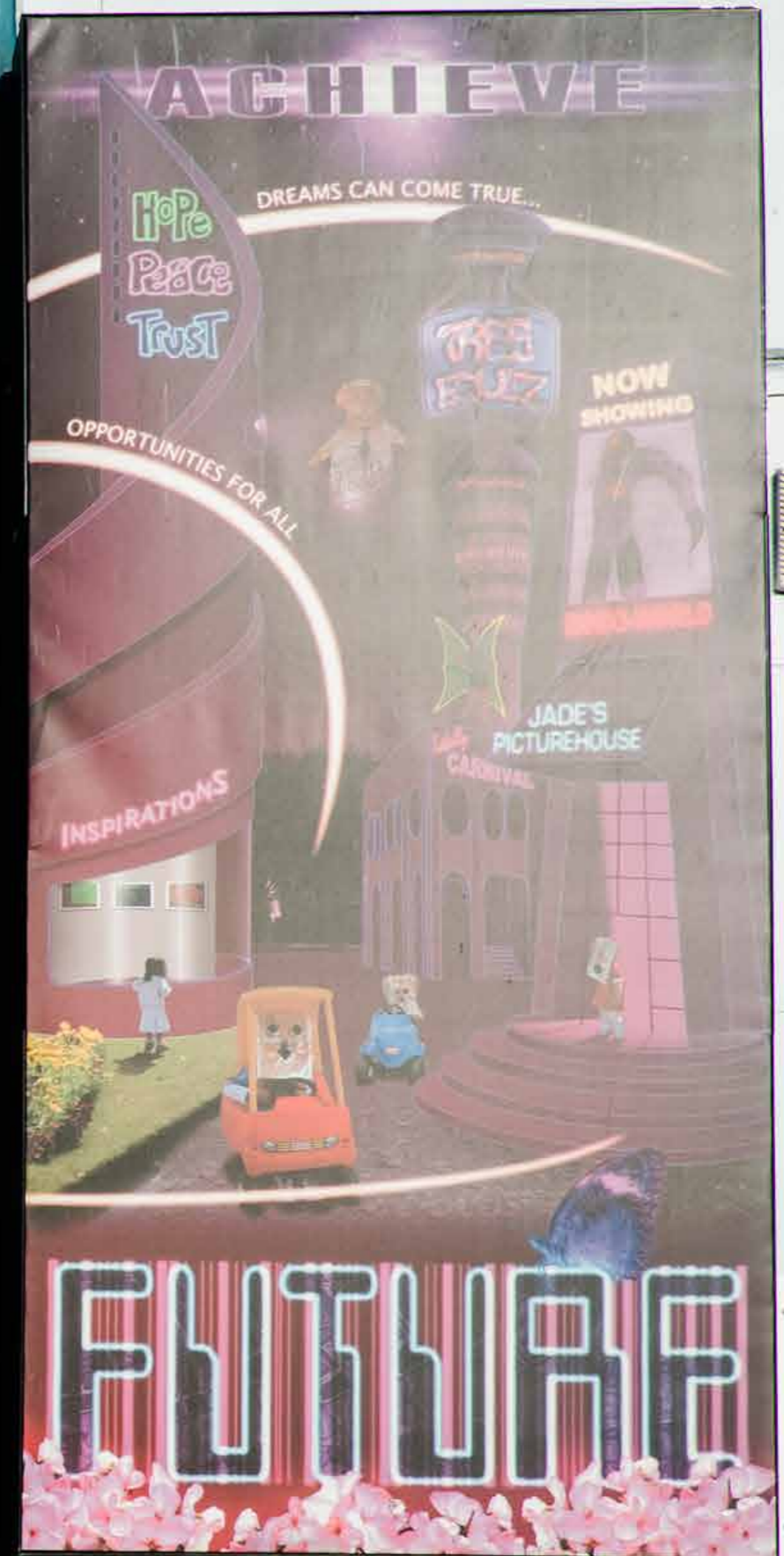
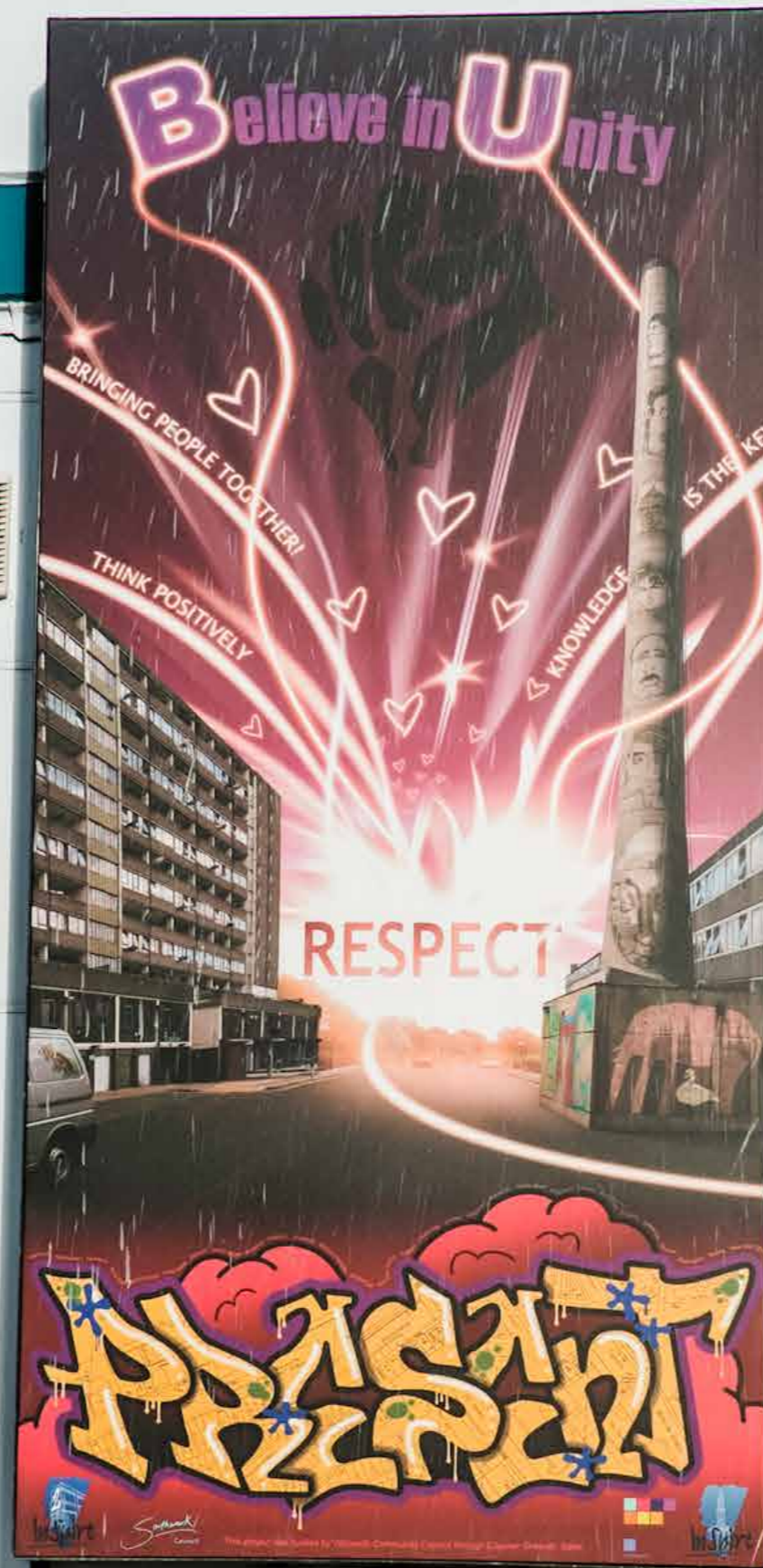
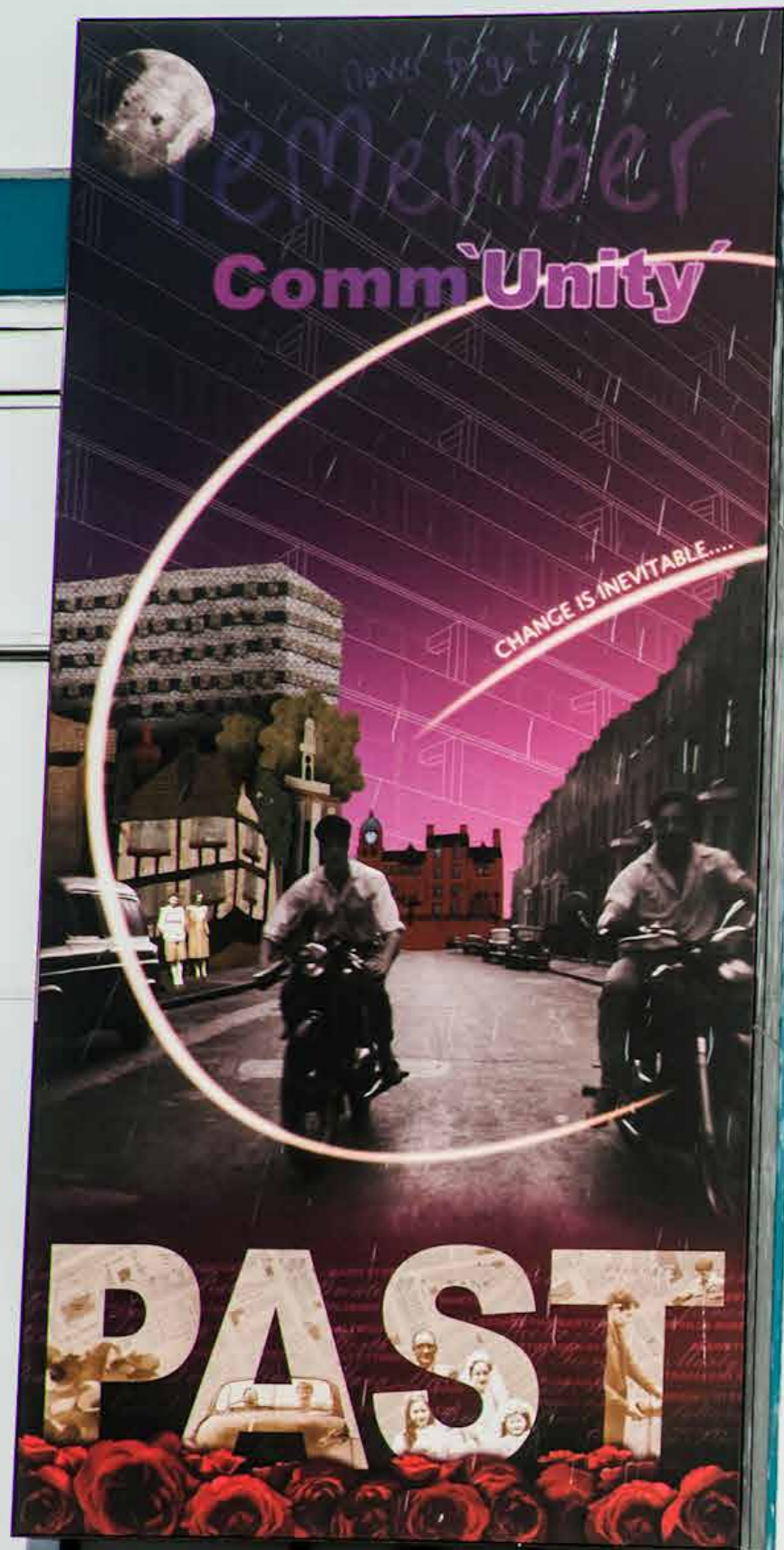
As part of the planning process, we'll be getting a Section 106 agreement signed, further strengthening, in planning requirements, the commitments outlined in the partnership agreement, including the provision of social rented housing.

We will also be launching our new community grants programme. Twice a year community groups will be invited to apply for a share of £7,500 to run projects that benefit Aylesbury residents.

To keep in touch and up to date with everything that is going on during the regeneration keep an eye on the website aylesburynow.london.

We'll be launching our
community grants
programme soon





For more information please contact us on:



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Visit our website
aylesburynow.london