

AYLESBURYNOW

# Annual Review

April 2018–April 2019



## Contents

Welcome	2
Planning update	3
Next phases for delivery	4
Rehousing	6
Employment and training	7
Young people	8
Case Study: Samantha's story	10
Intergenerational activities	11
Aylesbury Community Grant	12
Case Study: Community Cycleworks	13
Working Communities Bursaries	14
Involving residents	15
Neighbourhood management	16
Looking ahead	16
Definitions	17
Phasing plan	17



Art workshop during  
the Summer Programme

## Welcome

2018/19 was a year of progress for the Aylesbury regeneration programme. We have worked in partnership with Southwark Council, many community partners and, of course, local residents to take positive steps forward.

We continued with demolition and infrastructure work to prepare land for building new homes on the sites known as the First Development Site (Albany Road) and Plot 18 (Thurlow Street).

The biggest milestone was achieving 'start on site' for the first 229 homes to be built on the First Development Site. 84% of these homes will be for social rent, which will rehouse existing Aylesbury tenants. This site includes homes with extra care facilities and homes for people with learning disabilities, as well as a community centre, public square and park.

The affordable housing we build on the First Development Site and Plot 18 has increased from 51% to 60% (by habitable room) as a result of a planning application gaining approval. This means that more existing residents of the Aylesbury Estate can be rehoused in the early stages of the regeneration.

Of course, the regeneration is about more than new homes, community facilities and improved open spaces. We are 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 well being. You will read all about the activities and positive results to come about as a result of this part of our programme over the next few pages.

Regeneration is a long and complex process and there is still a long way to go. However it is important to take stock and remember the progress we have collectively made so far. This annual review includes just some of the achievements and highlights of 2018/19. I hope you enjoy reading it and we look forward to working with you to make this year even better.



Jeremy Stibbe  
Group Director of Regeneration and Assets



## Planning update

In October 2017 a planning application was submitted for minor amendments to the existing application. In October 2018 Southwark Council resolved to grant planning permission for this application and the GLA (Greater London Authority) confirmed this in February 2019.

As a result, we will be able to deliver more social rented and more shared ownership homes on the First Development Site to help with rehousing earlier on in the regeneration. This means that more existing tenants living on the estate will be able to move into new homes sooner.

The combined affordable housing provision on the First Development Site and Plot 18 has increased from 51% to 60%.



FDS after the regeneration:  
view from Westmoreland Road

This is a CGI (computer generated image) and is indicative only.

## Next phases for delivery

### First Development Site (FDS)

The First Development Site will provide over 800 new homes, a community facility, a public square and two new parks.

Our contractors, Erith, continued to progress well with demolition of buildings on the First Development Site. By the end of March, demolition had been completed on all buildings on the First Development Site, except for Chiltern House at the east of the site and 120 – 149 Chartridge at the south east of the site.

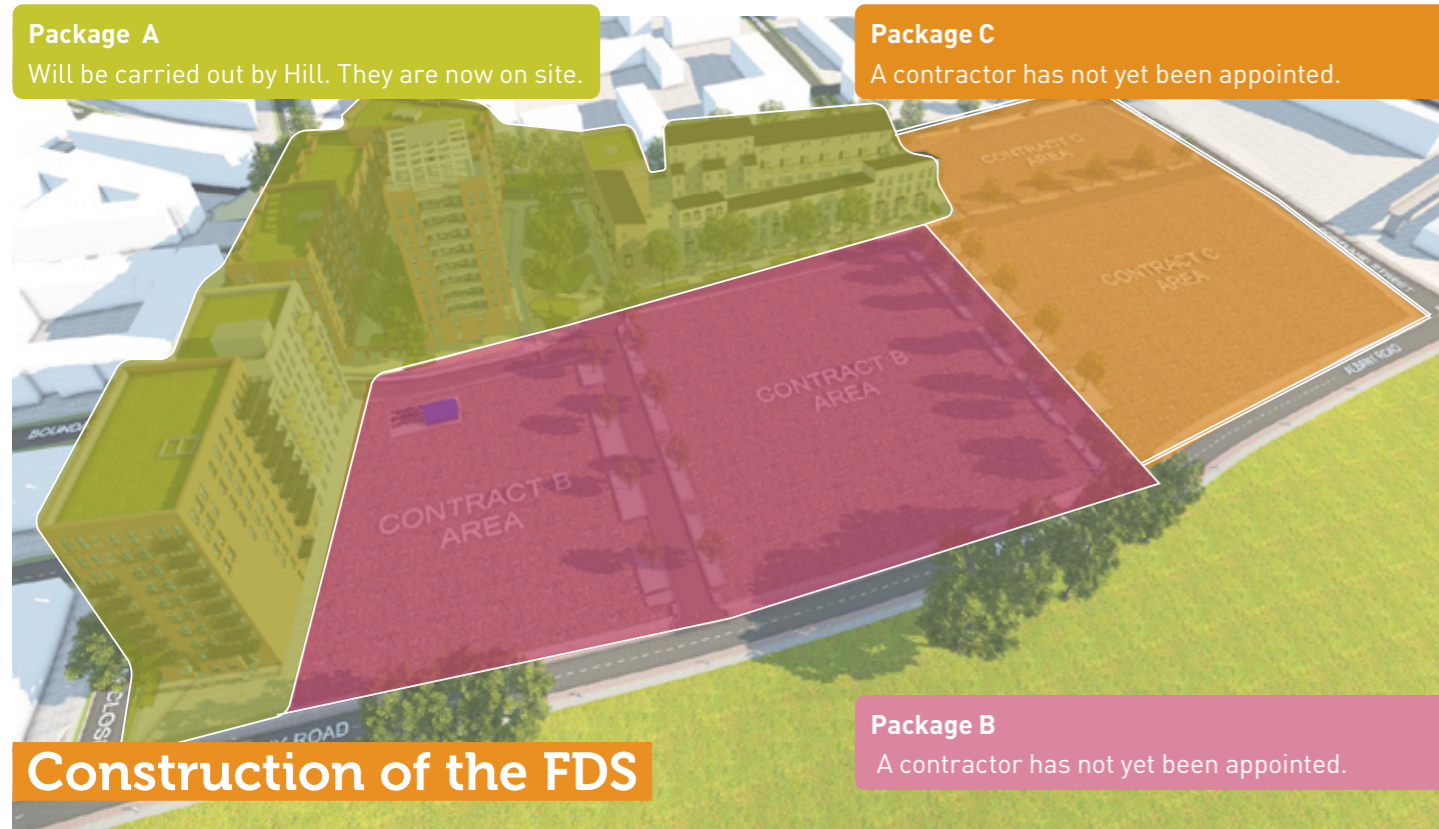
We obtained vacant possession of the two remaining blocks at the end of March. This means that Erith can now progress with the demolition of these buildings.

The First Development Site has been divided into three packages of land for the purposes of construction. At the end of March, we appointed Hill to build the first 229 homes on Package A. 84% of these homes will be for social rent, which will rehouse existing Aylesbury tenants.

In August 2018, we celebrated with two Erith apprentices when they qualified as demolition operatives. Afeez Basiru and Harry Tetsill are the first apprentices to come through Notting Hill Genesis and work directly on the build programme. As the regeneration programme progresses, there will be many more opportunities to work directly on the construction of the new homes.



Erith apprentices



**Package A**  
Will be carried out by Hill. They are now on site.

**Package C**  
A contractor has not yet been appointed.

**Package B**  
A contractor has not yet been appointed.

### Construction of the FDS

This is a CGI (computer generated image) and is indicative only.

### Plot 18

Plot 18 will be a new hub for the community at the heart of the neighbourhood. It will provide homes, a library, a GP surgery and health centre, community and retail facilities and a public square.

There will be a mix of residential accommodation including social rented housing for those aged over 55.

Our demolition contractors, Erith, completed demolition works on Plot 18 in January 2019. Meanwhile, works to move existing utility services (BT, Virgin Media, Vodafone, Thames Water, Southern Gas and UK Power Networks) continued to take place.

Building contractors submitted their construction tenders to us and a preferred contractor was identified. We anticipate that we will appoint a contractor to start work by the end of 2019.

In November 2018, Erith installed a mural onto the Plot 18 hoarding. The mural was created by pupils from Surrey Square School. It celebrates the theme of 'community' and brightens up Dawes Street with its bold graphics. We celebrated the new artwork by unveiling it to the pupils and presenting them with goody bags from Erith.



Surrey Square School  
Community Mural



Plot 18 after the regeneration

This is a CGI (computer generated image) and is indicative only.

### Approved Premises Facility (APF)

The Approved Premises Facility (APF) on Albany Road will replace the existing Approved Premises at Ellison House. The facility will provide housing, support and supervision to former offenders. This will help manage their successful reintegration into society.

Hill have been appointed as the building contractor for the facility and began work in September 2018. We anticipate that the facility will be completed in summer 2020.

## Rehousing

In January 2019, we offered Aylesbury leaseholders the opportunity to buy a home at Manor Place Depot. Manor Place Depot is a Notting Hill Genesis development located just off the Walworth Road so it is very close to the Aylesbury Estate. We agreed sales with three leaseholders, who will buy their new homes on a shared equity basis.

We also prepared for the launch of social rent homes at Manor Place Depot. Existing Aylesbury tenants will have priority on these homes when they become available later in 2019.

Elsewhere, we rehoused an Aylesbury tenant at another Notting Hill Genesis development in Southwark.



Image of Manor Place Depot

This is a CGI (computer generated image) and is indicative only.

## Employment and Training

Our training and employment team support Southwark residents into sustained jobs, traineeships, apprenticeships and training.

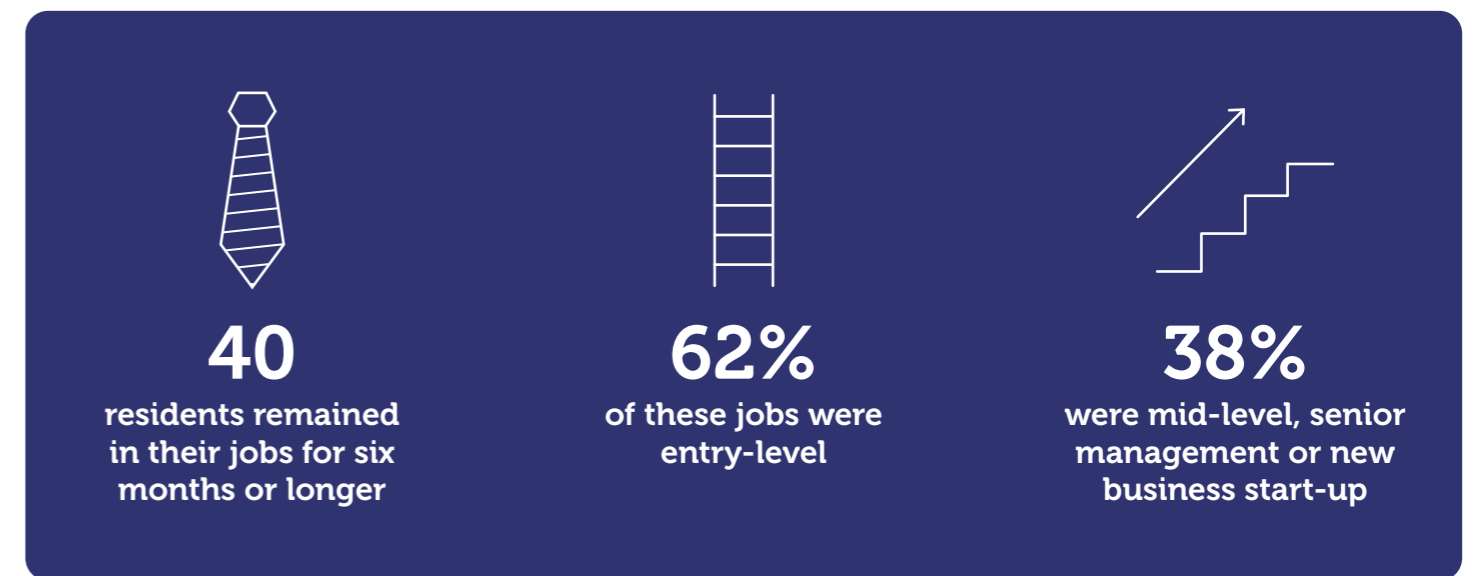
**For the second year running, we achieved Southwark Council's 'excellent' performance rating for the number of residents we helped to gain and sustain employment.**

In numbers, this means that 40 residents who we worked with last year remained in their jobs for six months or longer. Jobs secured were across a wide range of sectors including construction, care, transport, hospitality, retail, finance, legal and consultancy. 62% of these jobs were entry-level, helping people to take important first steps of the career ladder while 38% were mid-level, senior management or new business start-ups.

In addition, we supported 13 residents into apprenticeship opportunities. These invaluable opportunities mean that people can learn and qualify in their profession while earning a salary.

This year, roles were in construction, housing, education and public service and 69% of these apprenticeships were through Notting Hill Genesis' supply chain. All Notting Hill Genesis supply chain jobs through the Aylesbury regeneration are paid London Living Wage and apprenticeships are paid at least 25% above the National Apprentice Wage.

We also support residents who want to take additional training and qualifications by delivering employment-tailored training courses. This year we have awarded 19 training places to Southwark residents in areas such as First Aid at work, readiness for self employment, selling on eBay and health and safety in construction.



## Young People

**Our youth programme is a vital part of our work to invest in the local community. It is wide-ranging and includes one-to-one support, work with schools, and activities for young people across the Aylesbury in conjunction with local partners.**

Through our youth engagement programme with partners, 1700 young people have participated in activities, including 654 at our successful annual summer programme. We work closely with InSpire to support the local youth club and holiday provision, as well as building their capacity to develop the local youth offer.

Working with five local schools, we offered a breadth of provision which included community volunteering, arts, healthy cooking and information about employment and careers. In one project with UAE South Bank School, the students created a mural and community garden at the Dawes Street games area, brightening up the facility and helping to instil their sense of pride in the neighbourhood.



**Dawes Street MUGA mural**



**Artwork on display as part of the summer arts project exhibition**

Our regular workshops and activities provide the opportunity for residents to learn new skills while having fun, building confidence and making new friends. Due to its popularity, we ran another First Aid course, training another cohort of young people in life-saving skills, including some with caring responsibilities.

The summer arts project was another highlight. Artwork created by young people during the Summer Programme was displayed as part of an exhibition in a central London gallery. We took the young residents on a trip to see their work and learn more about a career in the arts.

Through our work with InSpire at the youth club, we have focussed on providing support for those with more challenging needs and alongside our partners we helped these young people to reflect on their behaviour and make positive changes.

One-to-one support remains at the heart of our offer and helps to raise aspirations, identify and secure opportunities and support young people in times of crisis. Each session is tailored to the individual and there are no predefined outcomes. This enables us to work with residents on their specific needs and to achieve outcomes that are meaningful to them. This year we have provided employment support, as well as advice on health, family issues, drugs and alcohol, homelessness and much more to 22 young people.



**Participants of the Summer Programme 2018**



		
<b>1700+</b> Attendances by young people	<b>22</b> Residents recieved 1:1 support	<b>5</b> Local schools worked with



## Case Study

### Samantha's\* story

Chris Cotton, who runs the youth programme, works with over 20 young people every year on a one-to-one basis, offering coaching support to enable them to take proactive steps towards their goals.

Samantha\* met Chris in summer 2017. Due to some recent experiences, she was lacking self-confidence in her abilities and felt that she needed some support to help get back into the working world.

Samantha's first priority was to get a paid job. She had experience in retail so worked with Chris to apply for jobs.

**"Chris helped me a lot with filling in application forms, practising interview questions and preparing for assessment centres until I felt comfortable enough to do them myself. He really helped me to build up my confidence."**

Samantha was successful in getting a job at a well-known clothes shop and says the experience helped her to develop her interpersonal skills. "Even though it wasn't what I wanted to do long-term, it was very valuable at that time because it brought me out of myself. I also made friends who I still keep in touch with."

However, Samantha's real ambition was to get back into education so that she could pursue her dream of becoming a teacher. Chris helped Samantha to apply for a PGCE teaching qualification which she completed in 2018. During the course, Samantha realised that she was going to need a laptop so that she could write essays and create lesson plans. She spoke to Chris about this and he suggested that she applied for a grant through the Working Communities Bursary scheme. Talking about the bursary, Samantha says, "It was a really quick process and a relief for me as I would have struggled without a personal laptop."

After she'd qualified, Samantha got a job in a Special Educational Needs department. Following this experience, she has now found a job as a teacher, working in an adult education college. Samantha says, "The service that Chris offers through the Aylesbury regeneration is really valuable to people like me who need a bit of support to build up their confidence and achieve their goals."

\*Not their real name

## Intergenerational activities

The Aylesbury Summer Programme is our biggest opportunity to meet residents of all ages across the Aylesbury neighbourhood. The programme supports residents to create new friendships, learn new skills, find out about the regeneration and rehousing, and in some cases, address social isolation.

In conjunction with our partners at Creation Trust, InSpire and many other local providers, we deliver the programme in the summer holidays every year. The Notting Hill Genesis part of the programme is held on a previously disused green area in the centre of the estate, where we offer three weeks of diverse arts, crafts and sporting activities. Thanks to funding from Southwark Council's Cleaner, Greener, Safer fund, we had the added benefit of a pergola which helped to protect us from the rain and sun.

We use local providers to run the activities wherever possible, ensuring that the local economy benefits. Local artist, Fernene Pacquette ran 'Draw, Paint and Create' sessions while Aylesbury Community Grant beneficiary, Abi Puddicombe taught us how to make fashionable flip-flops.

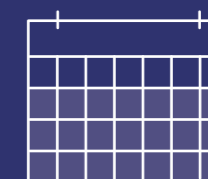
Other highlights included spray painting, jewellery making, photography lessons, spoken word poetry and hula-hooping.

Over 140 people from the local community joined us for 32 sessions and we recorded 654 attendances across the three weeks.



140+

local residents joined us for the Summer Programme



654

recorded attendances across 3 weeks



Participants of the Summer Programme 2018



## Neighbourhood Funding

### Aylesbury Community Grant

**Notting Hill Genesis makes up to £15,000 available to community groups every year through the Aylesbury Community Grant (ACG) scheme. Its aim is to help improve the lives of people in and around the Aylesbury neighbourhood and encourage community cohesion.**

All grant recipients must demonstrate that at least 75% of those benefiting from the funding are from the Aylesbury neighbourhood.

In 2018/19, we provided grants to nine resident groups and community organisations.

The projects which received funding were diverse in their nature. They included an arts and poetry project for young people, jewellery making and sewing for all ages, a Latin culture club and a cycling club specifically aimed at girls (read more on page 13). We also funded a local nursery to expand and improve their play area.

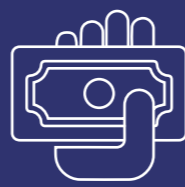
In 2018/19, 433 residents have benefited as a result of projects funded by the Aylesbury Community Grant.



**75%**  
of those benefiting from grants must be from the Aylesbury Neighbourhood



**9**  
ACGs awarded



**433**  
Residents benefited from involvement in ACG projects



### Case Study

## Community Cycleworks ACG

Stewart is a founding member of Community Cycleworks, a not for profit organisation that works to promote cycling to young people and their families. Here he talks about his experience of applying for an Aylesbury Community Grant and how it has benefitted local residents.

**“Community Cycleworks have been operating in Walworth since 2012. We run bike fix workshops, bike skills classes and organise ride-outs, which are very popular.**

However, we had feedback that the bike fix workshops felt inaccessible to older girls because the sessions were dominated by boys. Therefore we came up with the concept of ‘Girls Bike 2’. The idea was to run workshops just for girls, headed up by a female instructor and mechanic. At these, they would learn how to rebuild a bike, repair and replace any broken or worn parts and learn how to ensure a bike is roadworthy.

We applied for an Aylesbury Community Grant to fund this project. The application was very straightforward and used accessible language which really helped. Shortly after we submitted our application, we found out that we had been successful and were very pleased to receive a grant for £1,500.

As we wanted to run sessions for what can be a ‘hard-to-reach’ group, we first ran a bike-themed art project in conjunction with the 2Inspire youth club.

We received really positive feedback from the young people who took part. Over the course of the project, 19 girls created four bikes, went on two road rides and cycled 24 miles! It also created an opportunity to talk with the girls about their views on cycling and what barriers they felt there were to getting more involved. This will help us tailor and target future projects we run.

I would highly recommend the Aylesbury Community Grants as a way of getting funding for projects in the local area. The team are always happy to help you with any questions you may have along the way.”



## Neighbourhood Funding

### Working Communities Bursaries

**The Working Communities Bursary (WCB) scheme provides financial assistance to Southwark residents to support them to achieve employment and educational outcomes. The bursaries are one-off allowances of up to £250 and we are able to allocate these to around 100 people every year.**

The bursaries have a wide range of uses to support individual's needs. For example, they may be used to buy clothing for interviews, attend training to support career progression, or to buy a laptop to assist with starting a new online business.

The following stories about the recipients of this year's Working Communities Bursaries demonstrate the importance of their availability to local residents.

- Nadia\* had been successful in gaining employment but needed money to buy some work clothes and a bus pass to get to her new job. The bursary meant that she was able to start earning an income for her and her family and plan the allocation of her first month's wage.

- Ethan\* wanted to start up his own business but did not have the skills to set up his own website. He identified a web design training course but couldn't afford the cost of it. The money from the bursary meant he was able to attend the course and set up his own website to support his business start-up.
- Andre\* did not have enough money to apply for a biometric card which was required to enter the working world. He was able to use the money from the bursary to cover the cost of the card and was able to get a job as a result.

The bursaries are an important part of our commitment to improving economic inclusion and supporting residents in meeting their goals.

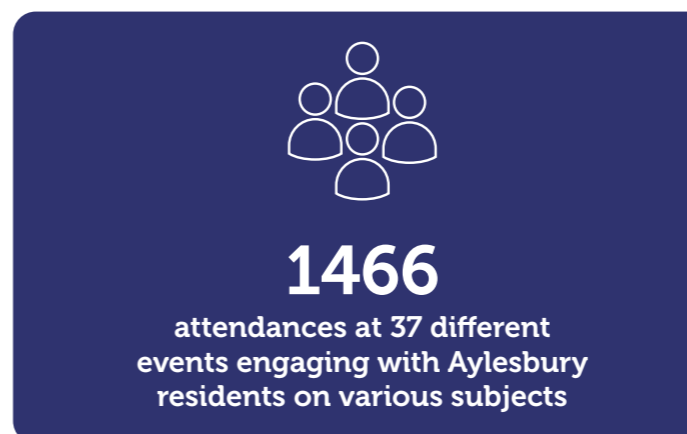
Aylesbury Community Grants and Working Communities Bursaries are open to all Aylesbury residents. More information can be found on the Aylesbury Now website.

\*Not their real name

## Involving residents

**Our resident involvement programme ensures that residents have the opportunity to have their say in the regeneration programme, influence the development and design of their neighbourhood and gain some valuable skills.**

In 2018/19, we recorded 1466 attendances at 37 different events, engaging with residents across the Aylesbury neighbourhood on a wide range of subjects.



We have continued to hold the Resident Liaison Groups (RLGs) for the First Development Site and Plot 18. At these meetings, we are able to have a two-way dialogue about works on site with residents who live nearby. In April 2018, we held a tour so that RLG members could view the First Development Site demolition, learn more about the programme and ask questions.

We held several focus groups around the theme of neighbourhood management. These have given residents the opportunity to tell us what they believe is important to ensure the smooth running of the neighbourhood management service. The sessions were invaluable and helped inform our neighbourhood management strategy which you can read more about on page 16.

We also ran a focus group with residents about the Aylesbury Now website. The purpose of this workshop was to gather feedback from people living in different housing types and regeneration phases about their use of the Aylesbury Now website, including its content and structure. With this feedback, we aim to make the regeneration website more useful and relevant for Aylesbury residents.

We have offered capacity building workshops with a group of residents who have previously attended our cookery club sessions. They now want to set up their own group to widen the number of local residents who will benefit from learning how to cook healthy food on a budget. We will support them to apply for an Aylesbury Community Grant to turn this into a reality.

In March, we delivered a free First Aid course for adults at Walworth Academy for parents and carers. As well as providing vital life-skills, we were able to discuss the regeneration and referred some of the residents for training and employment support.

In addition to events and activities run by Notting Hill Genesis, we regularly sponsor and attend events run by other local organisations. This year, we have supported Christmas and summer fairs at Michael Faraday School, Camberwell Fair, Walworth's Got Talent (organised by St Peter's Church) and Walworth History Festival. At these events, we inform people about the work that we do, letting local residents know about the opportunities available to them as a result of the regeneration.



**Cookery Club**

## Neighbourhood management

We have been working on the strategy for how we will manage the new homes and public spaces within the newly regenerated Walworth neighbourhood. We held a number of focus groups where residents were able to share their views on what they would like to see, as well as share experiences on what has not worked in the past.

We have also worked closely with colleagues who manage large multi-tenure neighbourhoods across London, in order to identify good practice and new digital innovation for neighbourhood services.



**Residents have told us that they believe a local, personalised service is vital to the successful management of the neighbourhood.**

As such we are developing an area-specific service offer, with a management team who will work from site and form part of the community. We will continue to work closely with residents to help further inform the development of the strategy, ensuring that a strong resident voice underpins the values of the way the neighbourhood is managed.

The finalised strategy will be launched to residents and put into action in time for the delivery of the new homes.

## Looking ahead

The year ahead will be an important one for the Aylesbury regeneration as we start building new homes on the First Development Site. We look forward to being able to support local residents into employment opportunities that become available as a direct result of this. We expect these first new homes to be completed in 2021.

Over the next year, we intend to maintain the momentum. We will be working towards starting construction of the next sub-phases of the First Development Site, as well as the homes and community facilities on Plot 18.

Meanwhile, we will be working with Southwark Council to rehouse Aylesbury tenants and leaseholders in nearby Notting Hill Genesis homes within the Southwark borough.

And of course, we will continue working across the neighbourhood, supporting, investing and involving residents in the regeneration.

**To keep up to date on all our activities and find out about opportunities to get involved in the regeneration, remember to keep an eye on our website [www.aylesburynow.london](http://www.aylesburynow.london).**



## Definitions

### First Development Site (FDS)

the first part of the regeneration project that will be built. It is located between Albany Road, Bradenham Close, Westmoreland Road and Portland Street.

### Habitable room

any room intended to be used for sleeping, cooking, living or eating purposes.

### Plot 18

this will be the neighbourhood hub. It is located between Thurlow Street, Inville Road and Dawes Street.

### Resident Liaison Groups (RLGs)

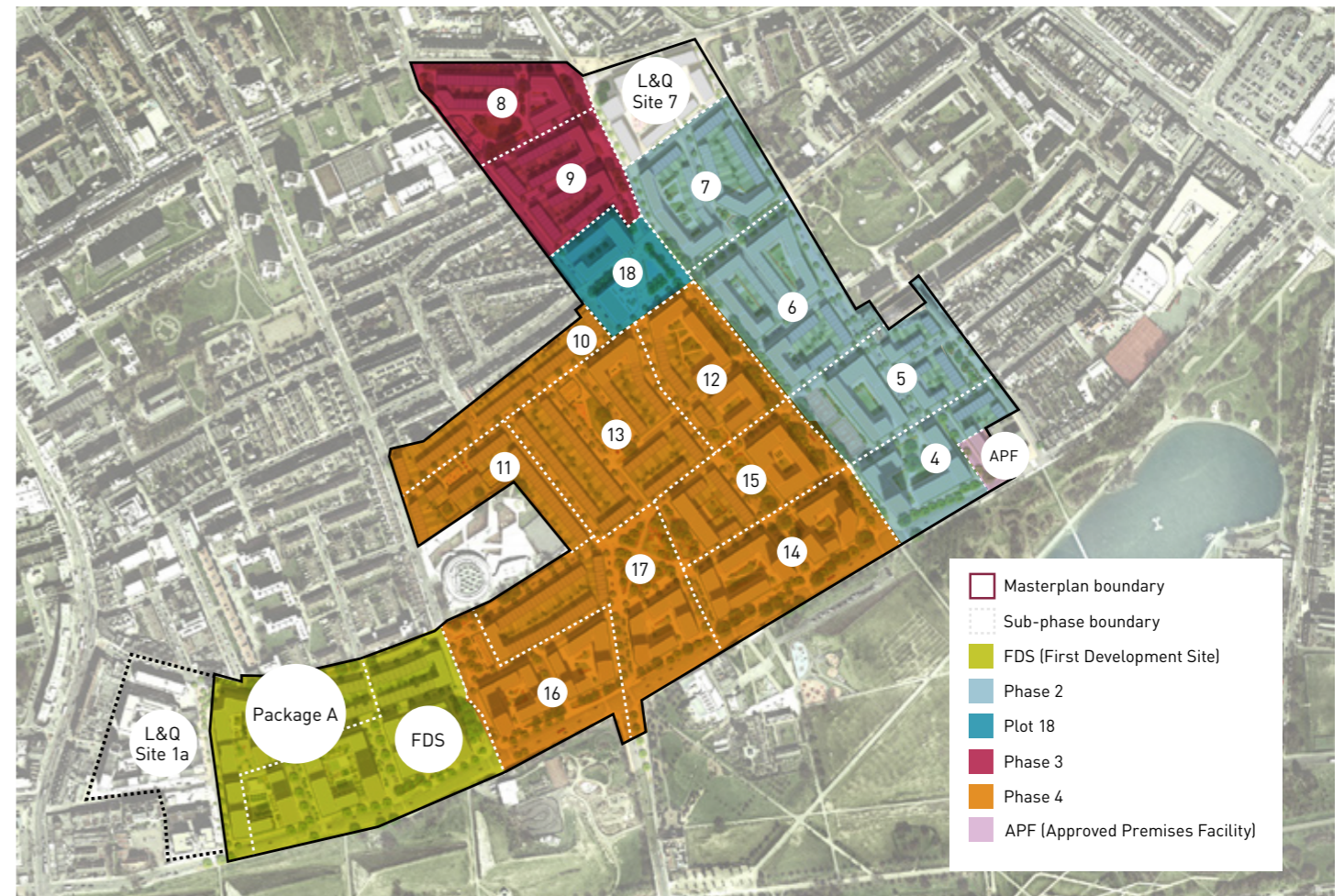
a group that represents residents, stakeholders and local groups within the neighbourhood surrounding an area during the demolition and construction phases of the site's redevelopment.

### Vacant possession

when a property or block is completely empty with no residents living in it.

## Phasing plan

The Aylesbury regeneration will happen in four main phases. This plan shows the order in which new homes will be built.



For more information please contact us:



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