

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.

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Hello and welcome to the latest edition of the Aylesbury Now newsletter. It's been about a year since our last edition but we are now back to sending this newsletter every three months so we can keep you up to date on activity on the Aylesbury.

There's lots happening over the winter period and we're looking forward to our Winter Wonderland festival on Thursday 7 December. It's set to be big with over 20 stalls already confirmed – we hope to see you there!



As you'll know we've had lots of movement on the Aylesbury with large sections of Plot 18 now complete and residents moving into Marson Place with Notting Hill Genesis and FDS A with Southwark Council. In this newsletter we'll let you know the latest on each phase as well as about ongoing and upcoming activities and opportunities for the local community.

Aylesbury regeneration overview

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.



Construction update

Plot 18

The new Una Marson library on Plot 18 will be opening soon for the whole community. By spring 2024 we'll also have the new health centre building and the rest of the public space will be completed.

The old GP surgery will be demolished to pave way for the new road at Lebanon Street in time for next summer.

Countryside's offices will be closed between 22 December 2023 to 3 January 2024. There will be site security arrangements in place during this time. Countryside's out of hours number: 0147 487 6300. GSS Security 24/7: 0800 195 4071.

First Development Site C

In April this year we entered a build contract with Hill Partnerships to deliver 321 homes as part of the regeneration. This also includes a commercial space and a public park.

Work on the foundations was completed in October and the team are now working on the substructure (below ground level) and reinforced concrete frame to construct the base. The building will start to come off the ground around the beginning of the new year. You will see artwork displayed on the hoarding that features the winning artwork from the recent Aylesbury Art Prize, selected by a panel of local artists and community champions. You can find out more about that on page six.

Site will be closed between 22 December 2023 and 3 January 2024. There will be site security and monitored CCTV. Hill's out of hours contact number: 0800 032 6760.

Phase 2B

The first stage of preparing for demolition has been completed. Following the January 2023 resolution to approve at planning committee, we are working through some technical details with Southwark Council and the GLA. You will soon see artwork created by local young people displayed around the hoarding on Phase 2B, as part of a community art project.

24 hr site security and motion detection system is installed across the site boundary. This will continue over the Christmas holiday period. Cantillon's out of hours contact number: 01923 255 256.

In the community

Omobolaji's story



Meet Omobolaji, who we helped start his engineering career and who has moved into one of the first new homes on the Aylesbury estate.

Omobolaji has lived on the Aylesbury estate since 2012, two years before we took on the regeneration in 2014. When Omobolaji completed his engineering degree at London Southbank University he had some trouble finding a permanent job. Our programme manager, Chris Cotton, helped him by looking out for opportunities he could get involved in.

Chris came across a programme Transport for London was running with their contractors to help young people get into work and managed to get Omobolaji into it. Out of this Omobolaji was able to get into his first permanent role. He has since gone on to do a masters qualification so he could progress further. He said: "I just wanted to prove to myself I was capable. I was surprised though when my results came and I got a distinction!"

At the beginning of August this year, Omobolaji moved from his one-bed flat on the Aylesbury estate to the newly built flats on what is known as phase A of the first development site with Southwark Council.

"I've been heavily involved, along with other residents, in the consultation process for the regeneration," says Omobolaji. "The flat is so spacious for my family. It's great that I didn't have to move from the area and the community I love so much."

His daughter Grace, aged six, was particularly happy to have her own room and no longer have to share with her parents.

In the community

Come along to our Christmas Wonderland

Get the festive period off to a cracking start with our Christmas Wonderland event on Thursday 7 December at St Peter's Church.

There'll be a Christmas market with street food and drink, your choice of soundtrack with a choir, DJ and carol singing to choose from. And what's the festive period without a bit of friendly competition? Whip out the Christmas jumper, Santa suit, elf costume or whatever takes your fancy for the 'best festively dressed' contest.

We'll also have a young enterprise zone, made up of local young entrepreneurs who will be showcasing their crafts and creations. Abi & Fam will also have a stall where they will be selling their handmade 'Made in SE17 Walworth' bags.

Community Cycleworks will be running some fun bike-themed activities and selling small gifts, perfect for filling stockings. Drop in to have a chat with them to find out more about what they offer local residents.

Thank you to all our partners who've helped us put on this event - Southwark Council, Folio London St Peter's Primary School and St Peter's Church. All funds raised will be going to Robes charity who help those experiencing homelessness in Southwark and Lambeth.

Entry is free.

It's all kicking off from 1 until 6pm - see you there.



In the community

Helping our residents get on their bike

We're so proud of our work to help fund the fantastic initiative, Community Cycleworks. Since 2021 the group has been running bike fix workshops from a fitted-out 40ft container.

Typically, people come to sessions because they want to learn how to fix their bikes themselves and want to do this as inexpensively as possible, often with second-hand parts. But the team also want to build confidence by showing people how to cycle on the road and get to grips with basic repair skills.

Stewart says: "We wouldn't be here without Notting Hill Genesis's help. I'm grateful for all the help the team have given me to make this dream a reality. All I want to do now is expand and see how many more communities we can help."

Community Cycleworks wants a healthier, cleaner, and more sustainable world in which all young people have access to a bike, skills to repair it and the ability to ride. Their passion is empowering people to be mechanically self-

sufficient and choose cycling as an everyday mode of transport. We are delighted to support Community Cycleworks' fantastic work and contribute to making this vision a reality on the Aylesbury Estate.

They have a wonderful new lead coach for the girls' bike project, Emily. For information, or to sign up to the club you can email her at emily@ccw.bike.



A celebration of togetherness – the story behind our Phase 2B hoarding

Back in August, young residents took part in a series of workshops to create a community mural for the Phase 2B hoarding. It was also a chance for our young residents to show off their creative flair!

The workshops were inspired by the visual artist Henri Matisse and were led by local artist Harriet Mena Hill. Harriet supported participants to create figurative images of themselves in bold and vibrant colours. The collection of artworks reflect their positivity and love of taking part in community activities on the Aylesbury.

'I enjoyed creating my piece of artwork as it was very relaxing. I liked choosing different colours and symbols to represent myself.' (Safia)

'It was a lovely way for us to express ourselves through making paper cut outs while interacting with other members of our community. We had

lots of fun throughout the process and are really proud of our work.' (Ajaaz and Amirah)

'I enjoyed it as we were able to create an artwork, using colourful papers, to make a silhouette of ourselves. We are very lucky that our collection of artworks will be displayed for everyone to see.' (Saida)

You will soon see the mural by visiting the hoarding of site Phase 2B, which is found at the junction of Albany Road and Thurlow Street.



In the community

And the winner is... our art competition for FDS C hoarding panels

We launched an art competition for residents of all ages so that their artwork could be displayed on the hoarding panels for FDS C.

The theme was Aylesbury – past, present and future. This gave residents the chance to tell their story and experiences of life on the Aylesbury estate as it moves into its next phase under the regeneration.

The judging panel was made up of staff from Notting Hill Genesis and our contractor Hill along with a group of local artists as well as community champions.

The winners were announced on 1 November:

Ages 11 and under

Winner: Safia, aged 10

12 to 17 years

Winner: Zainab, aged 15

Over 18 years

Winner: John Charnock

All the prize-winning work will be digitally

photographed and displayed around site hoarding at FDS C as work is taking place in the new year.

We will be running future rounds of the Aylesbury Art Prize competition every six months with the next round opening in April 2024. Future opportunities will be promoted through this the Aylesbury Now newsletter website www.aylesburynow.london.



John Charnock



Zainab, aged 15

Safia, aged 10



The Poppy Project - supporting older residents

Creation Southwark, with support from Notting Hill Genesis, have set up the Poppy Project to engage and support local residents over the age of 65.

The project provides various workshops and social events throughout the year for older residents. This includes community events, health and wellbeing activities and helping them get to grips with new technology.

To get involved or to find out more about the services the Poppy Project provides, please get in touch:

Phone: **0207 703 8923**

Email: info@creationsouthwark.org

Website: www.creationsouthwark.org



In the community

Aylesbury shining star

We wanted to shine a light on one of our highly commended local artists for the Aylesbury Art Prize.

Take a look at the below artwork from our resident Saida (aged 12) on the theme Aylesbury: past present and future:



Get growing – beds available in our community garden

Our community garden has been extended and we have raised beds available to anyone living on the Aylesbury who's interested in starting their own garden.

Earlier this year, the interim space we used for our community garden on Albany Road had to close. This had been operated by OK Grow since March 2021. This community garden had been well used and encouraged local gardeners to grow their own food, while also providing produce for local food pantries.

To keep the garden going we created an extension to the existing community garden at Missenden. Started by the Creation Trust, the garden has been running for more than 20 years and is now managed by the Aylesbury tenants and residents association.

The extension involved moving 22 planters to the site with help from the team at Hill – especially David Griffiths. The Kinglake tenants and residents association also lent a hand, with one gardener organising soil from the Surrey Square nature reserve and 10 planters to create a garden at Kinglake Estate.

Three of the gardeners who had been at the previous community garden have now taken new raised flower beds. On seeing the garden outside

her window one of the residents said she was “so excited to finally have her own garden after 23 years”.

Are you interested in starting your own garden? All you need to do is pay for a refundable key deposit along with an annual sign-up fee of £1 which goes towards replacement equipment. Tools and watering cans are provided and you can keep your garden for as long as you want.

If you're interested, please contact Grace Cleary on **0773 430 0834** or grace.cleary@nhg.org.uk.



Looking for things to do



Burgess Sports children's Christmas programme

Burgess Sports will be running a Christmas programme for children and young people, aged 5 to 12 years old. It will run during the school holidays, between 21 December and 5 January, from 9:30am to 3pm. Older children are also welcome as youth ambassadors.

We will be running on the following days:

- Week 1: Thursday 21 December to Friday 22 December 2023
- Week 2: Wednesday 27 December to Friday 29 December 2023
- Week 3: Wednesday 3 January to Friday 5 January 2024

As usual, Burgess Sports will be working with local schools, but you can express your interest by emailing Afruja@burgesssports.org.

Bike fix workshops with Community Cycleworks

Community Cycleworks will be running their usual bike fix pop up workshops, with only slight adjustments over the Christmas period:

- Fridays 3 to 6pm - open to all (closed 22 and 29 December)
- Saturdays 10.30am to midday for women and non-binary people, open to all from midday to 4.30pm (running throughout December)

No booking required, just turn up with your bike and a 'can do' attitude!

Also, on Friday 8 December they will be running a Christmas lights cycle ride from 4.30 to

Jewellery making workshops with Abi & Fam Creative Zone

Abi & Fam will be holding workshops at our office for the local community to make their own jewellery.

These sessions are taking place twice a day from 10.30am till midday then 12.30 till 2pm at The Old Pharmacy, second floor of Taplow on Thurlow Street SE17 2UQ.

For more information or to book call **07883 712714**.



6.30pm. Meet at the BMX track next to Giraffe House on Albany Road SE17. Kids and parents are welcome, don't worry if you don't have a bike as there's plenty you can borrow. You do need to be a fairly confident rider and be able to cycle in a straight line while looking behind you.



Jobs, training and opportunities

Tai Chi sessions for residents 55 and over

We're setting up a six-week pilot project to start Tai Chi sessions for residents over the age of 55 from December. Sessions will be held at Pembroke House, 80 Tatum Street, SE17 1QR. They will run on Tuesdays, from 2-3pm, starting on 5 December.

If you'd like more information or to express your interest, please contact Soifur on soifur.rahman@nhg.org.uk or **07810 814189**.



Calling all Aylesbury residents with an interest in interior design

We will be setting up a Resident Choice Group for FDS C from January. We are looking for interested residents to help choose colours and materials to be used on the interiors of the new homes on FDS C. The group will meet twice in January with us, our contractor Hill and architects Hawkins Brown to talk about what makes for good interior design and consider sample choices. We will then be holding a larger consultation event open to all residents in February.

To register your interest in getting involved or for any questions, please email us on aylesbury@nhg.org.uk.



Helping our residents to get into careers

Are you looking for support to get back into employment? Or do you want to upskill and enhance your career chances?

Meet Soifur Rahman, our social and economic investment programme manager. He's been working in community development for many years and he can help you to unlock your potential.

Get in touch if you want help with the following:



- Searching for jobs and apprenticeships
- Application and cv writing support
- Preparing for interviews
- Finding training courses
- Financial help for education, employment and training

To get in contact with Soifur you can arrange a time to discuss your career goals either in-person or over the phone – email him at soifur.rahman@nhg.org.uk or call **0781 081 4189**.

We look forward to working with you.

Support services for residents

Wellbeing

Let's Care Together Programme (New programme from Business In The Community BITC)

Let's Care Together focusses on supporting unpaid carers with their wellbeing and is supported by Simplyhealth. We know that unpaid Carers have worse wellbeing outcomes than non-carers, and are likely to be time-poor due to their caring responsibilities. The programme aims to support carers by streamlining access to resources and providing practical support across the four pillars of wellbeing: Physical, Mental, Social and Financial. This support will include helping Carers to connect with friends and family, community groups and wider support, find wellbeing information and gain financial confidence.

The Volunteers will help to:

- Improve their overall wellbeing and health
- Increase their Social Wellbeing by increasing feelings of connectedness, and looking to establish community links
- Increased feelings of financial independence and access to financial tools
- Improved access to support for physical wellbeing, as well as tools and practical support
- Support with mental wellbeing by reducing feelings of isolation
- By improving the carer's wellbeing, we will be extending the benefits of the programme out to the household they support.

Carers being referred must be 18 years or over, with good conversational English, and have access to a mobile phone and laptop



Debt & Budgeting Support

Debt Free Service

Debt Free London, now known as Debt Free Advice offers free, face to face debt advice across London. They do this through partner organisations who provide expert advisors tackling all types of money worries from rent arrears to catalogue debt. They provide assistance to prioritise bills & debts, helping to write letters and advocating on people's behalf.

Energy Support

South London Healthy Homes

South London Healthy Homes provide help for vulnerable residents to stay warm and healthy.

We can provide a support package to help vulnerable residents stay warm and healthy during the colder months.

Keeping warm over the winter months can help prevent colds, flu or more serious health conditions such as heart attacks, strokes, pneumonia and depression which affect more vulnerable people. South London Healthy Homes can offer free help to anyone living in South London who is: over 65, on a low income, has a long term health conditions or disability.

Our South London Healthy Homes programme provides support packages to those most in need. A referral to the scheme provides people with a free winter home, financial and health support package including:

- Energy efficiency advice
- Install energy saving devices
- Support home improvement grant applications
- Offer impartial advice that will help you heat your home for less
- Connect you to other sources of help



British Gas Trust Fund

British Gas has a charity grant for energy debt write off for both British Gas Customers and Non-British Gas Customers.

Debt write-off for electric and/or gas debt between £250 - £1,500 however residents must go through a debt advisor to make the application and support any other debts they have.

Customers of Boost, Eon, Eon Next, EDF, Scottish Power, Ovo, Octopus, SSE and Utilita (Credit Customers only) have their own funds to support their customers, so if you are a customer of one of these companies please apply to them.

There are two types

- The British Gas Energy Support Fund (British Gas Customers Only)
- Individuals and Families Fund (All customers with exceptions – stated in the website)

Applicants are required to have gone through money/debt advice before applying for the 'British Gas Trust Fund'.

HACT Fuel Vouchers

HACT has received funds to provide fuel vouchers to social housing residents with pre-payment meters who are facing financial pressures. Please note that British Gas customers are not eligible to receive fuel vouchers, because British Gas does not accept Pay Point vouchers and they also have funds available for their customers in hardship.

The fund 2023-24 from November 2023 until October 2024, or beforehand if they run out before this date.

Each tenant is eligible to receive a maximum of six £49 vouchers to assist them with their fuel costs over the duration of the twelve-month fuel fund – subject to availability. Vouchers will be redeemable through Pay Point only.

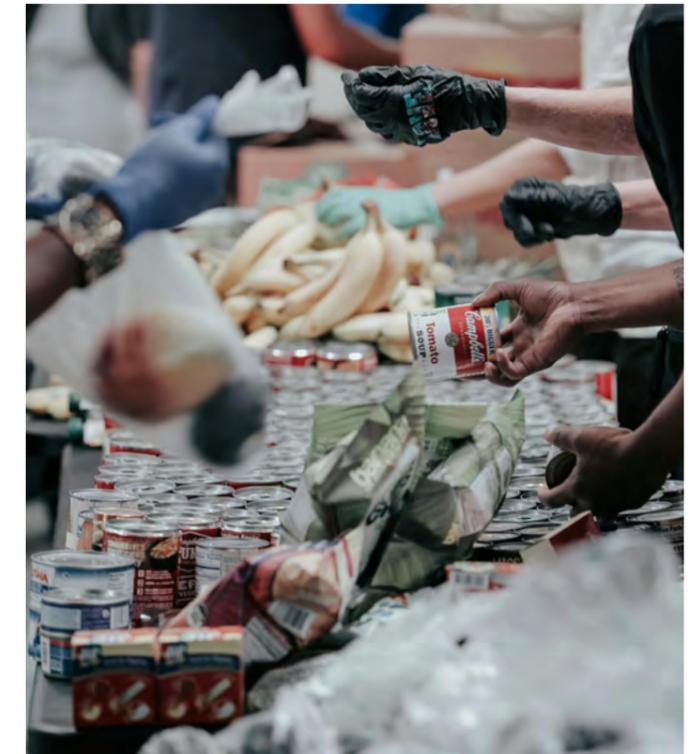


For a resident to be eligible for support, households must:

- be facing financial pressures
- be at risk of self-disconnection
- have a pre-payment meter

Proof of evidence/documents to be provided are:

- Rent Statement
- Proof of benefit entitlement
- Picture of the pre-payment meter



Food Support

The Trussell Trust

The Trussell Trust is a foodbank that helps provide food to anyone who is really struggling to put food on the table. The Trussell Trust will be able to provide you with 3 days' worth of emergency food supply once a referral has been made. If you are struggling to buy food and need a referral to a foodbank then please contact Soifur for more information.

For information or to express an interest in any of the above support services, please contact Soifur at soifur.rahman@nhg.org.uk or **07810 814189**.

Contact Us

If you have any queries, questions of feedback please get in touch. You can also contact us to request the information in this newsletter in a different format or language.

For general queries about the regeneration contact:



Meghan Doyle



Call or text
07826 918347



Email
Meghan.Doyle@nhg.org.uk

To find out about jobs, apprenticeships and training opportunities contact:



Soifur Rahman



Call or text
07892 766804



Email
Soifur.Rahman@nhg.org.uk

For information about events and spaces:



Grace Cleary



Call or text
07734 300834



Email
Grace.Cleary@nhg.org.uk

For anything else get in touch through Aylesbury@nhg.org.uk or visit our office at **The Old Pharmacy, 2nd Floor Taplow, Thurlow Street, London SE17 2UQ.**

Please note our office is currently open on a limited basis.

All offices will be closed over the Christmas period and will reopen Tuesday 2 January.