

AYLESBURYNOW

Annual Review

April 2016 – April 2017





Assemble & Join



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Welcome

Regeneration is creative. It's about spirit not just physical buildings and this last year has been all about the people living on the Aylesbury.

We have run more activities for residents than ever before. Adding to the well trodden path of design consultation events with opportunities to learn in a social environment, to come together as a community for large scale celebration events and to bring people together to create something new for the neighbourhood, be that through discussion, hands on making or revitalising a part of their estate.

The partnership is making progress with the physical regeneration too. Our design proposals for Plot 18 and an Approved Premises Facility to replace the existing facility at Ellison House were granted permission.

Empty blocks have started to come down on the First Development Site and work has begun on preparing for underground utilities to be reconfigured for the new neighbourhood.

And with the works comes the opportunity for residents to gain construction experience as apprentices or trainees while others have been taken on as employees of our demolition contractor Erith.

The regeneration is most definitely moving forward and we're committed to taking people with us on the journey, by giving them a voice, by involving them in the design of the environment and their future services and by giving them the skills to make a difference.

I hope you enjoy reading the Annual Review. We've enjoyed delivering the things that fill these pages and look forward to working with you to make this year even better.



Eleanor Purser
Director of Regeneration

Planning

Following a full year of consultation on design proposals, Notting Hill Housing (NHH) submitted a planning application for Plot 18. This site is the area where the blue huts used to sit, next to the small Missenden block, just west of Thurlow Street.

In August, planning permission was granted to deliver a neighbourhood square with a new library, health centre, GP surgery, early years nursery and some retail as well as 122 new homes.

In January 2017 we also submitted and had a planning application approved for an Approved Premises Facility in the regeneration area. The new Approved Premises facility will provide decant premises for the existing Approved Premises at Ellison House, which is located within the first development site on the Aylesbury.

By relocating the existing facility we will be able to free up more land on the first development site to bring forward more new homes as part of this first phase.



Artists impression of Plot 18

Next phases for delivery

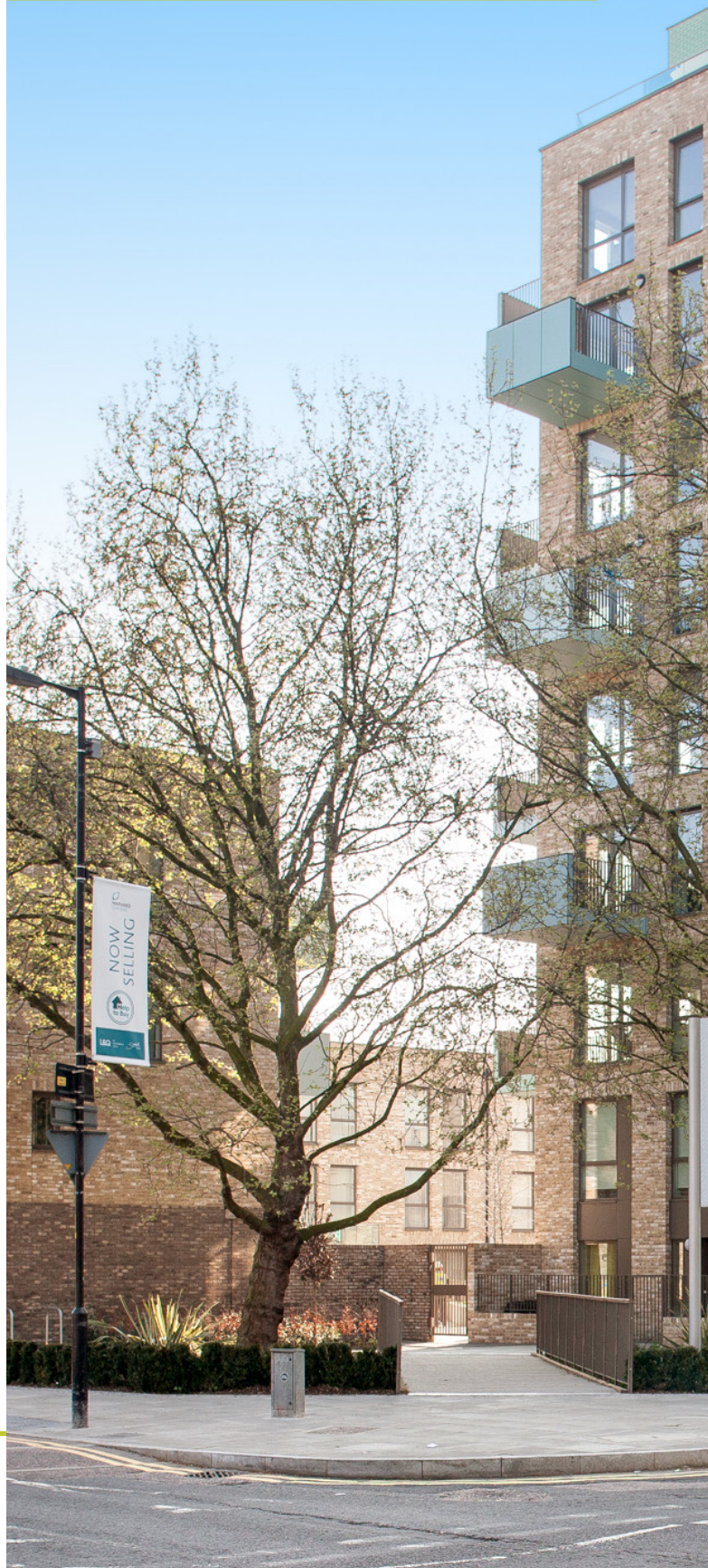
New homes

In the north east corner of the estate, next to East Street, L&Q's new homes are now ready to move into.

This development of 147 new homes replaces 1-27 and 28-59 Wolverton.

Aylesbury tenants from phase 2 were given previews of the show homes and worked with L&Q to choose colour and material palettes for the new interiors, before beginning to move in in September 2016.

Harvard Gardens is a
development of 147 new
homes for the Aylesbury





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First development site (Phase 1b/1c)

As more blocks have become vacant on the first development site, our contractors Erith have been demolishing the empty blocks. Although we don't have the whole of the first development site clear to build on, we have found a way to soon be able to start building the first new homes on a cleared section of the site.

It's complicated stuff taking down old buildings and building new homes right next door to residents who are still living in neighbouring blocks, but we're confident we can make progress to bring forward the much needed homes for social rent without causing disruption to the remaining households on the first development site and those residents who live in homes surrounding the site.

To make sure that people living and working near demolition and construction works feel involved in managing the levels of disruption, we have set up Resident Liaison Groups (RLGs) for each live site. RLG members represent residents, stakeholders and local groups within the neighbourhood surrounding an area during the demolition and construction phases of the site's redevelopment.

The groups act to ensure that local interests are considered and that any negative impact on the local area from demolition and construction is managed and mitigated as best as possible.



Plot 18

Anyone living near the old Amersham site will have seen a hive of activity over the past year as our contractors moved in to first remove the blue huts and then slowly and safely take down the link bridge across Inville road before demolishing the small Missenden block on the site.

The removal of the link bridge across Inville road, in particular, attracted local onlookers to witness the large concrete walkway being lifted away from the adjoining blocks, marking the end of one chapter for the Aylesbury and the beginning of a new one for the neighbourhood.

Phase 2

Residents living in the blocks in Phase 2 (Wendover, Wolverton, Winslow, Padbury, Ravenstone, Brockley House and Foxcote) have been supported into new homes since July 2014. The Council has now rehoused around 73% of the residents in this phase.

Our rehousing teams have also been meeting with Phase 2 leaseholders to discuss the home ownership options available to them through both the Council and Notting Hill Housing.

So far two leaseholders from Phase 2 have taken up an offer from NHH that has enabled them to move to a new home in the local area that they can afford, bringing the total number of leaseholders taking up a Notting Hill Low Cost Homeownership offer to seven.

Leaseholders in Phase 2 have also been offered the opportunity to purchase new homes on L&Q's development at Site 7 on the footprint of the estate under shared equity terms, with the new homes due to complete in 2017.

Residents rehoused:



73%

of phase 2
rehoused



37

Leaseholders
moved



7

Leaseholders taken up NHH
low cost homeownership offer

Community investment

Employment and training

While the regeneration will create many opportunities for local people to be employed or become trainees or apprentices through our demolition and construction contractors, we are keen to support Southwark residents into all kinds of jobs and traineeships.

Our community investment team has supported 40 Southwark residents into employment, with 27 sustaining work for more than six months. The range of roles includes a social care lecturer, electrical engineer, health records clerk and admin officer. Seven local residents have secured work with our demolition contractor Erith, as well as four apprentices this year. Six residents have sustained apprenticeships with NHH in ICT, office services, housing management and construction.

All NHH supply chain jobs are paid London Living wage and our team works with residents to help them sustain their new jobs, giving advice and guidance along the way.

For those residents who are looking for a change of career or who need qualifications to take them a step closer to the job they want, we run employment-tailored training courses. Our training courses are based on identified client needs to enable them to address barriers to employment, such as gaining Construction Skill Certification (CSCS cards) or learning basic IT skills. Other courses are designed in conjunction with employers to ensure residents are in the best possible position to secure a role at the end of the training.

This year we have run courses for 36 Southwark residents covering topics such as paediatric first aid, traffic marshalling, CSCS construction training, and remote working training for residents looking for flexible working.

Southwark residents into local opportunities:

40 
Into jobs

10 
Apprenticeships



Vera's story

Vera was referred to us via her cousin who had secured work through our Training & Employment service. Vera had always wanted to work in housing, and had hoped to do this through a Housing Officer role with Notting Hill Housing.

She had been working on a temporary contract within the Public Sector for a few years, but hadn't been able to put down any roots because of the temporary nature of the roles.

Vera had applied for many housing roles but had never been able to get passed the application stage of the recruitment process.

Working together we discovered that she was unaware of how to go about meeting the requirements for a competency based recruitment process.

After taking her through the S.T.A.R technique and numerous practice 1:1 meetings, she applied for a role with Notting Hill Housing and successfully made it through to the assessments, but failed in the second round. She did however, secure work with Waltham Forest Housing and sustained that role for over 6 months.

Remaining determined to work with Notting Hill Housing, earlier this year, she applied for one of our Housing Officer roles again and this time was successful.



Afeez's story

Afeez was born and raised on the Aylesbury Estate. In November 2016 he responded to our campaign encouraging residents to apply for opportunities through the demolition contract.

Whilst he had no prior experience in this area of work we began to support him to become a viable and skilled candidate.

Within weeks of his first support session he was taking part in our CSCS training and was given additional tuition to help him pass the exam. Support with improving his CV followed along with interview skills training and help to learn about the regeneration and what the role would entail.

Afeez was selected for interview and was one of the first successful candidates. We then helped him with one of our Working Community Bursaries to buy suitable clothing for work. We visited him on-site and kept regular contact with Erith managers to ensure Afeez settled in and began to flourish.

Over six months on, Afeez is now a valuable and highly commended member of the Erith Team. He is steadily working his way towards becoming a qualified Demolition Operative and he recently featured in the Echo magazine and said: "I never thought I'd be involved in the regeneration here but I'm really happy about it and it's good to know that there are better buildings coming and that it will improve the area."

Young people

We've continued to work together with the local schools to keep them informed about progress and opportunities on the regeneration. In the last year we spoke to 209 students about what's happening on the Aylesbury and how they can benefit from opportunities available through the regeneration. We have also delivered careers workshops and helped to run an after-school programme at a local primary school.

Our youth worker has worked closely with local youth groups and supported the weekly 2Inspire youth work sessions on the estate. This has allowed us to engage with large groups of young people, enabling us to update them on the changes happening in the local area, and to run bespoke accredited workshops at our office such as first aid training.

We have provided intensive one-to-one support to 27 young people, supporting them into apprenticeship, jobs and training. This work has included working with victims of violence and crime and supporting young people with issues that include homelessness, social isolation, domestic violence and drugs misuse.

Southwark youth engagement:

350

Young people



27

1:1 support



270

Students through schools programme



Intergenerational activities

Throughout the year we've run holiday activities during the half term and summer school holidays.

As part of the summer programme we ran a community micro-manufacturing work shop for local residents to enable them to design and make their own stuff for the neighbourhood.

We brought a computer controlled cutting machine (CNC router) to the Aylesbury to cut sheets of plywood into residents' designs, which were then assembled by the local community and the objects placed locally for the benefit of all. Over three weeks we held 42 workshops with more than 330 participants, both young and older, creating items that ranged from bird and bat boxes that will be installed on the new buildings, to planters, collapsible stools and benches and even a table tennis table for the 2Inspire youth club.

In October 2016 local groups were invited to an evening celebrating the Aylesbury past and present on film at the Cinema Museum in Elephant and Castle. 40 guests attended the event where the big screen featured a film by young people from the estate, a film by young people from the Old Kent Road Mosque and a presentation by a group of older residents who worked with Age Exchange to look back at their family history in the area.

To round off 2016 working with Creation Trust and Inspire we helped turn a small part of the Aylesbury into a Winter Wonderland. More than 350 people turned up to the event where children were shown into Santa's grotto by helpful penguins while a friendly snowman threw snowballs at waiting parents. There was music from Peckham BMX's CK Flash, Burgess Sports ran a Christmas sports tournament and Art in the Park ran an arts and crafts area. Local small businesses ran a small Christmas market and once the sun went down, the Walworth Lantern Parade arrived at Wonderland bringing lanterns and drummers to the party.

As well bringing a bit of festive fun to the estate, the event promoted community spirit, partnership working and helped to activate an underused space.



Assemble & Join

Neighbourhood funding

Community grants

This was the second year of our Aylesbury community grants programme and 14 local community groups have benefited from a share of the £15,000 available. With two grant rounds a year and all projects needing to show that 75% of their beneficiaries live on the Aylesbury, competition for the grant funding is fierce and we had 23 applications in 2016/17.

Projects that we have funded include Silverfit, a fitness club for older residents, intergenerational arts workshops and a youth-led project to improve a local MUGA, benefitting some 806 residents.



Happy Badders community grants recipient

Working communities bursaries

Our working communities bursaries, of up to £250, continue to make an impact on individuals who need some financial assistance to help towards securing a job or gaining a qualification. Last year bursaries supported 100 residents to achieve a range of outcomes, including gaining a CSCS qualification, purchasing tools and work attire, travel expenses and right-to-work documentation.

165 residents have already benefitted from a bursary enabling them to progress their employment ambitions and we will be granting more bursaries to local residents in 2017/18.

Community funding:

14
Grants



806
Residents
benefitted

165
Resident
bursaries



Involving residents in the regeneration

While the area is undergoing change we recognise the importance of giving residents an opportunity to influence things like the design of new homes and the way that public open spaces will be used in the redeveloped neighbourhood.

We're involving residents through focus groups, where they can champion design for over 55s housing, or act as ambassadors for the communities living next to live building sites, keeping us and our contractor in check when it comes to making sure they don't experience too much disruption during the works.

Social networks help to build community resilience and we run non-accredited training events as a way of bringing people together. Last year we ran an introduction to social media session where parents could learn to be a bit more digitally aware (and keep up with their kids!).

We also ran a series of hugely popular healthy eating events where residents learned to make smart supermarket choices, cook healthy meals on a budget and then share their meal with neighbours.

And with local churches providing a meeting point and social network for thousands of people living in the area we have started to create relationships with the faith organisations surrounding the Aylesbury, enabling us to provide the local population with up to date and accurate information about what's happening and how they can get involved with activities delivered through the regeneration.

Last year more than 2,702 local people attended various resident involvement and engagement activities including design consultation, community events and smaller special interest forums.



Dinner and debate



Health eating course

Looking ahead

The coming year will see the regeneration programme gearing up to start building new homes.

We'll be investing in local youth facilities, bringing two of the underused sports pitches on Thurlow Street and Portland street back to life with new paint work and ball hoops.

In partnership with Creation we'll be delivering the longest summer programme yet with six whole weeks of cross-generational activities in and around the Aylesbury.

And look out for the first of the big Aylesbury blocks to start coming down as Erith slowly begin to dismantle Bradenham on the first development site.



The coming year will see
the regeneration programme
gearing up to start
building new homes.

For more information please contact us on:



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