

# AYLESBURYNOW

Regeneration update  
*All you need to know*

SUMMER 2021



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**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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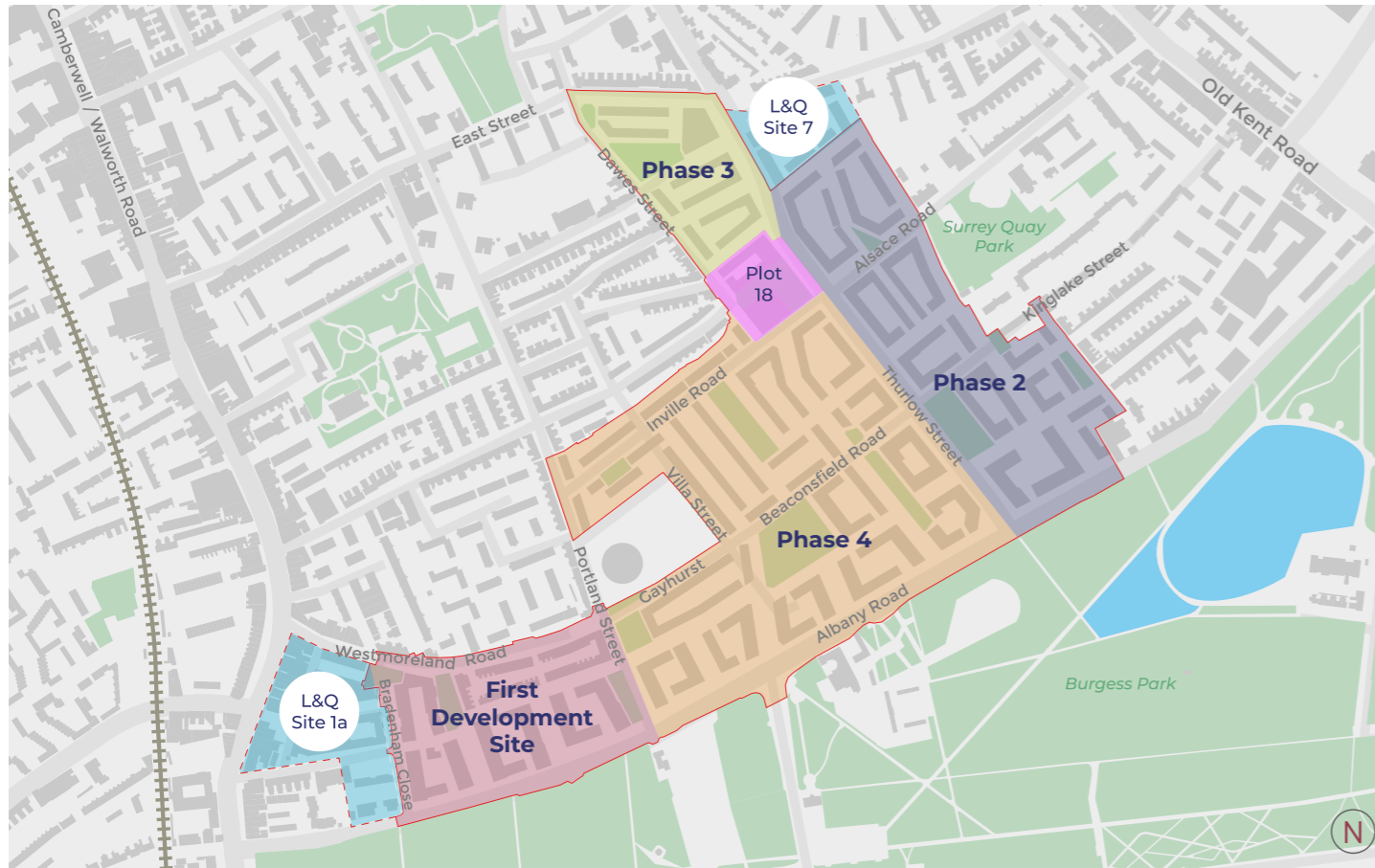
Visit [aylesburynow.london](https://aylesburynow.london) for more information



## 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 current construction sites. The development of other phases will follow in the coming years.



## 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.



## Welcome to the summer edition of the Aylesbury Now regeneration update

As things begin to return to some level of normality, we hope to see many of you over the summer. Work on our construction sites continues apace with new homes and facilities just around the corner. Meanwhile, we have updates about activities, projects and courses you can take part in over coming months. Read on to find out more!

## Consulting with you

In the last edition, we told you that we will soon be consulting with you on plans for the next stages of the regeneration. Look out for information over coming months about a range of activities and events which you can take part in to help shape the future of your neighbourhood.



## Clubhouse Café

Burgess Sports have recently opened Clubhouse Café in Burgess Park. The café is being run as a social enterprise and any profits will go into funding their sports activities for local children and young people. Having provided Burgess Sports with business development support, we are delighted with this recent development. Please support them and your community by buying a tasty treat!

## Film with us!

Over summer, we will be doing some filming in the Aylesbury community and we are looking for volunteers to help us. We want to capture projects, events and most importantly, the people who make up this wonderful community. If you would like to find out more about how you can get involved, call or text Rosalyn Springer on **07920 466133** or email [aylesbury@nhg.org.uk](mailto:aylesbury@nhg.org.uk).



## In the community

### Eggcellent Easter fun – and more to come!

78 children and young people from across the Aylesbury neighbourhood joined us for our online activity programme over Easter.

Activities during the week included clay modelling, fabric handicrafts, growing plants and bicycle skills – a real mixed bag!

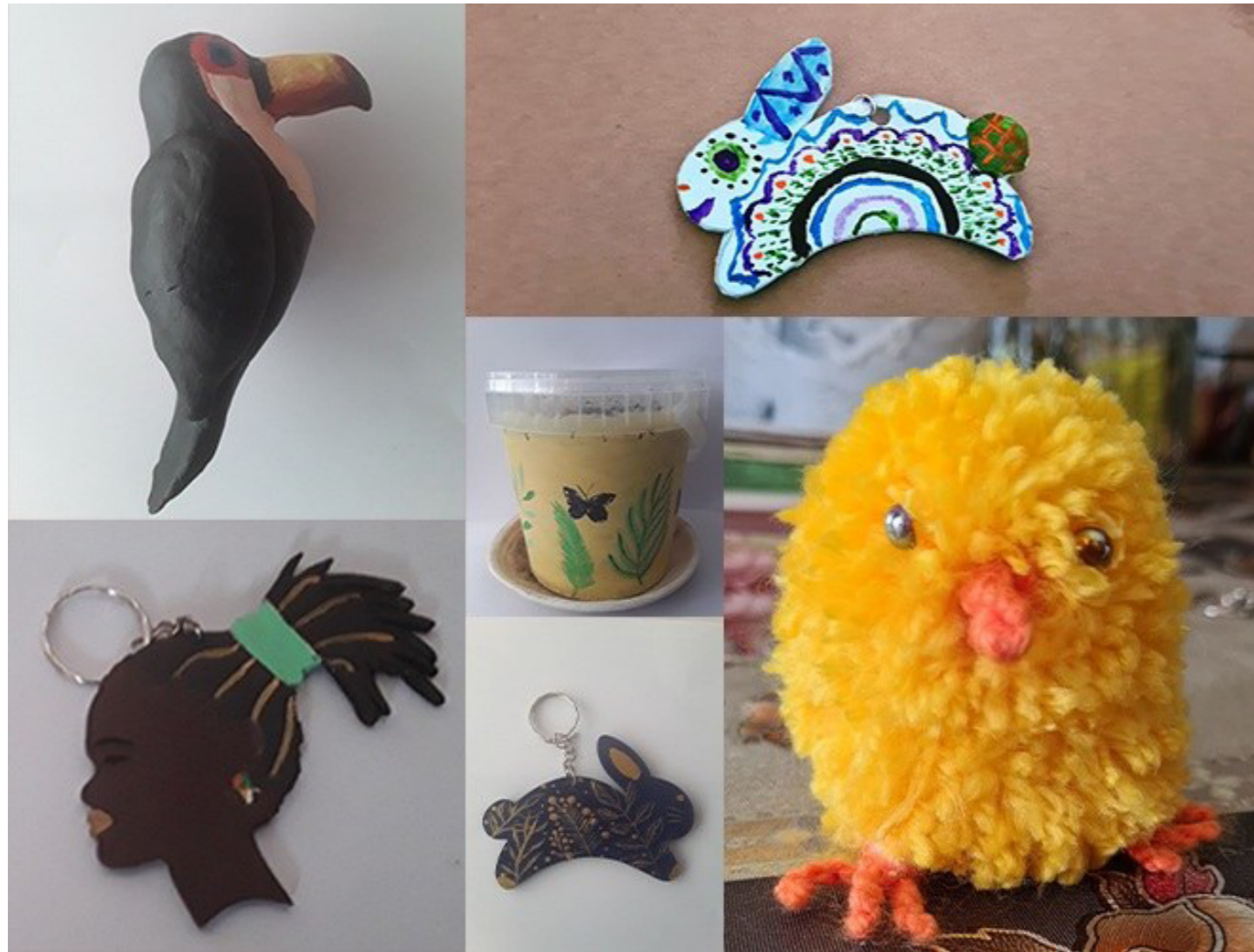
As well as being fun and educational, these sessions provided young people with the opportunity to spend time with each other and develop friendships despite Covid-19 restrictions.

We were pleased to work alongside our local partners, Harriet Mena Hill and Abi & Fam

Creative Zone. Without their continued support we wouldn't have been able to deliver this holiday programme.

One young person, Jas, who took part said, "The activities themselves were just so creative and if you had a problem there was always help on hand. It was really good."

The big one – our summer programme – is just around the corner! We hope to go back to holding face to face activities over summer. To find out what's on offer, please call or text **Chris Cotton** on **07775 411209** or email **Chris.Cotton@nhg.org.uk**.



### Do you have green fingers and a desire to give back to your community?

If so, we are pleased to announce that social enterprise, Grow London, is bringing a food growing project called O.K.Grow to Walworth!

The project will supply fresh vegetables to the Walworth Community Food Hub, which is operated by Pembroke House.

Grow London are now looking for volunteers to help them achieve their aim of growing as much food as possible in their first year. Volunteer afternoons will take place every **Tuesday, Thursday and Saturday from 2pm.**

Meghan Doyle, Head of Social and Economic Investment at Notting Hill Genesis has worked with Grow London, Pembroke House and Southwark Council to launch this project. She says, "This is a fantastic opportunity to be part of a community initiative that provides locally grown food to the neighbourhood, while reconnecting with friends and neighbours in a

safe space and improving your health and wellbeing".

O.K.Grow is located on Albany Road, near the junction with Thurlow Street. For more information and to sign up to the mailing list, visit **www.growlondon.org.uk**.



O.K. Grown volunteer, Daniela, planting a tomato

### Celebrating the diversity of Walworth

## KALEIDOSCOPE

We spoke to John Whelan, Project Manager of Kaleidoscope festival, to find out about a series of exciting events taking place over the next few months.

John says, "Kaleidoscope is a festival celebrating the diversity of Walworth. We live in such a rich and diverse area – wonderful cultures, food and music - it's what makes the area we live in special and so we wanted to find a way of celebrating that."

There will be lots of events taking place between now and September. John explains, "It's a real community celebration – we'll have pop up arts and craft workshops, African storytelling, as well as food, music and history events. The festival will culminate with Africa Day on 11 September, a free, family friendly event at St Peter's Church - a chance for

us all to come together. There will be live performances on stage throughout the day, as well as stalls from local businesses and of course lots of delicious food!"

The full programme of activities can be seen at [www.kaleidoscopebmfestival.com](http://www.kaleidoscopebmfestival.com) with events being added regularly. If you would like to be a volunteer at the festival (training will be provided) or find out about having your own stall for Africa Day, email **whelanjohnwalworth@gmail.com**. Kaleidoscope Festival has been funded through the Notting Hill Genesis Community Fund.



## Jobs and training

### Learn how to successfully manage your money

We are working with financial wellbeing charity, 'The Money Charity', to offer some free financial wellbeing workshops.

The next one will take place on Thursday 15 July 1pm – 2pm. The workshop will explore the importance of building financial resilience, your relationship with money and the link between money and mental wellbeing.

The host will be Emma Waller, a financial wellbeing consultant who co-authored the Martin Lewis 'Your Money Matters' textbook.

The workshop will be delivered online via Zoom. Spaces are limited and open to all residents over the age of 18.

To book or find out more about this opportunity, call Valerie Alaro on **07892 766804** or email **Valerie.Alaro@nhg.org.uk**.



### Did you know that just two percent of tradespeople are female?

Notting Hill Genesis is one of the founders of The Women's Trade Network, a group of organisations working to promote gender equality in trade roles. The network's mission is to increase gender diversity in the industry and raise awareness of the benefits a career in trade can offer women. The trades represent a hugely fulfilling career opportunity for women. With job security, flexibility, and an average salary of £30,000 and above, there is little to stop women succeeding in the profession.

Through its training provider, The Women's Trade Network is now offering fully-funded courses to help women explore a career, or advance their career, in trade.

The programme is open to any woman aged 19 or over who is either interested in a career in trade or is currently qualified and thinking about their next step. If you would like to find out more about this opportunity, call Valerie Alaro on **07892 766804** or email **Valerie.Alaro@nhg.org.uk**.

### Training and employment opportunities

More opportunities are coming soon for jobs in construction on the First Development Site and Plot 18 of the Aylesbury regeneration.

We also have a number of training opportunities coming up, including Essential Digital Skills and Get Into Healthcare courses.



For information about any of these opportunities, or to find out about other training and employment support we can offer you, call Valerie Alaro, Training & Employment Programme Manager, on **07892 766804** or email **Valerie.Alaro@nhg.org.uk**.

## Darren's story



**"The traineeship was a great opportunity"**

**Darren completed a plumbing traineeship on the Aylesbury regeneration and is now qualified and was subsequently employed full time on the site. He reflects on his experiences and explains how he was supported throughout.**

Darren had been working as a plumber's mate in a domestic setting while studying for his Diploma in Plumbing but had hopes to develop his career further. Once he had completed his diploma, he started looking for opportunities to achieve an NVQ Level 2 Diploma in Plumbing and Heating. Through Southwark Works, he found out about an opportunity to apply for a six-month traineeship on the Aylesbury regeneration project. He explains, "I'd never heard of a traineeship before, and so I looked into what it involved." Although Darren had considered doing an apprenticeship, the traineeship route appealed more, as it was a quicker way to gain his NVQ.

Once Darren had found out what was involved, he was really keen to be accepted onto the traineeship. He says, "The traineeship was a great opportunity. When I turned up (for the interview) I wanted the job so much that I bought myself a new suit, tie and shoes! I wanted to show that I was determined to do the traineeship." Darren's strategy clearly worked as he was successful in his application for the traineeship role.

To support Darren when he started in his traineeship, Notting Hill Genesis provided him with PPE such as site boots as well as plumbing tools to carry out his job. Darren welcomed this and says, "We were well looked-after and the tools were a top-quality brand."

Having not worked on a building site before, Darren was a bit nervous as he didn't know what to expect. However, he was pleasantly surprised. Darren says, "It took me quite a while to get used to there being so many people around but luckily the Hill (building contractors) team were really friendly. The foreman would check up on me to make sure I was safe and having my full break. It just made me feel comfortable and it was a really good six months. I enjoyed it."

Darren also explains how a placement on another site was arranged to ensure that he could carry out particular tasks required for his NVQ portfolio. He says, "They went the extra mile for me – I'm overwhelmed that someone would go out of their way to ensure I completed my qualification."

Having completed his traineeship, Darren was pleased to be retained on the same site as a qualified plumber. Now Darren says he prefers this type of work. "I prefer working on site compared to domestic. Work's busy – there's a lot more going on and more people to talk to."

Looking to the future, Darren says, "I'd like to do some additional courses to add to my NVQ and further down the line I'd like to do my Level 3."

Darren concludes by saying, "It's been a wonderful experience and all the staff from Notting Hill Genesis, Hill (building contractors) and J S Wright (mechanical and electrical sub-contractors) have been great. I'd say a traineeship is a great opportunity for someone looking to complete their Level 2 NVQ."

## 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. The first homes will be ready in autumn 2021 and will be managed by Southwark Council. This is Hill's progress update.



### Site progress

#### Wallington Court (Sub-plot 01)

- Brick work ongoing
- Scaffold complete
- Drylining (putting plasterboard on walls) underway
- Window installation complete

#### Amodio Court (Sub-plot 02)

- Scaffold coming down
- Brick work complete
- Window installation complete
- Kitchens being installed
- Mechanical and electrical systems installation underway

#### Langley Court (Sub-plot 06)

- Lift installation completed
- Waterproofing of balconies completed
- Window installation completed
- Brickwork ongoing

#### Women in Construction

We have partnered with the Women into Construction programme and have welcomed four candidates to join us for work placements. This involves working in various areas on the project including site management, health and safety and different trades to gain site experience and develop a career in construction. We look forward to more placements throughout the project.



Heather is taking part in a work placement with us through Women in Construction

#### Our work with Burgess Sports

We have been working with Burgess Sports, who are now running the café in Burgess Park. To help them settle in, we added some extra sockets in the café and carried out minor jobs in the café as well as in some of the Burgess Sports facilities. We were also pleased to donate our remaining Easter eggs to the café.

#### S278 works on public highways

Works on first section of Westmoreland Road are complete. Have begun works to the second section of Westmoreland Road. There will be further footpath and road closures surrounding the site over the next 12 months. We will continue to send letters with dates and updates throughout.

Sub-plot 02	Activity	June	July	August
	Scaffold coming down			
	Drylining (plasterboard)			
	Mechanical and electrical systems installation			
Sub-plot 01	Activity	June	July	August
	Drylining (plasterboard)			
	Plumbing and electrics			
	Brickwork			
	Scaffold adaptations			
Sub-plot 06	Activity	June	July	August
	Plastering			
	Carpentry			
	Mechanical and electrical systems installation			

#### Environmental

We are continuing to use and monitor our waste with the smart waste systems and doing everything we can to minimise our environmental impact. We also monitor noise and dust with many systems in place to reduce and maintain. We continue to keep the highways cleaned with wheel washing on lorries leaving site. We also encourage our workers to cycle to work if they can and reduce carbon footprint and promote keeping active.

#### Resident Liaison Group

We are launching a resident liaison group: a group of residents who will be the voice of the community for works on the First Development Site. Members will be expected to attend a meeting every eight weeks. We will be sending out a flyer to promote the group but if you are already keen, you can contact Courtney at Hill to find out how to apply (details below).

#### Brick design project

We have been working with Notting Hill Genesis and some talented young residents on a brick design project. Throughout April and May, we held a series of online design workshops. The young people learned about local history, regeneration works and the importance of bricks in construction. Our ceramic artist helped the young people to create designs which will be transferred onto a brick. These individually designed bricks will then be placed in the facades of the new blocks in a special ceremony. The project has been a huge success and we cannot wait to see the bricks in place – they will be a lasting legacy!

#### 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.



#### Apprenticeships

We still have some apprenticeship opportunities available. They are a great way to learn, whether its carpentry, bricklaying, plumbing, painting, or document administration. If you are interested in any positions please contact Valerie Alaro at Notting Hill Genesis by phone on **07892 766804** or by email on **Valerie.Alaro@nhg.org.uk**.



#### Working Hours

Monday to Friday: 8am - 6pm  
Saturday: 9am - 2pm



#### 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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Hill Project Manager  
Louis Dzimati



Phone  
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Email  
residents@hill.co.uk

Hill Resident Liaison Officer  
Courtney Rollings



Phone  
0800 032 6760



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 Vistry Partnerships. This is Vistry's progress update.

### Site progress

South block – Reinforced concrete frame now completed. Completing the finishes of the core walls. Screeding (build-up of floor finish) to level three terrace is completed. We are installing the pink stone panels to the exterior. Mechanical pipework installation has commenced on ground floor and first floor. Drylining (attaching plasterboard to wall) will commence shortly.

North block - brick work is up to the first floor for all blocks. Window installation is up to the third floor and waterproofing to balconies is up to sixth floor. Metal framing of external walls is up to fifth floor. Installation of metal framework to second and third floor started as well as plasterboard to the inside walls. Mechanical works completed and electrical works commenced in show flat. Mechanical and electrical works are complete on communal areas up to third floor level.

### Meet Felix – Apprentice Site Administrator



My name is Felix. I am an Apprentice Site Administrator for Vistry on Plot 18 and I live in Southwark, a stone's throw away from Plot 18! I have been with the company since February and I am learning new things every day, not only about the company, but

projects, plans and most importantly the people. Seeing other people enthusiastic about what they do motivates me to challenge myself to achieve and learn more everyday throughout this apprenticeship journey. I am excited for what the future holds here at Vistry. I know that by the end of the apprenticeship, I will have acquired a handful of skills, knowledge and capabilities that will drive me to greater heights in my career path.

### Noise & dust management

We continue to ensure noise and dust is managed on site. Information on noise and dust is recorded using the latest technology and is available for residents to see.



### Traffic Management



A one way system for site traffic is now in place. Vehicles will enter the site through Gate 1 on the corner of Thurlow Street and Inville Road and exit the site through Gate 2 on Thurlow Street. They will be assisted by traffic marshals.

Due to the close proximity of Surrey Square and Michael Faraday schools, delivery times are restricted to between 9am - 3pm and 4pm - 6pm. Dedicated traffic marshals will manage the movement of vehicles including closing footpaths with barriers while vehicles are entering and exiting the gate.

### Security



We have security guards patrolling the site 24 hours a day.

### Resident Feedback Group



We are currently recruiting for members to join the Plot 18 resident feedback group. The group is intended for residents and businesses who are close to Plot 18 and may therefore be affected by the works. As a member of the group you will:

- Learn about the construction works on Plot 18
- Have the opportunity to visit the site and view plans
- Help ensure Vistry Partnerships manage the construction site in a way that minimises disruption and benefits the community

Please contact **Rosalyn Springer**, Resident Involvement Programme Manager, on **07920 466133** or email [aylesbury@nhg.org.uk](mailto:aylesbury@nhg.org.uk).

### Look ahead works programme

Activity	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21
Substructure - North Block - Level 11 - 15 floor slab and columns					
External Drainage					
Scaffolding					
Steel framing system external wall					
Brickwork - North Block External					
Cladding - South Block					
Mechanical and electrical works - North & South Block					
Drylining - Level 1 - 5 internal walls					



### Working hours

Monday to Friday: 8am – 6pm  
Saturday: 9am – 1pm  
Please contact Eagletech Security for any queries outside of working hours on 07717821386.

### Contact Us

If you have any queries or questions about the demolition works or if you have any feedback, please contact us.

**Notting Hill Genesis**  
Senior Project Manager  
John Murphy

**Phone**  
07743 812964

**Email**  
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**Vistry Partnerships**  
Senior Project Manager  
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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:**



**Rosalyn Springer**

 **Call or text**  
07920 466133

 **Email**  
[aylesbury@nhg.org.uk](mailto:aylesbury@nhg.org.uk)

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**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](mailto:Valerie.Alaro@nhg.org.uk)



**Chris Cotton**  
(support for under 25 year olds)

 **Call or text**  
07775 411209

 **Email**  
[Chris.Cotton@nhg.org.uk](mailto:Chris.Cotton@nhg.org.uk)

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**For anything else:**

 **Call**  
07920 466133

 **Email**  
[aylesbury@nhg.org.uk](mailto:aylesbury@nhg.org.uk)

**Notting Hill Genesis, The Old Pharmacy, 2nd Floor  
Taplow, Thurlow Street, London SE17 2UQ**

(please note our office is currently open on a limited basis but we are unable to have visitors due to COVID-19).