

# AYLESBURYNOW

Regeneration update  
*All you need to know*

SUMMER 2020

**Summer is here...  
turn to page 5!**



**Welcome to your  
regeneration newsletter  
from Notting Hill Genesis.  
This regular update will  
keep you informed and  
involved around all areas  
of the regeneration.**

## INSIDE THIS ISSUE

Aylesbury regeneration overview	2
In the community	4
First Development Site demolition update	6
First Development Site construction update	8
Plot 18 construction update	10
Contact details	12

Visit [aylesburynow.london](http://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 were 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.



We hope you are keeping safe and well. Since our last newsletter in spring, many of us have experienced a lot of change. First, we would like to offer our deepest condolences if you have lost someone and our best wishes to anyone who has been affected by coronavirus (COVID-19). Here's an update of some of the main things that have happened on the Aylesbury regeneration.

### COVID-19 update

Our construction sites on the Aylesbury regeneration were all closed by the end of March and our contractors spent the next few weeks reviewing how they could safely return to site and making the necessary adjustments, in line with government guidance. Erith, our demolition contractors on the First Development Site, were able to comply with government guidance throughout and so they continued working on site. All sites are now open.

Our local Aylesbury office has been closed since mid-March but all members of the Aylesbury team have continued to work throughout to support the local community and ensure minimal disruption to the delivery of new homes.

### New director



At the start of June we were pleased to welcome Kelly Harris to the role of Director of the Aylesbury regeneration team. Kelly previously led Notting Hill Genesis' planning team and was involved in the pre-planning design work on the Aylesbury detailed and outline planning applications. Kelly says,

**"Having worked with the team several years ago, I am delighted to have the opportunity to work with the Aylesbury regeneration team again. We're at an exciting time as we are now building new homes on the First Development Site and Plot 18. I look forward to meeting and working with the local community to help shape the future of the Aylesbury neighbourhood."**

### Changes to tenure on First Development Site

Under a new partnership arrangement, Southwark Council is funding the delivery of packages A and B on the First Development Site in return for the 581 homes on these sites becoming council housing.

This will help speed up completion of social housing, increase the number of social rented homes across the First Development Site and regeneration area as a whole, speed up the rehousing of residents on the estate and will mean we are supporting the council's ambitious commitment to building 11,000 new council homes by 2043.

We will continue to build the homes as planned but these homes will now be built on Southwark Council's behalf and will become council homes.

Our chief executive, Kate Davies, supported the agreement saying:

**"Tackling the housing crisis is a priority for all providers and we can do that best by working together. We are committed to the ongoing success of the Aylesbury regeneration and creating homes that people are proud to live in and a vibrant mixed community for new and existing residents of the neighbourhood."**

Cllr Leo Pollak, Cabinet Member for Social Regeneration, New Homes and Great Estates, added: **"We're really pleased that the first development site at the Aylesbury estate will now provide 581 brand new council homes for existing residents to move to, following through on our commitment to apply our 'expand and enrich' principles for council estates at the Aylesbury. This new arrangement sees our partnership with Notting Hill Genesis evolving where they take on the role of development manager in delivering these homes."**



Computer Generated Image of the First Development Site



## In the community

### Celebrating our community heroes

We've heard and talked a lot about 'our heroes' over recent weeks and months. However, before any of us had even heard of coronavirus (COVID-19), we had been working on an idea to celebrate our Aylesbury community heroes. We wanted to recognise residents who have delivered projects to benefit the local community and those who have been closely involved in the regeneration.

We invited our 'community heroes' to have their photos taken and spoke to them about their work in the local community and experiences living in the Aylesbury neighbourhood.



Community heroes hoarding

Our design agency then drew silhouettes of the photos and produced some striking artwork which has now been installed on the hoarding of the First Development Site on Westmoreland Road.

One resident who is featured on the artwork is Omobolaji Raimi. Talking about his involvement, he said,

**“As an Aylesbury resident, it was a great opportunity for me to take part in the project. I like the design of the silhouettes on the hoardings because it gives a new look to the First Development Site despite the fact that the new homes are still under construction. I feel excited because this is the new home Aylesbury residents will move into next year when it's finally completed. I think people passing by the hoarding will be interested to read about the support Notting Hill Genesis has offered in shaping the lives of many Aylesbury residents within the community.”**

### Aylesbury residents move to new homes in Peckham

Aylesbury Estate residents have taken up the opportunity to move to new Notting Hill Genesis homes in a development on Queen's Road, known as Peckham Place.

The homes all have outdoor space (balcony or terrace) and access to communal gardens. Peckham Place is also located close to Queen's Road station and local bus services, meaning getting around London and coming back to visit friends and family living on Aylesbury is easily done.

Following delays due to COVID-19, 21 households have now moved in with more following soon.

### Construction apprenticeship and traineeships recruitment

We will soon be starting recruitment for a number of traineeships and apprenticeships on the First Development Site and Plot 18. Some of these will be for on-site trades, such as painting and decorating, bricklaying, carpentry, drylining and electrics. Others will be for office-based roles, such as document controlling. These opportunities are a great way to kick-start your career in the construction sector and will pay 25% above the National Minimum Wage.

Email [Valerie.Alaro@nhg.org.uk](mailto:Valerie.Alaro@nhg.org.uk) or call **07892 766804** for more information.



Last year's summer programme

### Summer Fun

This year's intergenerational summer programme will look very different to previous years as we cannot bring together so many hundreds of residents. However, we are determined to offer a great range of activities that will be hosted online and through socially distanced programmes. As always, there are many partners who bring this programme together and we will be working with them to deliver as many free activities as possible within the current restrictions.

Visit our website [www.aylesburynow.london/summer2020](http://www.aylesburynow.london/summer2020) to find out more.

### Free courses for Aylesbury residents

We've partnered with training provider Dynamic Client Solutions to offer Aylesbury residents the opportunity to take part in a wide range of free Level 2 courses. Courses include Business Start Up, Digital Skills for Work and Preparing to Work in Adult Social Care, and there are many more to choose from. One resident who attended the Business Start Up course said that she had found learning about market research and pricing strategies particularly useful. Don't worry if you missed out this time – more courses will be running from September. Eligibility criteria applies - email

[Valerie.Alaro@nhg.org.uk](mailto:Valerie.Alaro@nhg.org.uk) or call **07892 766804** for more information.

### Supporting young residents

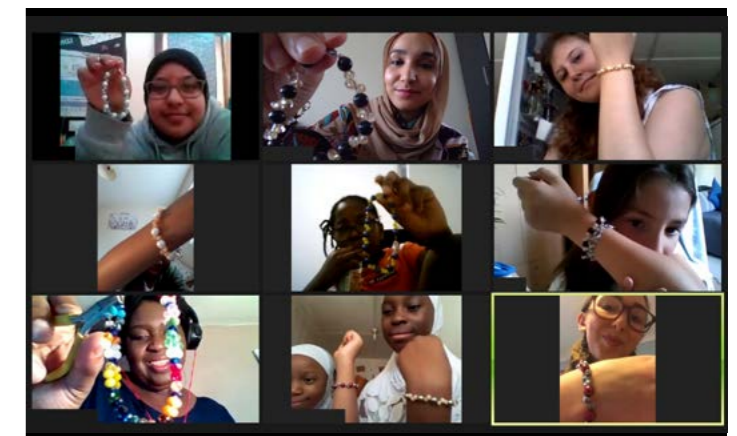
Over the last few months we've been working hard to keep younger residents connected, engaged and learning new skills. We have supported two local partners to host jewellery making classes and an art club online. These have been popular with young residents who have used them as a chance to socialise while having fun.

We've also created a young people's lockdown bursary to support young people and families to buy equipment to get online and to keep busy. So far, we've given a range of items including arts materials, musical instruments, electronic tablets, fitness equipment, bicycles and one fashion student received a sewing machine.

For the 16+ group we have also provided online support with careers, interview skills, benefits advice, CV support and help with finding employment.



Learning new skills



Online jewellery making

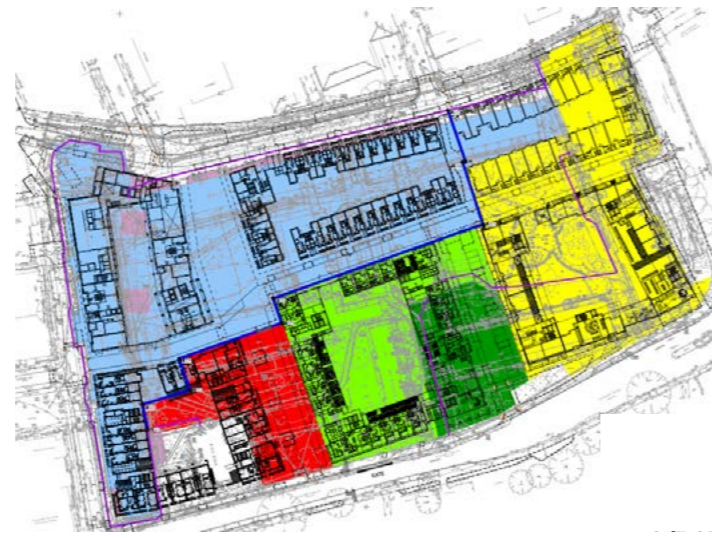


## First Development Site demolition update

Demolition works on the First Development Site are being carried out by specialist demolition company, Erith Contractors Ltd. This is Erith's progress update.

The partnership between Erith Contractors Ltd (ECL) Notting Hill Genesis (NHG) and Southwark Council has continued successfully since the start of the demolition contract in 2016.

We have now finished most of the demolition works across the First Development Site, including the link bridge between Chiltern and Gayhurst situated over Portland Street. We are only working in the yellow part of the First Development Site (as seen to the right) and we are due to finish on site in August 2020.



### Portland Street bridge

As you may be aware, we demolished the link bridge that was located above Portland Street on 15 June 2020. This link bridge connected Chiltern and Gayhurst but had been closed for the last 5 years.



Portland Street bridge removal

With Southwark Council's authorisation, we carried out a 12-hour road closure with diversions in place for both vehicles and pedestrians to enable us to safely remove the bridge. A crane was situated on Portland Street and lifted the bridge in two separate sections. The bridge removal went smoothly and we were able to re-open Portland Street at 2pm.



## Look ahead works programme

Package C (Yellow Area)	July 2020			August 2020		
Removal of Obstruction and Foundation						
Proof Roll and Backfill with Recycled Materials						
Completion of demolition of Package C						

### Traffic management



The site access on Albany Road is a shared access with Hill Construction for large vehicles. This entrance is now in Hill's possession and is controlled by their traffic marshals.

### Pest control

Erith have placed strategic baiting stations around Package C to minimise the risk of pests, perceived to be detrimental to a person's health. These baiting stations are monitored with all findings recorded on a weekly basis.

### Environmental aspects



Within the remaining demolition area, noise levels are regularly monitored and any readings exceeding the limit for a sustained period of time will be reviewed and revised accordingly. Baseline readings were taken before our works begun. There are controlled measures in place to monitor the dust levels and we use water suppression units (plumes of finely atomised water droplets projected into the air) to dampen down the dust as the work progresses, as they keep dust levels down.

Vibration is also monitored weekly by an engineer over the course of the demolition stages using hand-held and remote monitors. The statistics produced will be reviewed against baseline measurements, with any exceeding levels being dealt with efficiently.

### Resident Liaison Group

Notting Hill Genesis and Erith have been working with the Resident Liaison Group throughout the last four years. The group has helped us to understand and then minimise the impact of any issues such as site traffic flow, cleanliness of surrounding streets, noise disturbance and safety on the surrounding area and community.

As Erith's works are now coming to an end there will be no more Resident Liaison Groups on the demolition contract. Erith would like to thank all members of the RLG group and residents for their support throughout these works.

### Working Hours

Monday to Friday: 8am - 6pm

Saturday: 8am - 1pm  
(Unless otherwise agreed)

### Contact Us

If you have any queries or questions about the demolition works or if you have any feedback, please contact our Resident Liaison Officer.



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Erith Project Manager  
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## 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. This is Hill's progress update.**

Package A will deliver 229 new homes. We anticipate that the first new homes will be ready in summer 2021. As well as homes, the First Development Site will also provide a community facility, a public square and two parks.

### COVID-19

The country has faced an unprecedented few months which meant all works ceased on site for nearly seven weeks. After careful planning and liaising with our supply chain, we are working again. We are encouraging our subcontractors to avoid public transport where possible and using the Package B area for on-site parking. A 2-metre distancing policy is in place and we have assigned 'COVID' monitors on site to enforce one-way systems and provide additional welfare. Numerous hand sanitation stations are around the site.

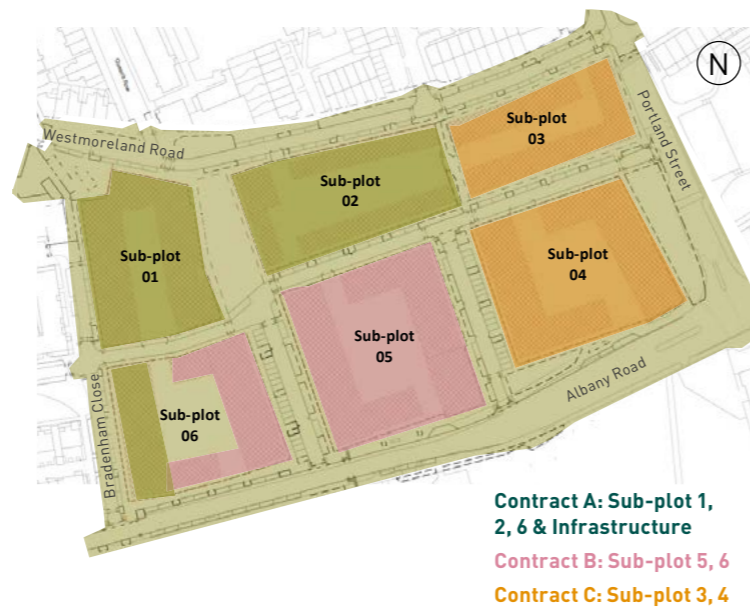
Despite these challenging circumstances, we are as keen as ever to deliver homes to the residents of Southwark.

### Thank you for voting

Back in June, we asked you to help us name new streets and a park on the First Development Site. We had lots of responses and we are so pleased that many of you chose to take part. The names that received the most votes are now with statutory bodies (e.g. emergency services, Royal Mail) for approval. Once they have been confirmed, we will announce the winning names.

### Site progress

- Sub-plot 02 – The scaffolding is almost completed with many of the windows installed. The brickwork is coming up and in the next few weeks you'll see a glimpse of the bricks above the hoarding. We have started work on the roofing, meaning that we are starting works inside too.
- Sub-plot 01 – Works to this block will be on the reinforced concrete frame for a few more months. As the frame goes beyond the 4th floor, it allows us to commence with the lower level external wall construction.
- Sub-plot 06 - The reinforced concrete frame is approaching the seventh floor and we have now poured the terrace for the roof garden. The external wall construction is also under way on the second and third floors, with scaffolding commencing shortly.



### Looking Ahead

- Sub-plot 01 – Works on the reinforced concrete frame will be the main activity over the next few months, with brickwork following on from that.
- Sub-plot 02 - The brickwork will continue up the building and the roofing works will start. Internally, the screeding (concrete floor base), wall construction, plumbing and electrics will be worked on.
- Sub-plot 06 - We should complete the concrete frame by late summer. Soon you'll see the external wall construction head upwards, followed by scaffold, windows and brickwork.

### Environmental aspects

We continue to monitor waste, water usage, energy and noise as part of our commitment to reducing our environmental impact as much as possible.

### Apprenticeships

As part of our contract, we have committed to providing 19 apprenticeship and trainee positions on Package A. We currently have two plumbers, one bricklayer and two document controllers working on site. We are looking forward to recruiting a further two office-based apprentices and 12 site operatives across various trades in the coming months.

If you are interested in these positions, please contact **Valerie Alaro** by phone on **07892 766804** or by email on **Valerie.Alaro@nhg.org.uk**.

### 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.



First Development Site - sub-plot 01 (left) and sub-plot 02 (right)



### 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**  
 Ian Brown

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 0800 032 6760

**Email**  
 residents@hill.co.uk

**Hill Resident Liaison Manager**  
 Lynne Bell

**Phone**  
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 residents@hill.co.uk



## Plot 18 construction update

### Construction works on Plot 18 are being carried out by Vistry Partnerships. This is Vistry's progress 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.



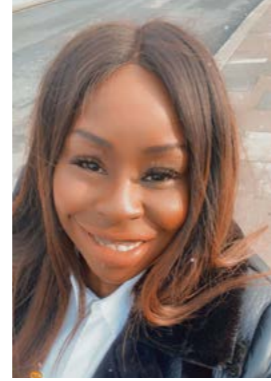
### Site progress update

Piling - the work on the vertical foundations that were being driven into the ground (known as piling) is now completed.

Foundations - works have started for the foundations of the water feature. Excavation for the foundations of the south block (which will house the health centre, early years and community centre) will take place over the next few months.

Drainage - drainage works have started and will continue alongside the work on the foundations.

### Meet Sarah Okae - Resident Liaison Manager



I'm Sarah, Vistry's Resident Liaison Manager for Plot 18 and I'll be keeping you up to date with progress on site. I'll be your main point of contact should you need any information or have any questions or concerns about Vistry's works on Plot 18.

I've worked in various roles in housing for the last 14 years, including six years as a housing officer and am excited to now be working on the Aylesbury regeneration project.

I'm really looking forward to working with you as we build new homes and amenities for the community and will be holding drop-in appointments in person or by phone as the project progresses. Feel free to contact me any time using the contact details below.



Plot 18 progress on site

### Traffic Management



Traffic will enter the site through Gate One, which is on the corner of Thurlow Street and Inville Road. Traffic will exit the site through Gate Two, which is on Thurlow Street.

Dedicated traffic marshals will manage the movement of vehicles including closing footpaths with barriers while vehicles are entering and exiting the gate.

Due to the close proximity of Surrey Square School and Michael Faraday School, delivery times are restricted to 9am - 3pm and 4pm - 6pm.

### Security



CCTV is in operation 24 hours a day and we have security guards patrolling the site 24 hours a day.

### Noise management



We will continue to ensure noise is managed on site. Our works will be carried out from 8:00am to 6:00pm Monday to Friday.

### Look ahead works programme

PLOT 18 AYLESBURY ESTATE REGENERATION - 6 MONTH WORKS PROGRAMME								
Activity	JUN 2020	JUL 2020	AUG 2020	SEPT 2020	OCT 2020	NOV 2020	DEC 2020	JAN 2021
Piling	█							
Groundworks	█	█						
Start reinforced concrete frames		█	█	█				
Basement lining walls				█	█			
Crane erection						█		
Sub structure (ground floor slab)							█	
Super structure (ground floor to level 1)								█



### Working Hours

**Monday to Friday:** 8am - 6pm  
**Saturday:** 8am - 2pm  
(Unless otherwise agreed)

### Contact Us

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

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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:**



**Lorraine Gilbert**



**Call or text**  
07736 171737



**Email**  
Lorraine.Gilbert@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



**Chris Cotton**

(support for under 25 year olds)



**Call or text**  
07775 411209



**Email**  
Chris.Cotton@nhg.org.uk

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**For anything else:**



**Call**  
020 3815 0144



**Email**  
aylesbury@nhg.org.uk

**You can also visit us at our office. We are normally open Monday to Friday from 9am – 5pm.**

**Notting Hill Genesis, The Old Pharmacy, 2nd Floor  
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