

Welcome

Welcome to our update on the regeneration of your estate.

We've made huge progress on the Aylesbury estate regeneration over the past couple of years and there's plenty more to come.

Hundreds of new homes of all tenures are being built on the estate. This includes 581 brand new council homes as well as homes for shared ownership and homes to own outright. There will also be new parks, two new nurseries, a health centre and a library.

So we thought it was time to provide an update to everyone living on the Aylesbury estate and to let you know the latest on rehousing: who will be rehoused where and when it's likely to happen.

We've divided this leaflet into phases. On the back, you'll find a map which illustrates where each phase is taking place. You can find out more information online at southwark.gov.uk/aylesbury. Alternatively, you can give us a call or drop us a line with your questions (see Contact Us).



Cllr Leo Pollak, Cabinet Member for Housing, Southwark Council

Phase 3

Residents are moving into new homes close to the Aylesbury estate



New homes at Manor Place

- ▶ Secure tenants living in the existing buildings in Phase 3 are currently bidding for homes through the council's homesearch system.
- ▶ Resident leaseholders living in the existing buildings in Phase 3 are moving to new homes, which includes the option to move to nearby Notting Hill Genesis homes.
- ▶ A number of the existing buildings in Phase 3 are being used as temporary accommodation.
- ▶ The council is continuing to maintain and invest in these buildings to keep everyone reliably warm, dry and safe.
- ▶ If you are a secure tenant or resident leaseholder from Phase 3 and would like to move to a new home on the First Development site please email aylesburyhousing@southwark.gov.uk

First Development Site (off Westmoreland Road)

More than 800 new homes, including 581 brand new council homes, a community centre, two new play parks and a public square

- ▶ Construction has started on building new homes on the First Development Site (off Westmoreland Road).
- ▶ The first two phases of development will deliver 581 brand new council homes and a community facility.
- ▶ The last phase, comprising mixed tenure homes, will be managed by Notting Hill Genesis.
- ▶ The first of the new homes are being built by the construction company Hill and will be ready to move into by the end of 2021.
- ▶ There will be a new community centre built on-site and two new play parks. There will also be a new public square on Westmoreland Road, tree-lined streets and on-street parking.
- ▶ The new homes include specialist housing. There will be 54 Extra Care homes for older people with particular needs and seven homes for people with learning disabilities. This means we can help more people to live independently.
- ▶ If you used to live on what is now the First Development Site and would like to move to a new home on the site, please email aylesburyhousing@southwark.gov.uk

Phase 4

Phase 4a secure tenants are among those who can start to apply to the Area Housing Office for a new home on the First Development Site.

- ▶ Secure tenants living in Phase 4a buildings (Missenden buildings and the Inville estate) can now apply to the Area Housing Office for a new home on the First Development Site.
- ▶ The council is continuing to maintain and invest in these buildings to keep everyone reliably warm, dry and safe.
- ▶ Resident leaseholders in the existing buildings across all of Phase 4 will also have the opportunity to move to the new homes on the First Development Site off Westmoreland Road.
- ▶ Secure tenants, aged over 53 and living anywhere on the estate, will have the opportunity to move to the new over-55s homes on Plot 18.
- ▶ The Area Housing Office will contact residents who have expressed an interest in the new properties. If you are interested in these homes, please contact your Resident Service Officer to register your interest.
- ▶ Secure tenants living in Phase 4b and Phase 4c buildings (Gayhurst buildings, Gaitskell buildings, Calverton and Hambledon) will be given the opportunity to move to the new development on Phase 2 (when completed).

Plot 18

A new library, community space, health centre, Early Years facility and new public square; as well as new homes for the Over 55s

- ▶ Construction is well underway on this site.
- ▶ The new buildings will be arranged around a beautiful new public square that will face onto Thurlow Street.
- ▶ 23 of the new homes will be social rent homes for people aged 55 and over, which will be managed by Notting Hill Genesis.
- ▶ The entire development – library, community space, health centre and nursery, as well as all the new homes and square – should be complete by the middle of 2022.



Contact us

Southwark Council

Email: aylesburyhousing@southwark.gov.uk

Phone: 020 7525 5000

Website: southwark.gov.uk/aylesbury

Phase 2

New, mixed tenure homes, new parks, sports facilities and a nursery

- ▶ Notting Hill Genesis is currently working on designs for the Phase 2 development. It will deliver new homes, new parks, sports facilities and another nursery.
- ▶ We want to hear your views and ideas for the designs. Residents will be invited to take part in consultation events in 2021. We expect construction to begin in 2024/25 and to complete in stages.
- ▶ Secure tenants living in existing buildings in Phase 2 are currently bidding for homes through the council's homesearch system.
- ▶ Leaseholders living in existing buildings in Phase 2 are moving to new homes which includes the option to move to nearby Notting Hill Genesis homes.
- ▶ A number of the existing buildings in Phase 2 are currently being used as temporary accommodation.
- ▶ The council is continuing to maintain and invest in these buildings to keep everyone reliably warm, dry and safe.
- ▶ If you are a secure tenant or resident leaseholder from Phase 2 and would like to move to a new home on the First Development site, please email aylesburyhousing@southwark.gov.uk

AYLESBURY UPDATE

Southwark Council and Notting Hill Genesis working in partnership on the regeneration of the Aylesbury estate



January 2021

www.southwark.gov.uk/aylesbury
www.aylesburynow.london

AYLESBURY UPDATE

- First Development Site**
(off Westmoreland Road)
- Plot 18** (Thurlow Street)
- Phase 2**
- Phase 3**
- Phase 4**



Phase 3

Taplow 1-215
Northchurch 1-20
Northchurch 21-40
Northchurch 41-56
184 East Street A-F
218 East Street A-F

Phase 2



- Around 1,000 new homes new parks, sports facilities and a nursery.
- Have your say on the designs at the consultation events in 2021

Plot 18



- More than 100 new homes
- New library
- New health centre
- New nursery
- New public square

Phase 3

Plot 18

Phase 2

Foxcote 1-30
Northchurch 57-76
Wendover 1-240
Wendover 241-471
Padbury 1-25
Ravenstone 1-81
Winslow 1-30
Wolverton 60-84
Wolverton 85-104
Wolverton 106-126
Wolverton 126-151
Wolverton 152-176
Wolverton 178-192
Brockley House

Phase 4a

Missenden 1-43
Missenden 44-75
Missenden 76-165
Missenden 166-255
Missenden 256-299
51-67 Inville Road
Chadwell House
Darvell House
Lees House
Soane House 1-30
Soane House 31-35

Phase 4a

Phase 4b

Phase 4c

Phase 4c

Calverton
Gaitskell 1-18
Gaitskell 19-42
Gaitskell 43-66
Gayhurst 1-61
Gayhurst 62-79
Gayhurst 80-144
Gayhurst 145-162
Hambleton

Phase 4b

Michael Faraday 1-36
Michael Faraday 37-56
Michael Faraday 57-76
Michael Faraday 77-105
Latimer 1-61
Latimer 62-85
Latimer 86-113
Latimer 114-141
Danesfield
Emberton
198-202a Albany Road

Phase 2

First Development Site

First Development Site



- More than 800 new homes in total
- 581 new council homes
- New community centre
- Two new play parks
- New public square

BURGESS PARK