AYLESBURY ESTATE COMMUNITY PLAN

Update on Residents Campaign to Retrofit Phase 2C

Public Meeting
Saturday
24th October
4-6pm



OUR AYLESBURY

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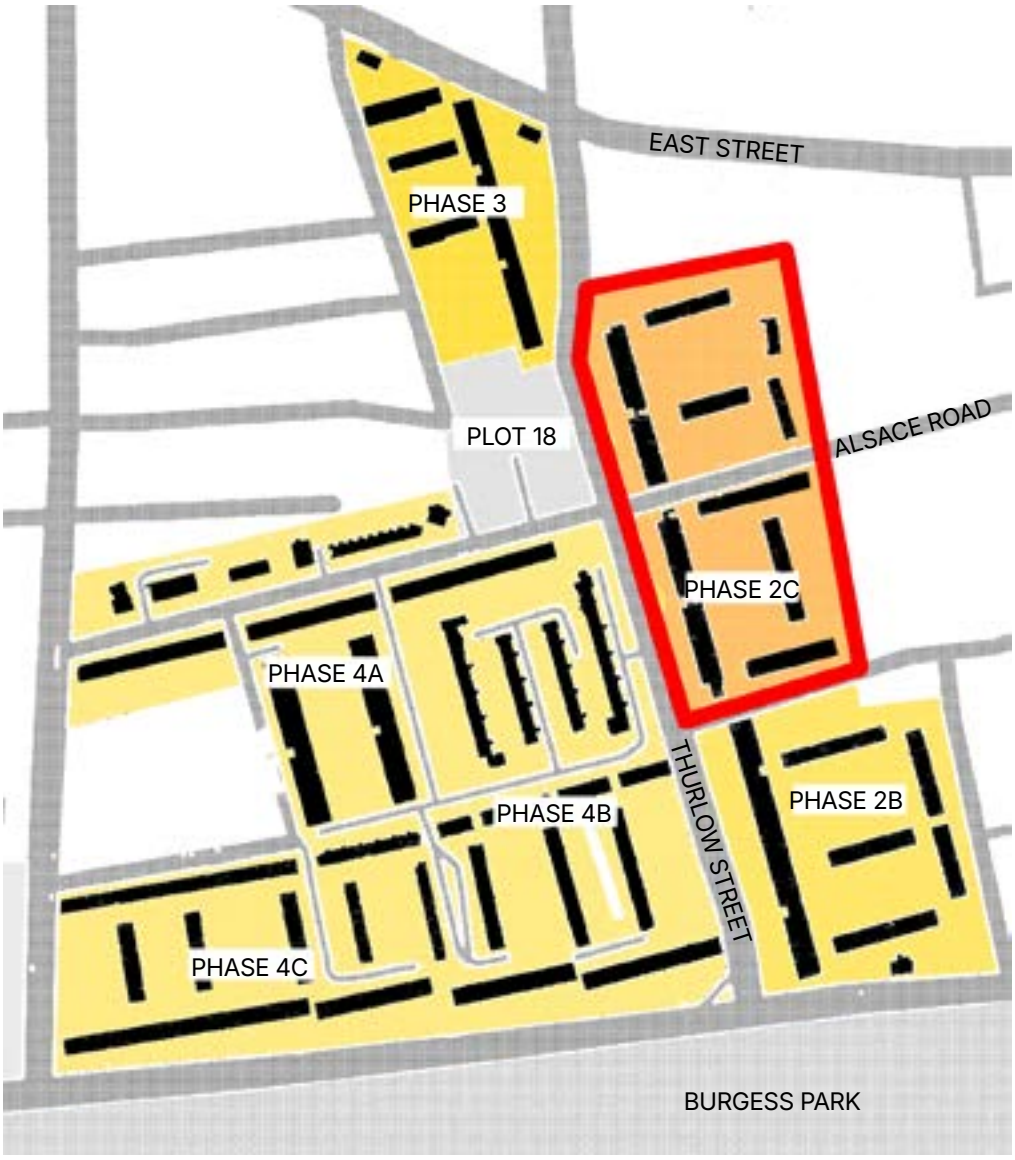
Our Aylesbury
2026 - this is the year that some residents on the Aylesbury launched a new organisation, a Community Benefit Society, "Our Aylesbury", actively promoting extensive retrofit of the existing buildings.

Why are we called "Our Aylesbury"? - We want our land and our homes to remain under public control, with genuinely affordable rents and service charges. And, together with the residents of Phase 2C, and the architects of Unit 38 (unit38.org) we've been working on a Community Plan.

This has been a model of how Council residents together can ourselves take control and shape the future of our homes and environment.



Phase 2C - Wendover, Wolverton, Brockly House
We recruited architects Unit 38 in January, then from March to June, together we had four meetings with the residents of Phase 2C (Wolverton, Brockley House and Wendover 1 - 240). We chose Phase 2C because this patch was the next scheduled for demolition.

Demolition on Phase 2C (and Phase 3) wasn't scheduled until at least 2034. And for most of the estate (in Phase 4) that date has been 2040 at the earliest. So it's been a scandal that "imminent" demolition has been used as an excuse for not doing repairs on the Estate properly, or not doing repairs at all. Whatever the future of the Aylesbury, we all need to work together to improve our conditions.

So as well as looking at the long term solutions for our problems, "Our Aylesbury" helped Wolverton residents begin to organise together to get the support of Councillors, our MP and Senior Management Council Officers to properly tackle the common issues we face, beginning with waste management. We wrote saying what we think is needed and they agreed to meet with us to hear our concerns. They tell us they're listening and they will improve things, so we'll see.

Retrofit
What is retrofit? It's an extensive type of refurbishment specifically aimed to make buildings more energy efficient.

There are examples from across Europe and the UK where buildings like those on the Aylesbury have been retrofitted to the highest environmental standards, reducing residents' energy bills by up to 80%. Much less CO2 (the cause of climate change) is generated from retrofit compared to demolition and rebuild.

Retrofit is better than demolition and new build both for the community AND for the environment. It will be quicker and more cost-effective to carry out. And, done properly, it will provide an effective long-term solution for all the mould, damp, heating, pest and waste management issues that we currently face.

OUR AYLESBURY

Residents Meetings
Whilst our main focus is retrofit, we have also aimed to develop connections within the community, complementing the work of our existing Tenants and Residents Associations (T&RAs).

Hosted at Walworth Living Room, near to this part of the Estate, and with childcare provided, people have appreciated having meetings where they can meet their neighbours and talk together.

We're starting to feel the beginnings of "Aylesbury Pride."

As well as at meetings, we've been talking to the residents on their doorsteps. Out of about 150 households in the 2C patch, over the past months we've engaged with well over 100, finding out about their needs and concerns.

We gathered 108 signatures for our Waste Management letter, getting, the attention of our Councillors and MP and eventually the Senior Southwark Waste Managers.



The Aylesbury Estate Community Plan
The outcome of these meetings and work with our residents working group is now ready for launching: our very own Phase 2C Community Plan.

We're calling it the "AYLESBURY ESTATE COMMUNITY PLAN" because our hopes are that these proposals for 2C can be rolled out to the rest of the Estate.

Watch out for news in further bulletins for our confirmed guests. We'll have both a big technical report complete with the detailed architect's proposal and full costings, and also a short summary version.

In the meantime, if you want to know more or get involved and meet your neighbours, you can contact us via email:

ouraylesbury@gmail.com

Or follow us here:
www.instagram.com/our_aylesbury/
@ouraylesbury.bsky.social

"By the end of the meeting I felt that retrofit makes sense and was feeling a lot more hopeful."

"It was really great to meet our neighbours. It was a good meeting. We will definitely be keeping in touch and coming to the next one".

Quotes from residents that attended the meetings at Walworth Living Room

GET INVOLVED

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Aylesbury Estate Community Plan
Public meeting at Walworth Living Room



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