Your South Kilburn

South Kilburn Regeneration Newsletter October 2025 Edition

Welcome to the South Kilburn Regeneration Newsletter, from Countryside Partnerships

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Bournemouth Beach Trip; 'A Day to Remember!' By Divine Purpose





On Thursday 14th August 2025, Divine Purpose brought joy and connection to 102 South Kilburn residents with a sun-soaked trip to Bournemouth Beach. Families from their summer camp, local outreach and word-of-mouth joined the adventure, supported by our dedicated team of four local staff.

From dawn until dusk, the beach echoed with laughter, sandcastles were built and there were plenty of sea swims. For many, it was more than just a day out, it was a rare chance to make lasting memories.

One elderly resident described it as "like a holiday," while a mum shared, "I've come back full of joy."

"Thanks to the generous support of Countryside, this day of fun, bonding and community spirit was made possible. We're deeply grateful to everyone who helped make it happen. From Divine Purpose and South Kilburn: thank you for being part of something truly special." *Ngozi, Divine Purpose*.

The South Kilburn Community Chest Fund helped make the trip possible, supporting efforts to bring local families together and promote wellbeing through inclusive community-led initiatives.







Construction Update: NWCC and Peel Precinct sites

Construction Update

Over the last three months both of our projects; NWCC and Peel, have been progressing at pace. Project highlights have been:

- ❖ Peel Phase 4 (123 homes including 30 shared ownership and 7 affordable units being delivered for Home Group) is nearing completion, the scaffolding is coming down and the building is currently half uncovered. This will complete the area around Peel Plaza.
- NWCC East (72 affordable homes being delivered for Brent Council) is nearing completion, due in early 2026. The scaffolding has started to come down, and once that is complete the tower crane will come down too and the communal courtyard landscaping and street works will take place.
- ❖ NWCC West has largely taken shape, and the concrete frame is due to complete by the end of this year. This is the last major part of NWCC and Peel and will complete these phases of the wider South Kilburn regeneration programme in 2027/2028 when all four parts of this building are fully complete. NWCC West includes a further 23 affordable homes being delivered for Brent Council, following the 72 in NWCC East.



View over NWCC West (Woodhouse Urban Park at right)

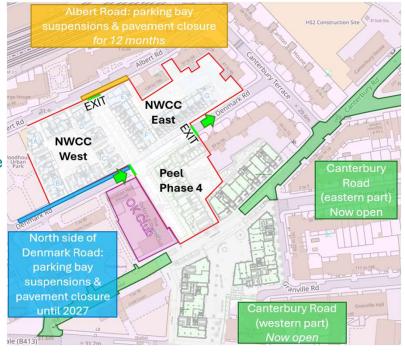


View over Peel Phase 4 and NWCC East

HIGHWAYS NEWS

The status of highways around Peel Precinct and NWCC remains as last quarter:

- The improved eastern section of Canterbury Road, and the brand new western section of the road running through Peel Plaza to Rupert Road, are open to traffic.
- During the construction of NWCC West the north side of this part of Denmark Road is temporarily closed to enable construction to progress on this part of the site.
- ❖ Parking suspensions remain in place on Albert Road. Pavement improvements are due to take place in this area over the rest of the year with parking bays due to be reopened following completion of NWCC East.









Careers in Construction

Are you a student & Interested in a career in construction?

Ever thought about a career in Construction? Curious whether you think its for you or not before you take the leap. Vistry Group have teamed up with Spring Pod to provide you a Virtual Work Experience Programme, providing you with an opportunity to explore careers in the housebuilding industry.

Running from October 14, 2024, to November 1, 2025, this program offers a flexible and interactive learning experience, covering key areas of the housebuilding industry, and is a fantastic stepping stone to further opportunities and looks great on your CV!

Participants will engage in live webinars, recorded sessions, and hands-on assignments and receive a certificate on completion.

Either scan the QR code to the Right or go to www.vistry.springpod.com to login and get started.

Celebrating Apprenticeship Success in South Kilburn

We're proud to share some exciting news from the South Kilburn regeneration programme: we've officially hit our target of 10 apprentices for Peel Phase 4! This milestone reflects our ongoing commitment to creating meaningful opportunities for local residents and investing in the future of our community.

Our apprentices are already making a real impact; gaining hands-on experience, learning valuable skills and contributing to the transformation of South Kilburn. From bricklaying to scaffolding, electrical to plumbing, painting to ground works and business administration we have something for everybody on site.

And the momentum continues; we're now underway with recruiting apprentices for the NWCC phases. If you or someone you know are interested in joining the team and starting an apprenticeship, we'd love to hear from you.

Get in touch at <u>yoursouthkilburn@vistry.co.uk</u> to learn more and apply.

Let's keep growing together!

MINIMISING DISRUPTION AT NWCC & PEEL PRECINCT

While construction inevitably creates some noise and dust, measures are in place to prioritise the safety and convenience of local residences and ensure any disruption is kept to a minimum. These include:

The site is hoarded to provide a safe barrier around the works, reduce noise, visual impact and dust. Operation of noise generating equipment audible in nearby homes is within standard working hours.

Disruption to vehicle and pedestrian routes along neighbouring roads will be kept to a minimum. While road restrictions are in place, we will provide signage showing alternative routes. Footpaths through the site are closed during the works.

Dust will be damped down by misting or spraying. A wheel washing facility will be used for site vehicles.

There is not expected to create dust in your homes, however if you notice excessive dust, please contact us.

Skips and waste will be kept for the shortest possible time, and enclosed or securely sheeted wherever possible.

Brent Council has a Noise & Nuisance hotline (020 8937 5252) if you think the works are creating unacceptable levels of disturbance.

Contractor parking will be accommodated within the site and in pay and display bays.

Our working hours on site are: Monday to Friday 8am to 6pm, and Saturdays 8am to 1pm.







South Kilburn Community Chest 2025

We're proud to highlight the incredible work of local organisations funded through the South Kilburn Community Chest 2025. These projects will be making a real difference in South Kilburn over the next year with projects in many different areas such as supporting youth, wellbeing, employment support and training. A summary of all the projects have been listed below:

- **Divine Purpose** Youth Support & Community Trips including a youth club offering a safe space and inclusive activities.
- **Equivision For All** Personalised employment support for unemployed residents through weekly drop-in sessions.
- Global Skills Centre Tuition & ESOL (English for speakers of other languages) Classes - After-school Maths & English support for 7–10year-olds at risk of falling behind, plus ESOL classes for adults aged 18+
- Higher Potential Creative Youth Space Weekly workshops for 16– 25s using music, DJing, and podcasting to explore identity, racism, and aspirations in a safe, supportive space.
- KOVE Digital Skills Workshops co-designed with volunteers to build digital confidence for older adults, care leavers, and those new to social media.
- Morning Exercise Women-only morning workouts for local residents, especially those from ethnic minority backgrounds, stay at home mothers, and older women; to promote health, confidence, and connection.
- Phoenix Rising The M.O.M. Club Wellbeing support for mothers and caregivers, with sessions on emotional health, self-care, and identity building.
- Sporting Aid CIC Rising Stars Basketball Weekly sessions for young people (11–18) combining basketball with mentoring to build confidence, discipline and teamwork.
- **Total Fitness CIC** Free weekly outdoor exercise sessions for over-50s and beginners; boosting strength, mobility, and confidence.

These projects are helping residents feel connected, empowered, and supported. We're excited to see how they continue to grow! If you want any further information about a specific project above, please let us know and we can sign post you.



(Above) Divine Purpose Youth Club flyer (Below) M.O.M Club flyer



CONTACTS

If you have any questions or queries with regards to any aspect of the NWCC and Peel developments including any issues with construction or nuisance, please feel free to contact Countryside at:

YourSouthKilburn@vistry.com, and your query will be answered by our Community Liaison Officer Hollie Xavier or a representative of our Construction and Development teams.

The Brent Council contact for queries relating to the South Kilburn

Regeneration programme is: ERSK@Brent.gov.uk.

For Housing Management queries please contact the Council on the usual details.

Countryside Partnerships



