

COMMUNITY NEWSLETTER

Summer 2026

Joyce &
Snell's



Welcome to this Special Edition of the Joyce & Snell's Estate Newsletter

We've produced this dedicated issue to keep residents informed about key developments in the regeneration programme and to share important updates affecting the estate.

Work Starts on the First New Homes

We are pleased to announce that our building contractor, Hill Partnerships, is now on site and has started building the first new homes for eligible Joyce and Snell's estate residents.

This is an important step forward for the regeneration of the estate. Work has started on Block A in Phase 0, which will provide the first 50 new homes. Preparations are also being made for the new Energy Centre, which will provide heat and hot water for all the new homes being built on the estate.

Residents will start to see more activity around the estate as work progresses, including delivery of the tower crane which will enable the building's frame to be constructed.

Inside this newsletter, you can find out more about the work that is currently taking place, what is planned over the coming months, and any temporary changes to access routes.

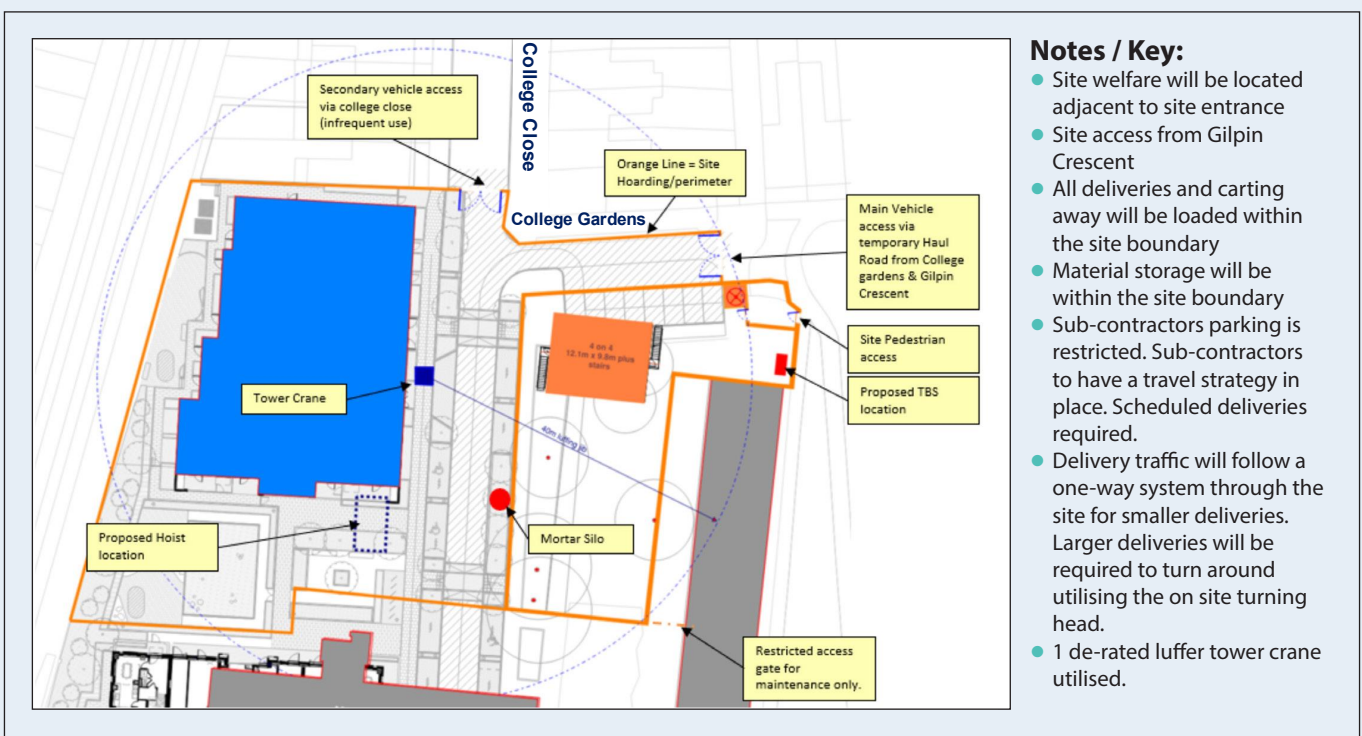
In the meantime, thank you for your continued patience and support as we work to deliver new homes and improvements for the Joyce and Snell's community.

Construction Update

Work started on site in June when Hill set up site offices and a construction compound on land in front of Wadham House.

Construction hoarding has now been put up around the work area to keep the site safe and secure. As part of these works, the footpath between College Close and Joyce Avenue is currently closed. Alternative routes remain available via College Gardens and Gilpin Crescent.

The plan below shows the construction site and boundary hoarding and gives some additional information about the compound area. Residents can continue to use the existing footpaths around the estate. Please follow any signage in place and do not enter the construction area.



Joyce & Snells, Section 1 (Block A) Site Logistics Overview

What are we doing now?

The first stage of construction includes preparing the ground, installing foundations, laying drainage, and connecting services for the new homes.

Residents may notice increased activity around the estate, including construction vehicles, machinery, and deliveries, as these works continue.

A tower crane is due to be installed in August and will help with the construction of the new homes.

Energy Centre Works

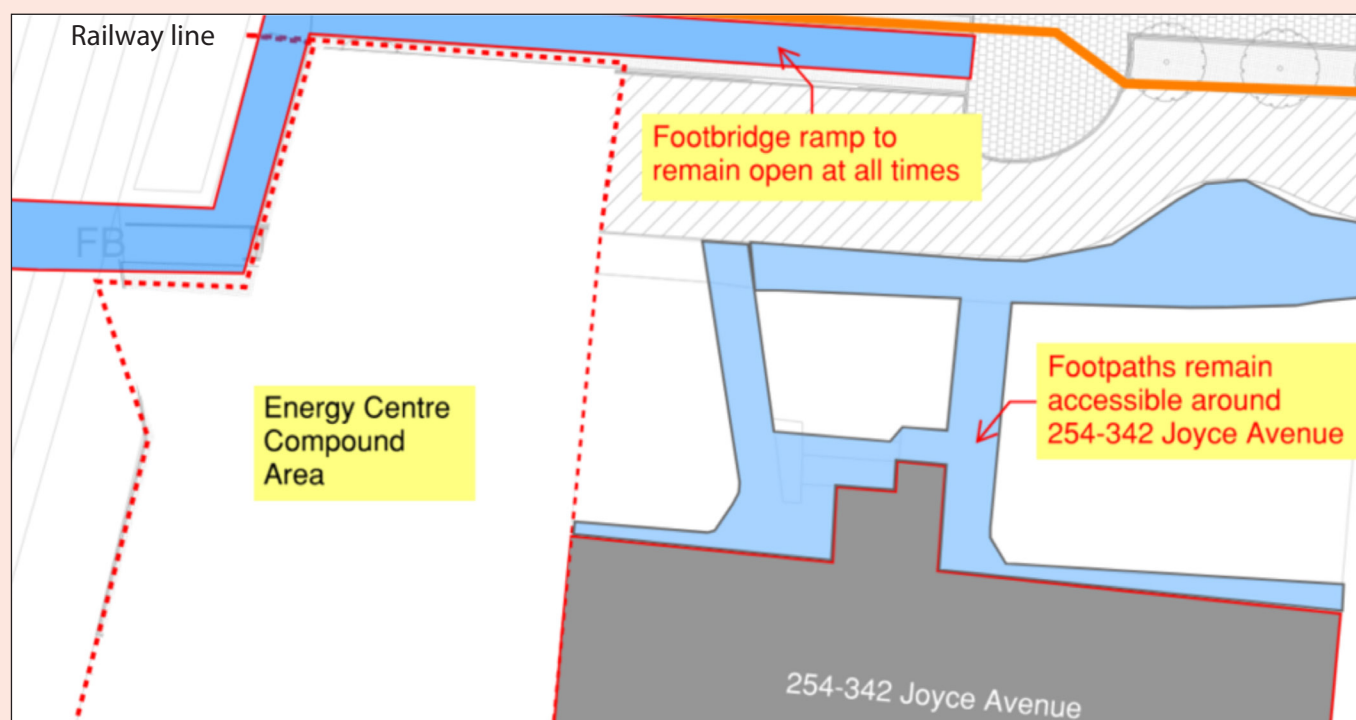
The new estate will be connected to the Council's district heating system.

Hill Partnerships will soon begin work on the new Energy Centre, which will provide heat and hot water for all the new homes being built on the estate.

Over the next two months, the area next to the garages on Joyce Avenue, near the footbridge, will be fenced off so these works can take place safely.

As part of these works, the flight of steps leading down from the footbridge ramp will be removed to make way for construction. The existing ramp will remain in use throughout the works.

There may be a temporary 24-hour closure of the ramp while the footbridge is demolished. We will write to residents nearer the time with more information and the dates of any closure.



Footpaths around 254-342 Joyce Avenue will remain accessible.

Please follow any signage and temporary pedestrian routes in place during the works.

Working Hours

Our site working hours are Monday – Friday 8am – 6pm and Saturday 8am - 1pm.

No work on Sundays or public holidays without prior agreement from Enfield Council.

Hill will do their best to keep noise and disruption to a minimum during these times. However, at times there may be some unavoidable noise and dust.

We apologise in advance for any disturbance. If you are concerned about the level of noise coming from the site, please contact us on the details provided at the end of this newsletter.

What Happens Next?

Over the coming months, residents can expect to see:

- Groundworks and foundations will continue
- Installation of drainage and utility connections
- Construction of the concrete frame
- Installation of the tower crane
- Work starting on the Energy Centre
- Regular deliveries of materials and equipment via College Gardens
- Continued use of the site offices and compound by construction staff

Hill Partnerships will continue to do everything possible to reduce disruption and keep residents updated.

When Will Block A be completed?

Block A is currently expected to be completed in May 2028. We will continue to provide regular updates as construction progresses.



Concerns or questions about construction?

If you have any questions about the construction works, please contact:

Hill's Resident Liaison Team quoting the project name and code:

Project name: Joyce & Snell's

☎ 0800 032 6760 (Freephone)

✉ residents@hill.co.uk

Or contact the Joyce and Snell's Regeneration Team:

✉ joyceandsnells@enfield.gov.uk

General regeneration enquiries

☎ 0203 8211 950

Site Safety

We would like to remind everyone that construction sites can be dangerous places, and we would ask for your co-operation in always keeping everyone outside the site perimeter. If you see any unusual activity outside normal working hours on site, please contact our free phone 0800 032 6760 number or the police on 101.

