

Enfield Council is making good progress with its regeneration proposals. This newsletter is to let you know about opportunities for Joyce and Snell's residents and the local community.



REGENERATION UPDATE

Welcome to the latest Joyce and Snell's newsletter. We've been working hard to take forward the regeneration proposals and we are delighted to bring you up to date with the progress we have made.

PLANNING UPDATE

In July 2024 we secured a resolution to grant planning approval for the hybrid planning application for Joyce and Snell's. This is great news and means we are one step closer to starting construction on the estate.

STARTING WORKS

The first construction works are due to start in Spring 25 and will involve creating a new play area in the field opposite the St John & St James School to replace the existing play area behind Wadham House.

It will also include the installation of an electrical sub-station on Snell's Park and the demolition of garages behind Wadham House.

THE COUNCIL'S BUILD CONTRACTOR; THE HILL GROUP

The construction will be carried out by The Hill Group, who have been appointed by Enfield Council as the main contractor for the first phases of the project. Hill is an award-winning housebuilder known for creating thriving communities in partnership with Government and Local Authorities.

The Hill team will work to minimise any disruption to residents, and we will keep you updated on construction progress through these newsletters.

In collaboration with Enfield Council, Hill will also introduce more community engagement activities and provide local employment and training opportunities as the scheme progresses.



SUPPORTING YOUR HOUSING NEEDS

LEASEHOLDERS AND FREEHOLDERS - ARE YOU READY TO SELL YOUR PROPERTY?

We have been asked by leaseholders and freeholders if we are able to buy their property now. The answer is yes!



We now have funding to acquire properties across all of Joyce and Snell's, with the compensation set out in the Landlord Offer.

If you are a property owner and want to discuss selling your property to the Council or if you would like to discuss your options, you will be able to do so by talking to The Acquisitions Team. You will have a dedicated officer to support you through the whole process.

You can contact The Acquisitions Team in one of the ways outlined below:

- In person at Boundary Hall, Snell's Park, N18 2SY. Buyback Officers Maria and Mark will be available between 10 am and 4pm Tuesday – Wednesday. We also hold an evening drop-in surgery until 7pm on the first Tuesday of each month.
- By phone on 020 8379 4828
- By email property.acquisitions@enfield.gov.uk
- Via our website www.enfield.gov.uk/joyceandsnells where you can find our contact us form to complete.



Alternatively, you can scan the QR code below to open the contact form directly from a smartphone or tablet.

COUNCIL TENANTS

UNDERSTANDING YOUR REHOUSING NEEDS

Throughout the Spring 2025 our dedicated Decant Officers will be reaching out to residents in Phases 0-3 of the estate to understand your rehousing needs and preferences. We will be sending letters, door-knocking and will be available at Boundary Hall to talk to residents.

PERMANENT, EARLY MOVES TO HOMES OFF THE ESTATE

We understand that some tenants do not want to wait for a new home to be built on the estate and that they want to exercise their right to have an early, permanent move off the estate. For this reason, we have awarded decant status to tenants in Phases 0-3. This means that tenants living in these phases will be able to bid for homes on the Choice Based Lettings system.

Your dedicated Decant Officer will help you determine your rehousing needs and support you through the move process. If you would like to speak to our Decant Team, you can contact them in the following ways:

In person: Didem, Enkeleida, Jess & Sinnita - the Decant Team are at Boundary Hall on Tuesdays & Wednesdays 10.00am-4.00pm and are available to have individual private conversations about your particular circumstances.

Call: 0203 821 1950 Email: decantteam@enfield.gov.uk

The blocks where residents have decant status: (phases 0-3)

- Wadham House
- Isis House
- 1-7 Snell's Park
- 9-29a Snell's Park
- 1-32 Trinity Court
- 201-215 Langhedge Lane
- 172-198 Langhedge Lane
- 202-228 Langhedge Lane
- 217-227 Langhedge Lane
- 229-239 Langhedge Lane
- 230-256 Langhedge Lane

SOURCE PARTNERSHIP

Source Partnership is your Independent Advisor for all tenants, leaseholders and freeholders across Joyce Avenue and Snell's Park.

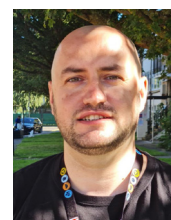
We offer impartial and factual advice and you can talk to us in confidence. As the planning application has now been approved tenants, leaseholders and freeholders will be getting more information as work progresses, we will continue to offer advice and support to you. You can call us on freephone 0800 616 328 or email rob@sourcepartnership.com.

We will be planning some drop-in sessions across the year and we are happy to offer 1 to 1 home visits.

We work with a Residents' Steering Group made up of residents from across the estate that met in May. We will be planning their next meeting now the planning has been approved so let us know if you are interested in joining the group.

JOYCE AVENUE AND SNELL'S PARK ESTATE MANAGER

We are delighted to have Richard Keri as the Community Manager for Joyce Avenue and Snell's Park estate. Richard has been an integral part of our community, engaging with residents and providing valuable opportunities for discussions on issues related to tenancy, homes, and the broader estate.



Richard will be available on Tuesdays from 10am to 4pm. Additionally, he will be accessible on some Wednesdays based on his availability. This availability ensures direct access to him when needed, providing a comprehensive management service to ensure that the Council meets all health and safety requirements.

How to get in touch: If you have any questions or concerns about your residence or matters within the local community, please feel free to reach out. You can contact Richard directly using the details provided below. To arrange a personalised appointment, simply get in touch.

Email richard.keri@enfield.gov.uk
Landline: 0208 1321826

ACTIVITIES

Description	Date/Time
Youth Bus Parked on Snell's Park	Every Friday at 3.30pm-5.30pm (Look out for the Bus on Grove Street)
Info-Fix Drop-in Come for guidance from the community manager, covering tenancy details, ASB, and repair information	Tuesday 8 th April 2-3pm at Boundary Hall.
Women's Exercise Class Free of charge	Every Thursday 9.30am-11am at Boundary Hall
Community Garden Project	Wednesday 12 th March 2025 (10am-12pm and 2pm- 3pm) Wednesday 26 th March 2025 (10am-12pm and 2pm-3pm)
Food Co-op (support with food)	Every Wednesday from 5.30pm-7.30pm at Boundary Hall.
Enfield Connect (advice platform to support residents)	This is now a telephone service. If you require advice please call on 0203 960 0129
Homeowner Drop-in sessions	First Tuesday of every month from 4-7pm at Boundary Hall: Tuesday 1 st April 2025 Tuesday 6 th May 2025 Tuesday 3 rd June 2025 Tuesday 1 st July 2025 Tuesday 5 th August 2025 Tuesday 2 nd September 2025 Tuesday 7 th October 2025

POLICE UPDATES

- Up until May 5th 2024 Upper Edmonton had the highest rate of burglaries in Enfield, with 18 incidents reported over a four week period. Since Upper Edmonton Police implemented key patrols no further burglaries have occurred, marking an 89% reduction. We will continue patrolling the area to maintain this improvement.
- We have managed to obtain 21 closure notice orders in partnership with the Council and residents to manage the ongoing ASB (anti-social behaviour) seen in the communal areas of blocks and outside areas. We urge residents to continue calling the police when they know people who do not reside in these areas are misusing them, allowing the police to remove them and prevent them from returning.
- Efforts are ongoing to identify and apprehend suspects involved in the organised crime network responsible for recent ATM thefts.
- We are working closely with McDonald's and Costa to enhance safety and reduce thefts targeting these establishments.
- We plan to reintroduce "Cuppa with a Copper" and launch a new initiative under VAWG (Violence Against Women and Girls) called "Safe 2 Talk Spaces."
- We are in the process of issuing Community Protection Notices (CPNs) to individuals who commit offenses in our ward but do not reside here, aiming to reduce the risk of reoffending and reoccurrence.

Upper Edmonton Safer Neighbourhoods Team

Safer Neighbourhood is community based policing.

Neighbourhood officers are working closely in specific areas, where they develop relationships with the residents, Council, and local agencies, in order to tackle crime. Officers are engaging with the community to tackle long term crime related problems such as Anti-Social behaviour, disorder and community issues. Community policing is important for developing relationships with the public and is vital for slowly regaining the trust between members of the public and the police.

Nearest police station
462 Fore Street
London N9 OPW

 UpperEdmonton.SNT
@met.police.uk

 07843065888

 @MPSUpperEdmonton

 @metpoliceuk
Facebook.com/metpoliceuk

For crime prevention advice visit
www.met.police.uk/crimeprevention

To report a crime visit www.met.police.uk or call **101**.

In an emergency always dial **999**.



METROPOLITAN
POLICE



NEED A VENUE FOR A PARTY OR EVENT?

Boundary Hall is currently available for hire, whether your event is a party, meeting, conference or training.

The hall has full kitchen facilities, disabled access and toilet facilities available.

Tables and chairs are provided within the hire. The venue also has good transport links.

Hall Rates are:

£24.84 per hour: Not for profit rate / charitable organisation (proof will be required).

£30.96 per hour: Council housing Tenant (you pay rent to the Council)

£33.75 per hour: Enfield resident (you live in Enfield)

£41.34 per hour: Commercial rate – i.e. private functions and events (live outside the borough)

To view our halls and for further information.

Please visit the website:
[Community halls and venues for hire | Enfield Council](#)

Or call us on 0208 379 5598



SKILLS AND EMPLOYMENT

The Enfield STEPs service supports Enfield residents aged 16 and above that are joblessness due to barriers to employment including: childcare duties, alcohol and drug dependency, financial barriers, language or digital skills gaps, or because they are ex-offenders, temporary accommodation tenants or residents with health conditions.

STEPs provided one-to-one employability support including CV support, careers advice, wraparound support and job brokerage. To self-refer into STEPs, contact STEP@enfield.gov.uk