

# Snells Park & Joyce Avenue Residents' Association Meeting Monday 13<sup>th</sup> July 2026

## Agenda

1. Welcome, apologies & Introductions - Chair
2. Actions from last meeting - Chair
3. Enfield Safer Neighbourhood Teams (SNT's) - Police Updates
4. LBE Community Manager (Housing) Updates
5. LBE Caretaking Services Updates
6. LBE Regeneration Team Updates
7. Any Other Business (AOB)

<b>Meeting:</b>	<b>Minutes of the Meeting for Snells Park &amp; Joyce Avenue General Meeting</b>				
<b>Date:</b>	<b>20<sup>th</sup> April 2026</b>	<b>Time:</b>	<b>7pm to 9pm</b>	<b>Held at:</b>	<b>Boundary Hall</b>
<b>No. of Residents Present:</b>	17				
<b>Committee Members present</b>	Sandra Deller - Secretary Geoffrey P Harvey - Treasurer Julie Shaw – Committee Member Joe Clark - Chair Linda Cooper - Committee Member Njoku McQueen – Vice-Chair				
<b>Officers Present:</b>	Jany Badoye – Resident Liaison and Engagement Officer Ammanuel Afsaw - Neighbourhood Caretaker Manager Soribe Ezugha – Community Manager Melike Koymen – Resident Engagement & Communications Coordinator				
<b>Apologies:</b>	Rob Williams _ Source Partnership Linda Andrews - Committee Member				

### 1. Welcome and Introductions

The Chair opened the meeting and welcomed residents and officers. Introductions were made by council officers attending, including Resident Engagement, Caretaking, and the Regeneration Team.

### 2. Review of Previous Minutes

- Residents confirmed they had reviewed the previous meeting minutes.
- No amendments were formally proposed.
- **Decision:** Previous minutes were agreed as an accurate record.

### 3. Police

- Police were expected to attend but did not arrive.
- No police update was provided at this meeting.

### 4. Housing & Repairs

Lifts

- Significant concerns were raised regarding lift reliability, with confusion over which lift is currently out of service, and which is operational.
- It was reported that one lift was due for upgrade works and residents expressed concern that repairing the working lift could result in both lifts being out of operation at the same time.
- Officers advised that reports received are based on contractor (Apex) updates.
- Residents requested clarity and confirmation before work proceeded.

#### Communal Doors / Access Issues

- Issues were raised regarding communal entrance doors being broken or permanently wedged open. (College Gardens)
- Residents reported repeated repairs followed by further failures, raising security and safety concerns. (Joyce Avenue 1-60)
- Delivery and access control issues were also highlighted.

### 5. Caretaking Updates

- Ongoing issue identified with residents leaving refuse bags outside flats and in communal areas.
- Distinction was explained between:
  - **Fire safety obstructions** (bags left outside doors)
  - **Fly-tipping/environmental offences** (incorrect disposal of waste)
- Fixed Penalty Notices have been issued where evidence exists, including a recent £1,000 fined to contractors.
- CCTV usage was discussed; caretaking does not directly control cameras, which are primarily used for ASB.
- Residents requested stronger enforcement, better use of CCTV intelligence, and clearer feedback when action is taken.
- Improvements were noted since the return of the regular caretaker, following a difficult period during long-term absence cover.

#### Signage

- Residents noted missing or inadequate signage in play and communal areas, including:
  - No dog fouling
  - No cycling
- Concerns were raised about lack of designated dog areas.

### 6. Grounds and External Areas

- Residents reported that recent grounds maintenance works had not been completed to a satisfactory standard (102 Snells Park)
- Theft of items from communal garden areas was raised, linked to insecure gates and doors.

### 7. Regeneration Update

The Regeneration Team provided a comprehensive update:

#### Progress & Timescales

- Construction is expected to start **June 2026**, with hoarding installation from late May 2026.
- **Phase Zero (Block A):** 50 new homes (mixed sizes).
- **Phase One (Block B):** 220 new homes.
- Additional blocks include two towers of approximately 13 and 26 storeys.

### Rehousing Timescales

- Timescale for eligible residents to move into new-build homes has reduced from 15 years to approximately **6–7 years**.

### Allocation & Preferences

- Allocation will seek to match residents' preferences (e.g. lower floors vs high-rise).
- Remaining homes will be allocated via Choice Based Lettings (CBL).
- Sufficient homes are planned for all eligible residents wishing to remain on the estate.

### Council Tenants

- Council tenants can:
  - Bid to move off the estate via CBL, or
  - Remain on the estate and wait for a new-built property
- Decant points (reported as 800) were discussed, with residents seeking greater clarity on how points interact with existing housing priority.

### Private Tenants & Housing Association Residents

- It was confirmed that the regeneration team works directly with council tenants and leaseholders.
- Private tenants and housing association residents will be signposted to appropriate services.
- Residents expressed frustration at lack of clarity and long delays regarding housing association properties.
- Officers confirmed negotiations are ongoing at senior level, but no update is currently available.

### Steering Group

- A regeneration steering group is in place and chaired by Source Partnership.
- Residents were encouraged to engage via this forum.

### 8. Community Engagement Updates

- **Digital Inclusion Sessions:** Free IT skills sessions scheduled for **19 and 26 May**, 11:00am–1:00pm.
- **Toast & Talk:** Informal resident drop-in session scheduled for **21 April**, 11:00am–12:30pm.

### 9. Any Other Business

- Ongoing concerns raised about parking, storage provision, bin capacity, and infrastructure pressures.
- Residents requested clearer written information regarding decant points, waste enforcement, and regeneration options.

### 10. Date of Next Meeting

- 13<sup>th</sup> July 2026

### Action Tracker

Ref	Action	Service Area	Owner	Update Required	Status
4	Confirm which lift is operational	Repairs / Assets	Housing Repairs Team / Apex	Gemma Smith has confirmed that Lift 52 is	Close 22.04.26

	and ensure works do not leave both lifts out of service at the same time			OOS as per photo provided.	
<b>4</b>	Joyce (1-60) Investigate repeated failures of communal entrance doors and provide long-term solution	Repairs / Building Safety	Housing Repairs	Update by next meeting	Open
<b>4</b>	Issues were raised regarding communal entrance doors being broken or permanently wedged open. (College Gardens)	Repairs/Building Safety	Housing Repairs	Update by next meeting	Open
<b>4</b>	External lights x4 faulty outside 274 Landhedge Lane	Repairs/Electrical Team	Ali Bozkina	WO230737LBE	Open
<b>4</b>	Investigate insecurity of communal garden areas and report on gate/door repairs	Housing Management	Soribe Ezugha/Jany Badoye	Update by next meeting	Open
<b>5</b>	Review missing or inadequate signage in play and communal areas (dogs, cycling)	Caretaking / Estates	Ammanuel Afsaw	Update by next meeting	Open
<b>5</b>	Liaise with CCTV / ASB teams regarding evidence-led enforcement for fly-tipping	Caretaking / ASB	Ammanuel Afsaw	Update by next meeting	Open
<b>6</b>	Reinspect reported grounds	Caretaking / Grounds Maintenance	Ammanuel Afsaw	Site check and update	Open

	maintenance works that residents say were not completed (102 Snells Park)				
7	Provide written clarification on decant points and how they interact with existing priority	Regeneration / Housing	Regeneration Team	Written resident update	Open
7	Feedback residents' request for meeting with Senior Development Manager (Nick Weston)	Regeneration	Regeneration Team	Confirm meeting arrangement	Open
7	Update residents when housing association position on regeneration is clarified	Regeneration	Regeneration Team	Resident communication	Open