

Resident Newsletter

Upton & Raynham

Dear Residents,

As you may know, we, Hill Group, recently secured the contract from Enfield Council to build the residential development on Raynham and Upton Road either side of and around Scott House.

We are pleased to inform you that we are now ready to begin works on site. They will begin on 7 April 2026 and are expected to complete in autumn 2028.

Hill Group is an award-winning developer committed to sustainable practices and delivering high quality affordable homes. We look forward to working with you, members of the local community, over the coming couple of years.

As the main contractor, Hill understands that as works progress, there may be at times some minor inconvenience and disruption. We want to assure you that we are committed to minimising this and will keep you informed every step of the way. We want to thank you in advance for your understanding and patience during the construction period. If you have any questions, please don't hesitate to get in contact via the details below.

We would like to share the latest programme of upcoming works taking place over the next few months. Please see below for key activities anticipated to progress over the next few months:

- **Site set-up & enabling works**
This involves mobilising our workforce, installing our site welfare and offices and securing the boundaries of the site. We anticipate this commencing from 7 April 2026 and will last approximately 2 months.
- **Piling, foundations & substructure works**
These works will commence towards the end of May 2026 and will include the commencement of piling works and foundation excavations.

Working hours and safety


Construction will typically take place Monday to Friday from 8am to 6pm and Saturdays from 8am to 1pm (as and when required). Utility works such as water, electric and telecoms are carried out by public utilities and may take place outside the hours listed above.


Construction sites can be dangerous, please help us keep everyone safe, especially children, by always staying outside the fenced-off areas.

Parking suspended around Scott House

As advised by the Council in their earlier letter of 15 December 2025, for Health and Safety reasons, all parking will need to be suspended for the parking area immediately located around Scott House from 26 January 2026 until the housing development works are complete, scheduled for autumn 2028. The only parking that will be allowed will be for those contractors carrying out heat installation works to Scott House.

Contact our Social Value and Community team

 The Power House
Gunpowder Mill
Powdermill Lane
Waltham Abbey
Essex, EN9 1BN

 0800 032 6760 (free phone)

 residents@hill.co.uk

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Since the deadline, of 26 January 2026, has now passed, the Council have advised of the long stop date of **Sunday 10 May 2026** for ALL vehicles to be vacated from the car park surrounding Scott House. With regret, any vehicles remaining on site from Monday 11 May 2026 onwards, will be relocated to Woolmer Road, for which a Temporary Traffic Order/Notice has been arranged by the Council.

Please note that all residents of Scott House will be able to apply for a free resident parking permit for the 'South Edmonton Event Day' Controlled Parking Zone (CPZ) via the Council's website, see following link: <https://www.enfield.gov.uk/services/parking/parking-permits-rb>

Some additional provision of parking will be made available for 'Blue Badge' holders, in the Raynham Road Car Park. To apply for a permit, please email: Housing.Renewal@enfield.gov.uk – availability is on a first come, first serve basis.

We apologise for any inconvenience caused by the above and will ensure measures are in place to minimise disruption to residents as far as reasonably possible throughout the period of construction.

We're here for you

In cooperation with the Considerate Constructors Scheme, the site team will continue to maintain the cleanliness of the road and the hoarding surrounding the site. Residents will receive regular updates on the project's progress through the development webpage, which will be launching soon.

Should you like to meet us and become more informed about our construction programme from April 2026 to Autumn 2028, please attend a 'Resident Engagement Event' arranged at the Angel Community Centre on **Monday 1 June 2026 from 6pm to 8:30pm**.

Colleagues representing our Client, the London Borough of Enfield will also be in attendance at the event to answer any queries or concerns you have on the new residential development works, comprising 135 dwellings (100% Affordable Housing) including the creation of new commercial, ancillary spaces, landscaping and improved public realm. Representatives of the Council will also be able to provide an update on the ongoing heat installation works at Scott House, which are due to be completed, by another contractor by Autumn 2026.

We know that change can be challenging and we are here to support you throughout this process. If you have any concerns, please do not hesitate to contact Lauren Kennett, Social Value and Community Manager.

Phone: 0800 032 6760 (freephone)


Email: residents@hill.co.uk


Thank you and we will be in contact with future updates.

Yours sincerely,

The Hill Team

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Essex, EN9 1BN

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