

Joyce & Snell's

SECTION 105, HOUSING ACT 1985 & S137, HOUSING ACT 1996 CONSULTATION

Consultation on proposed changes to the provision of
amenities for secure tenants and resident Leaseholders
and Freeholders of the Joyce Avenue and Snell's Park Estate
September 2022 - October 2022

Our commitment to delivering new homes

Housing is a top priority for Enfield Council. There are around 3,000 families living in temporary accommodation, and over 6,000 people on the waiting list for Council housing. We are committed to renewing our stock and delivering modern and comfortable Council homes for local people. This is an Enfield Council led project on our own land that prioritises existing residents and puts them at the centre of the regeneration. You can find out more about the Enfield Housing and Growth Strategy by visiting the following link - <https://www.enfield.gov.uk/data/assets/pdf/file/0023/4586/housing-and-growth-strategy-2020-2030-housing.pdf>

The Master Plan

The Council has responded to feedback provided by residents over a number of years and you have told us that you're dissatisfied with many of aspects of the current estate. These problems include poor quality housing, crime and anti-social behaviour and low-quality green areas. The Council has worked to address these and other problems through developing a new master plan over the past five years, and residents voted strongly in favour of our plans during the ballot in December 2021.

Between now and 2025, Phase 0 will be built and completed, and Phase 1 will start on site. We have identified the main impacts of this work from a housing management point of view and we would very much welcome your views on the matters contained in this information pack. A feedback form is included.

The Council recognises that there will be some inevitable disruption to residents during construction, however we will ensure that disturbance is kept to a minimum and Boundary Hall will be kept open for the duration of the works where members of the development team will be available to discuss issues and problems as they arise.

The Proposals

Regenerating the estate will inevitably cause some inconvenience to residents while the work is underway, however the Council wants to keep this to a minimum and will set out what management changes are required during the transition period. These include:

- ▶ Relocation of children's play facilities from the northern side of Wadham House to grassed area to the west of St John & St James school
- ▶ Relocation of parking spaces from College Close adjacent to Wadham House to the parking court to the rear of Wadham House
- ▶ Demolition of garages in the parking court to the rear of Wadham House and re-provision of parking spaces in the same area

- ▶ Relocation of Wadham House bins to eastern end of Wadham house. These will be collected by the Waste Services from Joyce Avenue
- ▶ Opening of the junction between College Gardens and College Close to allow for construction traffic logistics
- ▶ Demolition of Wadham House

During the development the Council will continue to deliver a high-quality housing management service providing 'good homes in well-connected neighbourhoods. Having a clean, safe and well-maintained environment in which to live is clearly important to our residents and we recognise that the appearance of an estate or group of homes enhances well-being and a positive environment in which to live.

Your Views

The Council wants to hear your views. Proposals around the relocation of the play areas, parking and refuse management have not been finalised and your comments are important.

Under S105/137 of the Housing Act, the Council has a legal obligation to consult with its secure tenants on matters of housing management, improvement or demolition of homes let by the Council, or changes in the provision of amenities. Enfield Council has also chosen to include resident leaseholders and freeholders in this consultation too as a matter of courtesy.

Finally, please be assured that consultation and engagement will continue with residents as the regeneration progresses. You will continue to receive consultation material, information and newsletters to keep you up to date with proposals and works on site as they occur. Your views are important to the Council and we welcome any feedback on our proposals.

You Can Have Your Say

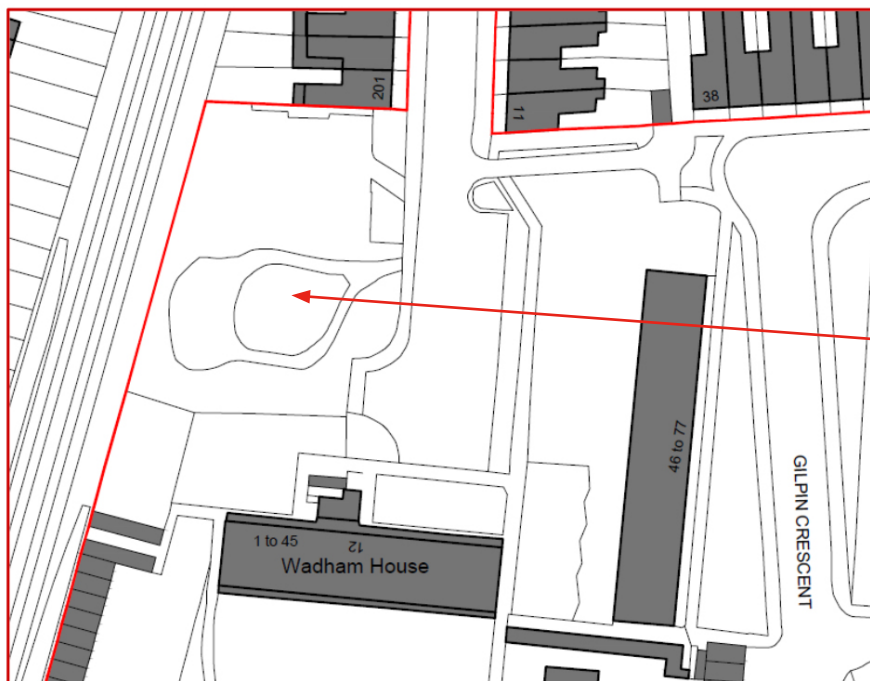
- ▶ Complete the questionnaire and return it in the freepost envelope enclosed
- ▶ Send in your written comments to www.joyceandsnells.co.uk
- ▶ Please include your name, address and contact details on any feedback sent to the Council

The consultation starts on 28th September and continues for 28 days until 26th October 2022.

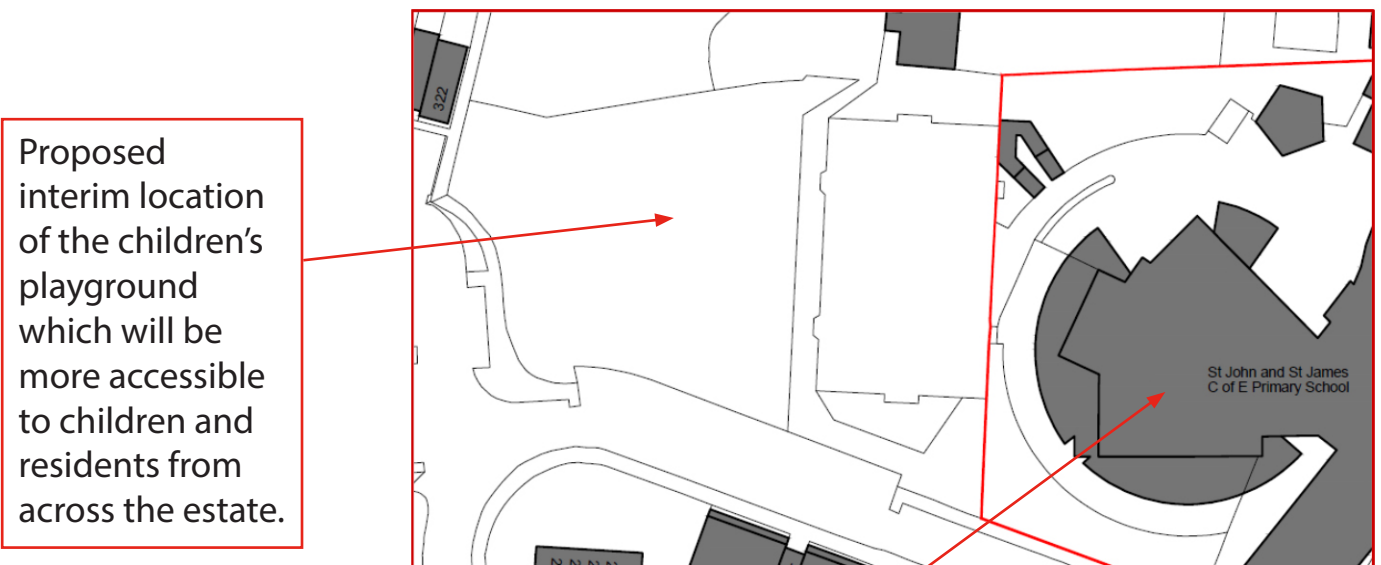
This pack provides further details about the proposals.

Relocation of children's play facilities from the northern side of Wadham House to the grassed area in front of St John & St James School

The first new housing (Phase 0) will be built on the green area to the north of Wadham House where the children's playground is currently located. These play facilities will be relocated to the green area opposite the school and enhanced as the main play area for the estate before the new housing is built. This temporary play area will be maintained by the Council until the new permanent play areas across the estate are completed as the regeneration continues.



Area of Phase 0 where the current children's playground is located.



Proposed interim location of the children's playground which will be more accessible to children and residents from across the estate.

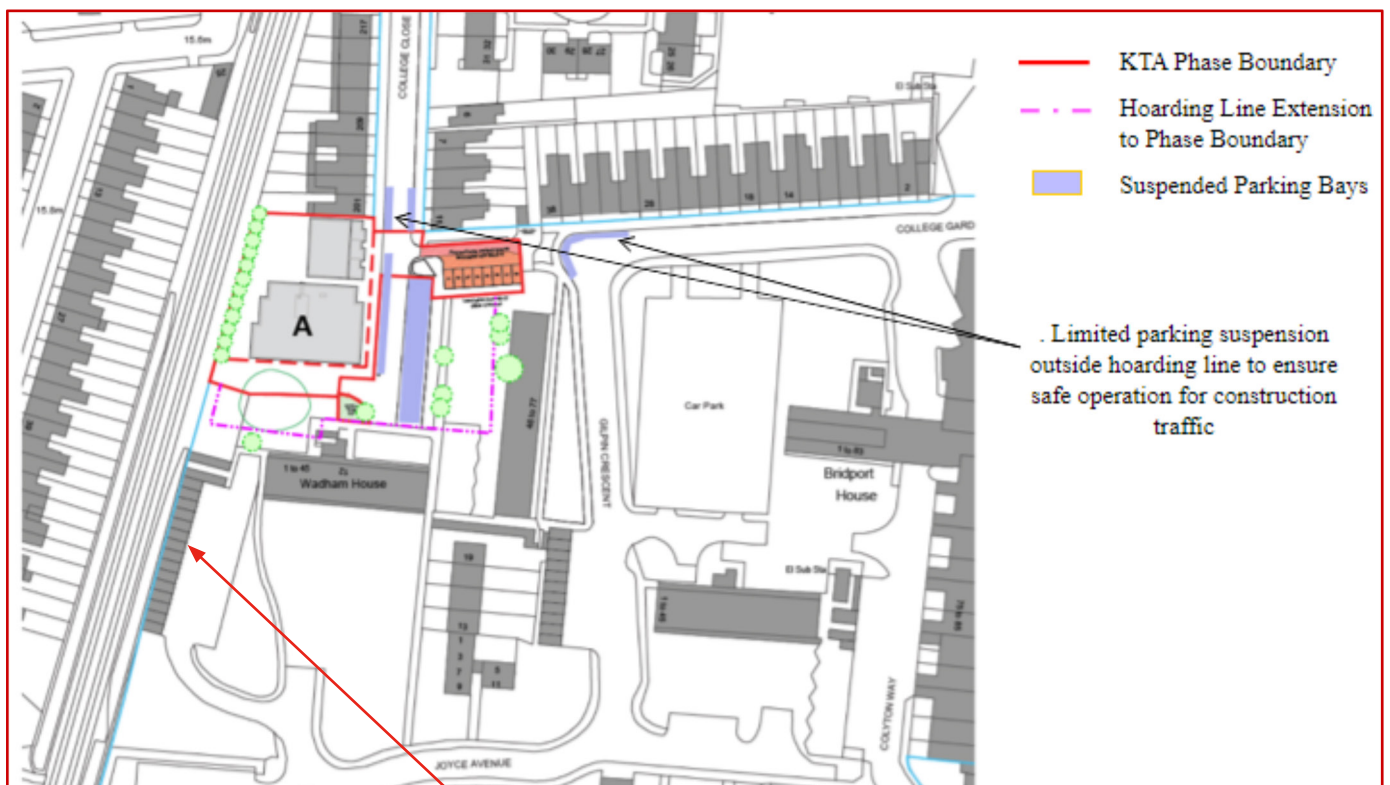
St John and St James School

Relocation of parking spaces from College Close adjacent to Wadham House to the parking court to the rear of Wadham House

In order to begin Phase 0 of the regeneration, it will be necessary to create a construction area behind secure hoarding so that the work can take place safely and materials deliveries can take place. In practice, this means that the parking at the end of College Close, in front of Wadham House, will have to be suspended as the area will be within the building site area. These changes will result in a loss of approximately 18 parking spaces on the estate.

The proposal will also require more limited parking suspensions just outside the estate boundary on College Close and on the corner of College Gardens and Gilpin Crescent as indicated on the plan below. This is to facilitate the movement of vehicles servicing the building works. It is likely that the spaces will be suspended until Jan-Feb 24.

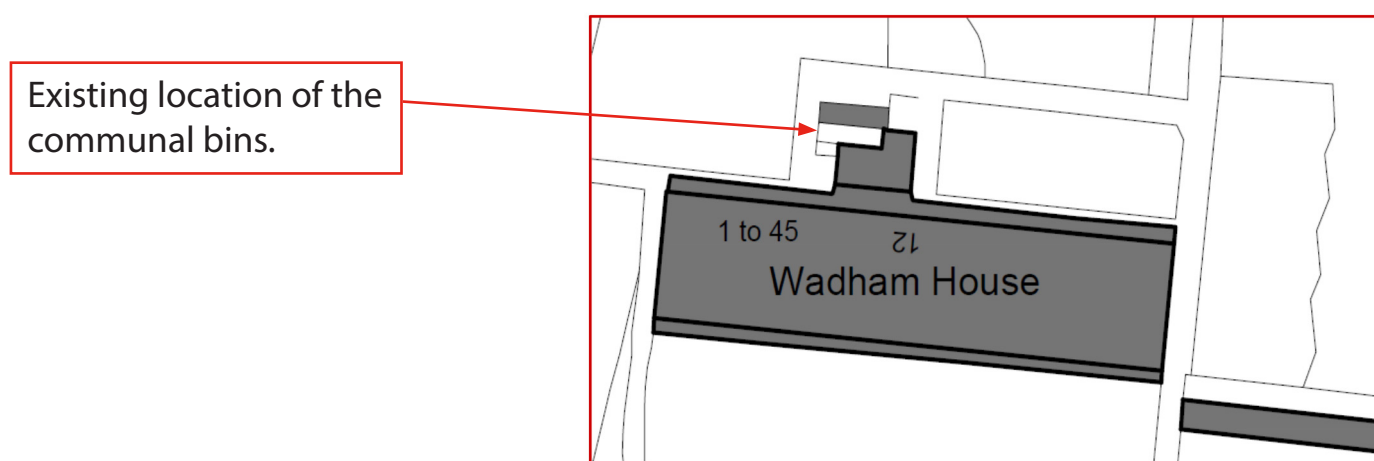
The plan below shows where the suspended parking bays are located:



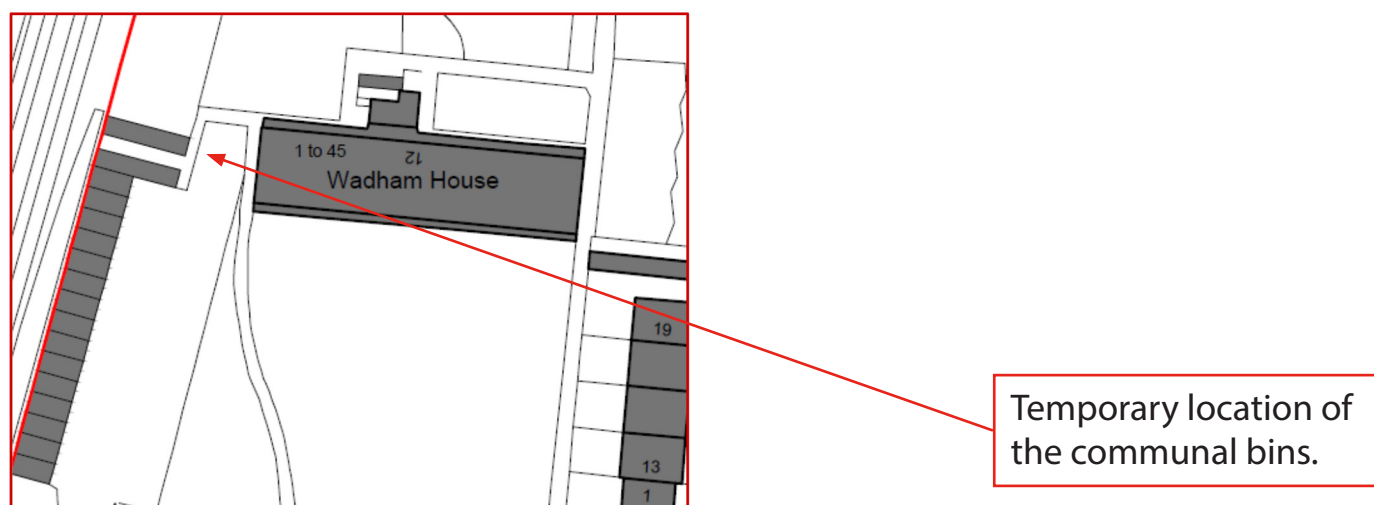
It is proposed that the garages that are currently located in the parking court to the south of Wadham House are cleared and demolished. This will create approximately 15 new parking spaces to replace those lost at the north of Wadham House.

Relocation of Wadham House bins to eastern end of Wadham house. These will be collected by the Waste Services from Joyce Avenue

To facilitate the works to block A in Phase 0, the construction site hoarding will have to be installed close to the existing bin enclosure and will make it difficult for residents to use and for the refuse collectors to empty the bins safely. It is proposed therefore that the bins will be temporarily relocated to the northern end of the parking area so that the caretaking team will be able to wheel them to Joyce Avenue for collection.



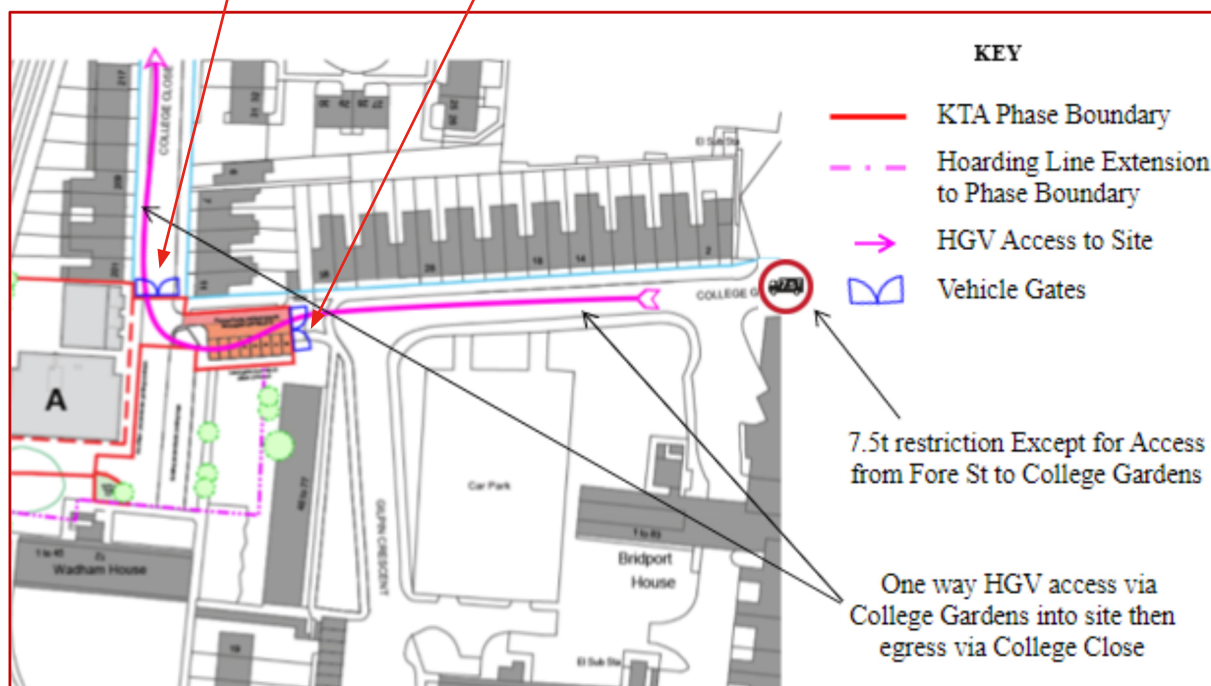
The proposed new location is still very close to the entrance to Wadham House to minimise inconvenience to residents.



Opening of the junction between College Gardens and College Close to allow for construction traffic logistics

Development of Phase 0 (block A) will require frequent deliveries of materials and plant to the site. In order to minimise disruption to traffic locally, the junction between College Gardens and College Close will be opened to delivery lorries and construction vehicles only. At other times the junction will be closed through the use of gates as indicated in blue on the plan below.

Vehicle control gates. These will be closed to general traffic and the junction will be open to works traffic only.

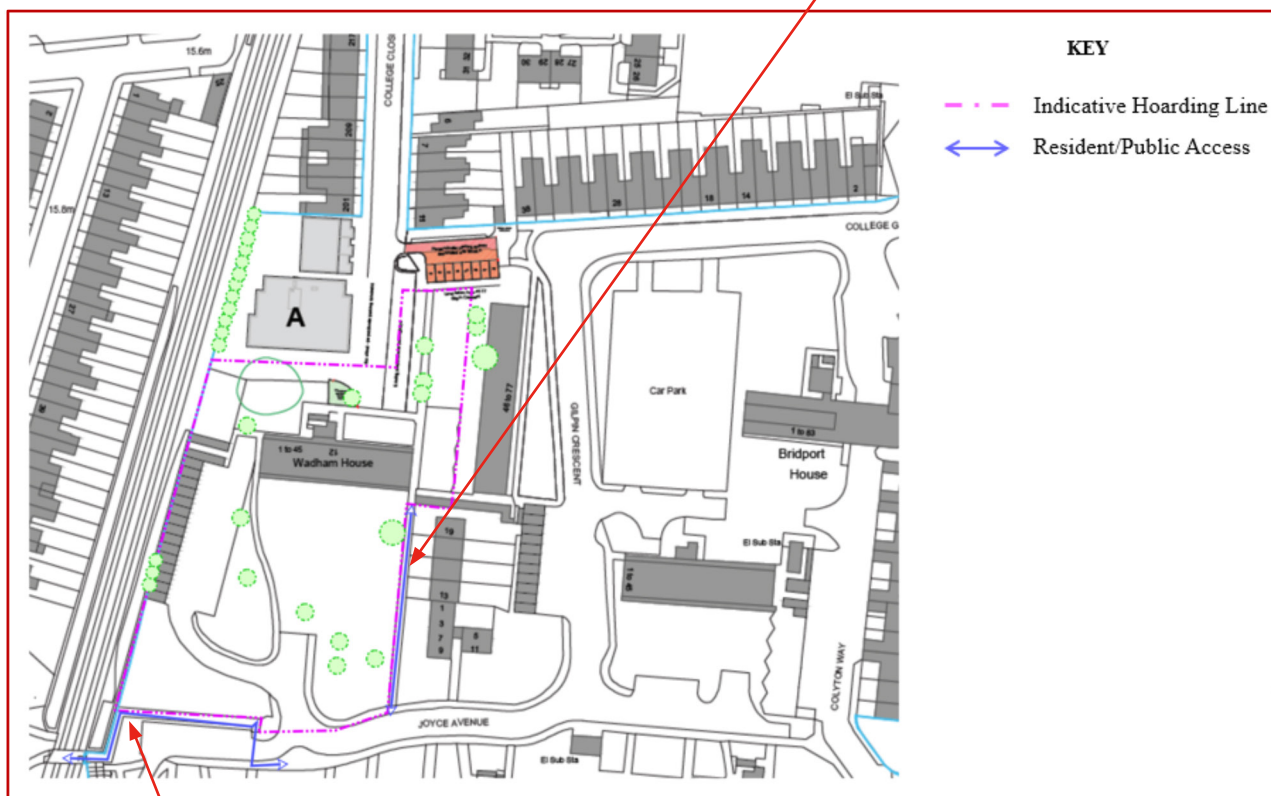


Demolition of Wadham House

Once Phase 0 is completed, those remaining residents who wish to stay on the estate will move into their new homes in Block A. Wadham House will then be empty and ready for demolition.

The demolition works will start at the beginning of Phase 1 (Block D) and will take place behind a secure hoarding to minimise disruption to residents. This work is likely to take place from around July 2025.

Hoarding set back to maintain footpath access to 13 to 19 Joyce Avenue.



Access maintained to footbridge over railway line to Bridport Road.