



Artist's impression of the proposed civic square on Fore Street



www.joyceandsnells.co.uk

ESTATE REGENERATION BALLOT

EXHIBITION ONE: FEEDBACK SUMMARY

JULY 2020

As you will know we recently carried out the first virtual and posted exhibition, looking to find out residents' preferences for the design of your potential new home. You have also been taking part in polling to tell us what you would like the new estate to look like.

This leaflet will outline what you told us, both at the exhibition and through polling, to give you an idea of the feedback we received

WHAT ARE WE DOING AS A RESULT OF YOUR FEEDBACK?

The really good news is the vast majority of residents feel positive about the regeneration plans and are looking forward to having a new home and a new estate. We are therefore looking to progress with the ballot as soon as we can to get your official go ahead.

Your feedback on flat layouts will help us plan out the buildings. As a direct result of what you have told us, we will look to increase the overall amount of maisonettes and separate kitchens while having enough single floor flats for those with reduced mobility.

WHAT'S NEXT?

Now we have consulted you on your flat, we will soon be writing to you to get your views on your estate. This will include asking for your views on the overall layout of the new estate, new communal areas, green spaces and parking. We will introduce you to some exciting ideas such as a proposed new civic square.

Following that consultation we will be sending you the "landlord offer" which will give you the information you will be voting on in the ballot.

CONTACT US:

If you have any questions or would like to get in touch with the project team, please email us at joyceandsnells@enfield.gov.uk or call **0203 821 1950**.

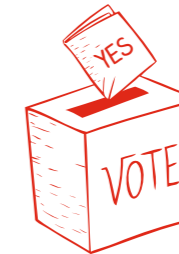
View the current plans for the estate and latest news at www.joyceandsnells.co.uk

YOUR POLLING FEEDBACK - FROM GIVE MY VIEW

328 OF YOU PARTICIPATED IN OUR POLLING - THIS IS WHAT YOU TOLD US



91% of voters want the buildings to be replaced with new homes



88% of voters currently feel positive about voting yes to the regeneration ballot



KEY CONCERNS

remain personal safety, antisocial behaviour, maintenance and management, as well as the affordability of the new homes



ACTIVITIES FOR YOUTH
Many raised the idea of making activities for youth available, including children's sport and boxing, and homework clubs



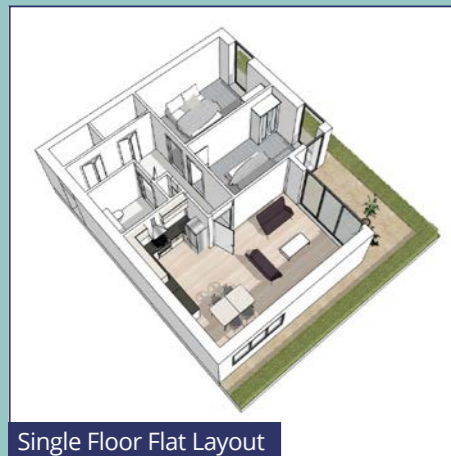
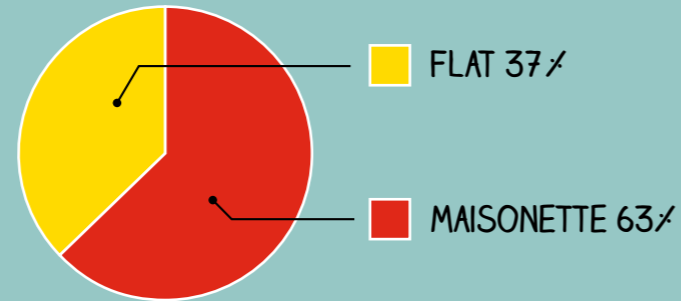
57% voted for an outdoor gym as the most enjoyable sports facility

YOUR EXHIBITION FEEDBACK

152 of you completed the feedback forms from our exhibition, either online at joyceandsnells.co.uk or returning the pack you received in the post – this is what you told us.

Q1. SINGLE FLOOR FLAT VS TWO FLOOR MAISONETTE?

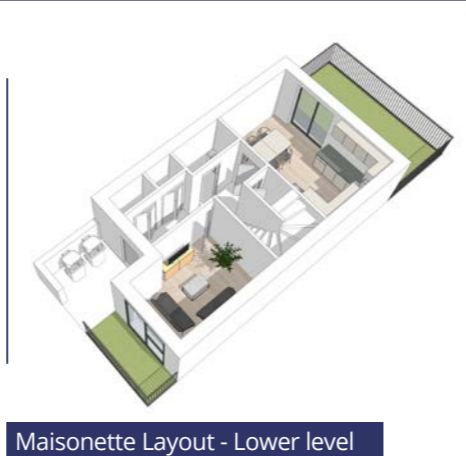
Respondents tended to feel that maisonettes are more spacious and allow for more privacy. However, we have noted that where some residents would prefer a flat, it is often for medical reasons and a desire to avoid stairs.



Single Floor Flat Layout



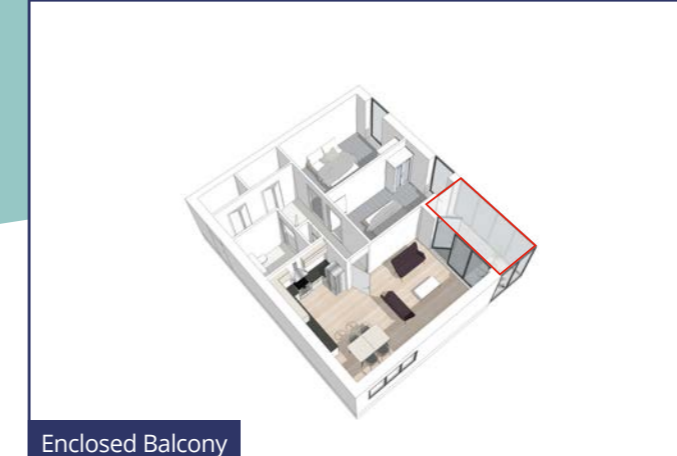
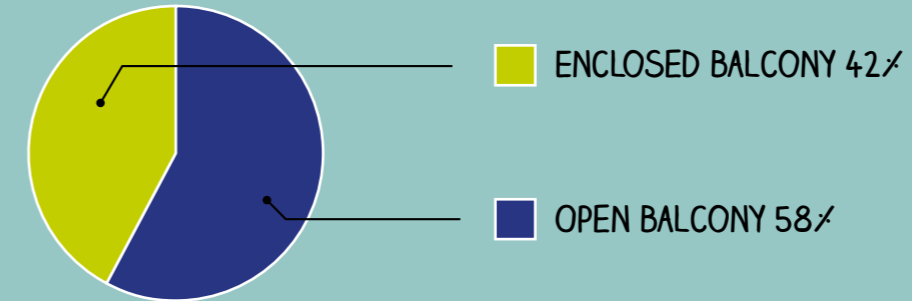
Maisonette Layout - Upper Floor



Maisonette Layout - Lower level

Q3. OPEN BALCONY VS ENCLOSED BALCONY?

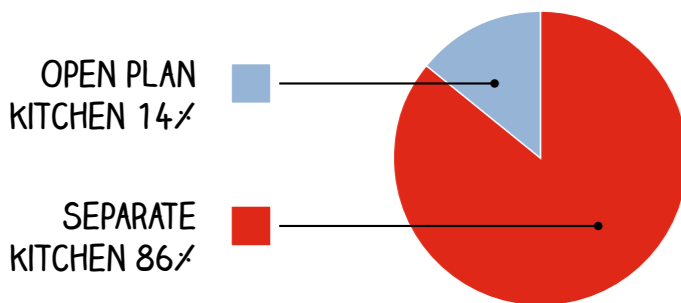
The responses to this question were less conclusive, with residents leaning towards the open balcony option, allowing better access to fresh air and light. Those who chose enclosed balconies did so for security and privacy, and protection against the weather.



Enclosed Balcony



Open balcony



Q2. SEPARATE KITCHEN VS OPEN PLAN?

An overwhelming majority wanted a separate kitchen in their new homes, usually to avoid scents from the kitchen spreading throughout the living space, as well as making life easier for families with children. The small number that chose open plan felt it was more spacious, particularly in flats.



Separate kitchen



Open plan kitchen and living space

Q4. WHAT COMMUNITY FACILITIES DO YOU WANT TO SEE ON THE NEW ESTATE?

Below shows the core areas raised in residents' comments

<p>SAFETY AND SECURITY</p>	<p>GREEN AREAS</p>
<p>KIDS PLAY</p>	<p>PARKING</p>
<p>FITNESS</p>	<p>PLANTING</p>
	<p>SPORTS</p>