

GOOD GROWTH FUND PROJECTS

Enfield Council have secured £2.2 million, including funding from the Mayor of London, to improve spaces around Fore Street, including:

- Upgrading the existing library into Fore Street's Living Room Library, supporting a range of community and cultural activities – the Library fit-out is due to open in Early July 2022
- Transforming existing underused garages to the rear of Snell's Park into affordable workspaces – construction will begin in June 2022 until the end of the year. We will soon be hosting sessions in Boundary Hall to answer any questions
- New artwork along Fore Street and in key alleyways. It's been created by local artists with input from the community and St John & St James primary school
- A clean air route which will include improved air quality outside St. John & St. James Primary School – work will be undertaken during the school summer holidays

Further information can be found on our project pages:

<https://letstalk.enfield.gov.uk/angel-edmonton-good-growth-fund>



Artist impression of Angel Yard once complete

MERIDIAN WATER

Meridian Water is a major £6bn, 25-year London regeneration programme led by Enfield Council, bringing 10,000 homes and 6,000 jobs to Edmonton, next door to Lee Valley Regional Park.

Alongside attractive new homes and fantastic new public spaces, the development has its own railway station, unlocking the area for commuters, with better connections south and north.

There have been many exciting developments happening over the last year:

- The first 300 homes at Meridian Water are underway – half of all homes on this first site will be affordable
- Infrastructure works will be delivered in 2024 including new roads, bridges and more frequent trains at Meridian Water Station
- A new building for local social enterprise, providing more affordable workspace for businesses, has now officially opened
- A new Meridian Water Construction Skills Academy providing training in construction for 500 local people annually, is due to open this year
- Three film studios have been delivered on the site and during 2023 a Film Skills Academy will open providing new career opportunities for local people.

To stay up to date with the latest news from Meridian Water visit: www.meridianwater.co.uk.



New building for social enterprise opens

JOYCE & SNELL'S JUNE 2022 NEWSLETTER



Joyce & Snell's

www.joyceandsnells.co.uk

An update on the proposed regeneration and upcoming community events



March resident workshop

WELCOME

In December 2021, eligible residents of Joyce Avenue and Snell's Park voted overwhelmingly in favour of regeneration. The ballot had a turnout of 85.5% and a yes vote of 78.5% We now have a strong mandate to progress detailed planning proposals for the estate.

This newsletter contains information on the feedback from residents so far, including the exhibitions that took place in March.

NEXT STEPS

We are holding our second and final exhibition at Boundary Hall to show how we have progressed the plans. Come and see us at the times below:

- Tuesday 21 June 3-7pm
- Thursday 23 June 3-7pm
- Saturday 25 June 10am-1pm

All plans will also be on our website available at <http://www.joyceandsnells.co.uk>

We intend to submit our planning application over the summer. Providing we receive planning permission, we intend to start work on the first new homes from Spring 2023 onwards.

YOUR VIEWS

We held a public exhibition in March to understand what you thought of the emerging plans for the Joyce and Snell's regeneration scheme. This included a website, newsletter and workshops where members of the project team talked to residents about the plans for internal design, phasing and new green spaces.

90% supported the vision for the project.

83% agreed with the masterplan concepts.

88% supported our plans to provide parks connected by north/south and east/west links.

87% supported the secure by design principles, which seek to make the scheme a safe and welcoming place and tackle concerns regarding anti-social behaviour

This is a great response and shows that the proposals are moving in the right direction. Residents were positive towards the phasing strategy, green public spaces and underground parking. There were continued concerns regarding anti-social behaviour and we are working to design a scheme that reduces this issue on the new estate.

CONTACT DETAILS

Do you have a question about the regeneration of Joyce Avenue and Snell's Park estate or require an update on the scheme? Please see details below on how you can contact a Council Officer:

1. Visit **Boundary Hall, 7 Snell's Park, N18 2SY** from Monday to Friday 10am-4pm
2. Call **02038211950** Monday to Friday between 10am to 4pm
3. Email joyceandsnells@enfield.gov.uk
4. Visit our website www.joyceandsnells.co.uk

THE DECANT TEAM

The Decant Team are based at Boundary Hall and here for any enquiries you have about your housing options. We have recently been visiting council tenants to gather information about your housing needs. Should you have any questions, please either visit Boundary Hall from 10am-4pm, email joyceandsnells@enfield.gov.uk or call **02038211950**.

THE ACQUISITIONS TEAM

The Acquisitions team is responsible for working with both leaseholders and freeholders across the estate to negotiate the sale of their current property to the Council. We also support resident homeowners find new homes.

We are trying to make contact with all resident homeowners across the estate, to answer questions and understand if you are considering staying on the estate for a new home.

To contact the team please email acquisitions@enfield.gov.uk or call us on **020 8379 4828**.

ENERGETIK



Energetik is the Enfield Council's local energy company that will be supplying homes and businesses as part of the Joyce and Snell's redevelopment, with low carbon heating and hot water through a series of heat networks. Energetik works to help combat the climate emergency and battle fuel poverty.

INDEPENDENT RESIDENTS ADVISOR - SOURCE PARTNERSHIP

If you have any questions regarding the estate regeneration that you would like your independent residents advisor, Source Partnerships, to answer please contact: info@sourcepartnership.com **0800 616 328**



Community garden project

PROGRAMME UPDATE

The following are available to all Joyce Avenue and Snell's Park residents:

Community Garden Project

Enfield Council is working with Organic Lea on a Community Garden for Joyce & Snell's estate. Residents are welcome to join and grow herbs and veg collectively, and workshops led by Organic Lea take place every other Saturday. The garden is located by the pram sheds near **Boundary Hall, 7 Snell's Park, N18 2SY**. Please email joyceandsnells@enfield.gov.uk for more information.

Women's Only Spurs Activity Class

All women of Joyce and Snell's Park are welcome to join a free weekly activity class which is led by Tottenham Hotspur. This takes place at **Boundary Hall 15th between 9:30-10:30am every Thursday**.

Coffee Mornings

Every two weeks, all residents are welcome to attend a coffee morning with Council Officers at **Boundary Hall from 11am-12pm**. The next coffee morning will be on **Wednesday 15th June**.

Enfield Connected Appointments

Any resident that may require welfare advice or support with completing welfare benefit forms (e.g. universal credit and Personal Independent Payments) can book an appointment with an Enfield Connected Officer. To book an appointment, please visit Boundary Hall or call the hub number on **02038211950**. The next appointment will be on **28th June**. Somali interpreters will be present.

TRA meeting

The next TRA meeting will be on **27th June 6:30-8:30pm**.

Hello Edmonton

A chance for you to find out about regeneration in Edmonton, this will be a fun day out for all ages at the newly reopened **Living Room Library on Fore Street, 2nd July 1-5pm**.

Community Festival

A fun day delivered in partnership between Housing, Engagement and Regeneration at Joyce and Snell's on **13th August**.

ESTATE MANAGEMENT

An estate services partnership (Caretaking, Grounds Maintenance, Waste Refuse, Waste Enforcement & Bulk/ Fly tip removal) has been put together to ensure external communal spaces are being kept clean and tidy. Through a digital reporting system known as 'HouseMark Photobook' we are able to provide reports to each service to ensure a quicker response.

Deep cleaning works will continue quarterly across the estate with the focus on communal wall washing & motor scrubbing of stairwells.

For any cleaning related queries please contact the patch Caretaking manager Nic Sollis Nicholas.Sollis@Enfield.gov.uk or Communal services manager Aaron Waller Aaron.Waller@enfield.gov.uk

RESIDENT SATISFACTION SURVEY

We want to hear from you about the Caretaking and Estate Services on your estates. The survey should take around 5 minutes to complete. Please visit this link to find out more:

<https://forms.office.com/r/azFqbarr1z>



We are happy for you to complete the survey anonymously but please include the name of your block/estate in Question 21. A joint officer visit will be undertaken to look at the issues highlighted in your answers.

UPTON AND RAYNHAM UPDATE

In March 2022, work began on the Upton and Raynham project, with Beck House being demolished.

The scheme will deliver 134 high-quality and efficient new homes, with 60 at affordable rent and 25 shared ownership. The homes will be connected to Enfield's Energetik community heat network, ensuring they have a low carbon footprint and energy costs are as low as possible.

The existing Scott House will be integrated into the scheme, with a new entrance, foyer and community spaces on the ground floor. Podium amenity space will be provided to the rear, for residents to enjoy outdoor open space. Three retail units will adjoin the public square nearby, and houses will be built along Upton Road to create a traditional street scene.

High quality green spaces and play areas will be provided, with a sustainable drainage system and a new courtyard.

Extensive funding generated by the scheme will also be provided for nearby Florence Green Park and local schools.



Upton and Raynham House courtyard

HOUSING MANAGEMENT



Elena Abdellahi,
Community Manager

Elena Abdellahi the Community Manager for Joyce and Snell's, will be based at Boundary Hall at Snell's Park.

The Housing Management service will focus on continuing to keep the estate well maintained and its buildings safe. Our team will also be able to help with tenancy issues and access to benefits and training and employment opportunities. The Council's Caretaking team has joined with the repairs service to provide quicker communal repairs.

There will be regular estate walkabouts so everyone can be involved in making the estate a better place to live. You can raise any housing or estate issue on these walkabouts e.g. parking, lighting, anti-social behaviour or safety concerns. We will be in touch soon with more dates for the walkabouts and how you can get involved.

There is a walkabout for Joyce Avenue and Bridport House on **Monday 13 June at 11am**, meeting at Bridport House main entrance. For more details please contact Elena on elena.abdellahi@enfield.gov.uk or **0208 148 4933**.