Project Update

Construction of Phase 1 is well underway which provides a total of 228 homes of which the council has 97 homes. The council homes are expected to be delivered in three lots:

- 43 homes by April 2019
- 26 homes by June 2019 &
- 28 homes by February 2020

Please see below plan of where council blocks are located on phase 1.

Countryside Partnerships has successfully secured planning consent to start works on Phase 2A, 2Ai and 2Aii including Falcon Road Spur. This will deliver a total of 340 homes and the works as detailed below.

- **Phase 2Aii** - The site includes existing Welcome Point and Youth Centre and is anticipated to be delivered in two sub-phases. First sub-phase will see the demolition of Welcome Point (anticipated spring 2018) and construction of the new Youth Centre in its place. The second sub-phase will see the demolition of the existing youth centre and construction of the new block containing a new community centre, community office space, 66 residential units for private sale by Countryside and affordable home ownership by Newlon Housing. During the works, we aim to maintain continuity of the community facilities and will keep you posted with further updates.

- **Phase 2Ai** – The site includes vacant pub site next to railway track and Silver Birch Court block. The new development will deliver a new medical centre, new energy centre for the entire estate and 82 units for private sale. The works are anticipated to start this year.

- **Phase 2A** – The site includes existing Cormorant and Merlin towers and the works are anticipated to start after the existing residents have moved to the new homes being built in Phase 1. Handovers in phase 1 are anticipated from start of next year and is delivered in phases through to March 2020. This site will deliver 192 homes in total for council, Newlon and private sale by Countryside and will also provide the new retail shop space to replace the existing retail space on South Street. The existing retail space is currently under phase 2B which is not part of the recent planning application and will be dealt with separately.

Search Housing Renewal, Alma Estate on www.enfield.gov.uk
Increase in Statutory Home Loss Payment
From 1st October 2017 the Statutory Home Loss Payment has increased by £300 to £6,100. Following the increase the new total decant compensation is now £8,600 (less any arrears outstanding on current and former accounts, any court cost and bailiff accounts). Every tenant with a secure tenancy of more than 12 months is entitled to a Home Loss payment.

Compulsory Purchase Order (CPO) Update
The Alma Compulsory Purchase Order has been fully approved by the Secretary of State and you should have received a Confirmation Order letter in early February. The CPO drop-in session on 20 February was well-attended with lots of questions raised around the process and timescales. Please read the FAQ booklet sent with the Confirmation Order and contact us should you have any concerns. With the CPO, we will buy back the leasehold properties in phases and letters sent to tenants is for information purposes only.

To discuss selling your home back to the Council please pop into the Curlew Office or email housing.renewal@enfield.gov.uk

Improved Heating
The communal boiler was replaced in January 18. Additional spare heat exchangers are stored with the contractors to avoid any delay should they be needed. Council Housing will continue to monitor the performance.

The Curlew Office is open Wednesday to Friday 9.00am to 5.00pm

Your Ponders End Councillors are
Cllr. Ayfer Orhan
Tel: 020 8351 1376
cllr.ayfer.orhan@enfield.gov.uk

Cllr. Doug Taylor
Tel: 020 8379 4115
cllr.doug.taylor@enfield.gov.uk

Vacant Possession Update
There are 224 tenants remaining on the Alma Estate. 76 of which are in Phase 2a: Cormorant and Merlin House and 93 in Phase 2b: Curlew House, Scotland Green Rd and South Street.

To date the Buy Back Team has purchased 108 of the 199 properties on the Alma Estate.

PEP Meet and Greet
Would you like independent advice on how the Alma development will affect you?

Come along to the Foyer on:

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday 19th March</td>
<td>1.00pm-4.00pm</td>
<td>Cormorant House</td>
</tr>
<tr>
<td>Thursday 22nd March</td>
<td>1.00pm-4.00pm</td>
<td>Merlin House</td>
</tr>
<tr>
<td>Thursday 22nd March</td>
<td>4.30pm-6.45pm</td>
<td>Curlew House</td>
</tr>
<tr>
<td>Saturday 24th March</td>
<td>10.00am-11.45am</td>
<td>Curlew House</td>
</tr>
</tbody>
</table>

and meet with your independent tenant and leaseholder adviser.

If you are unable to attend and would like to arrange a home visit or alternative appointment please contact:
Chris McConnnachie
low cost rate call tel: 0300 008 0015
Email chris.m@pep.org.uk

Countryside Partnerships
Part time Resident Liaison Officer
Anticipated hours of work: Mondays and Fridays between 9.00 am - 5.00 pm although these times can be negotiated

The Resident Liaison Officer will join the Construction Team on the Alma Estate Regeneration Project

If you require further information or you would like to apply directly for this post please email Paul Sweeney Customer Services Director on Paul.sweeney@cpplc.com