Finding out what you think

Thank you to all the residents who have taken the time to answer questions during our door knock survey and those who asked us to visit them at home.

Over the Summer we undertook a sample door knock. We visited all the blocks and streets across Joyce Avenue and Snells Park. We wanted to get a good cross section sample of resident views and spoke to over 140 people who live across the estates.

We will undertake more door knocking as soon as there are some updated ideas from Enfield Council. Over the next few months we will be offering drop-in surgeries and home visits. The Residents’ Steering Group meets monthly so let us know if you want to join.

The Survey

Inside the newsletter are some highlights of what you told us. The sample survey was really useful in telling us:

- Level of residents understanding of regeneration plans
- Your main concerns and questions
- What further information you may need to make a decision.

This sample has given us a good general idea of what residents are thinking BUT we do want to hear more views. If you want to speak to us you can call us on 0800 616 328 and we can take you through the survey or you can fill it in at www.surveymonkey.co.uk/r/GND5N6L

So what is happening?

It has been a very quiet period as the Council is reviewing the possible plans for Joyce Avenue and Snells Park. Since the events held last year that looked at the possibilities for the estates and your homes there have been no new plans.

Inside Nick Weston, Development Manager, explains what is going on and what to expect.

Freephone 0800 616 328 email info@sourcepartnership.com
Enfield Council—Regeneration Update

Enfield Council continue to work on their regeneration plans for both estates. As you will appreciate this is a large and complex project, both in terms of the design options we have to consider, and how the works would progress through different stages or phases. This will require a construction plan that delivers new housing as quickly as possible while allowing residents to live with the least amount of disturbance during this time.

We are also looking at our financial plans which in turn will feed into a business plan for the whole regeneration scheme. We understand that waiting for information is frustrating, but Enfield wants to ensure that any future plans are fully deliverable. We cannot confirm just yet when engagement will start again; however, we will keep in touch through the newsletter and Steering Group. In the meantime, thank you for your continued patience.

Join the Residents’ Steering Group

The Steering Group was set up in July and it meets each month. It helps oversee the consultation and ensures that any proposals reflect your aspirations and concerns.

The Steering Group has already started looking at ideas for a Residents’ Charter and the guidance on holding Ballots. Over the next few meetings we will look at:

- A consultation plan for the estates
- The type and level of information needed for an ‘offer’
- How you can get a say

We want to be sure we have representation from across all the blocks and streets on Joyce Avenue and Snells Park.

Can you commit time to us?
Can you be a voice for your block or street?
We spoke to 145 residents, with some from each block. On both estates. We wanted to know how aware people were of the possibility of regeneration. You told us:

- 65% were aware of the possible demolition
- 35% of residents knew very little detail of options.

We asked what was important to you, and the big issues identified by residents were anti-social behaviour, safety and security on the estates.

Residents wanted to know how any redevelopment or investment in the estate would deal with these issues.

Given recent changes, residents were also concerned about parking.

We asked you what your main concerns were. 39% of residents were concerned about their living situation if redevelopment progresses.

Residents wanted certainty on:
- What they will be offered
- Where on the estate and when they will move
- The quality and design
- The costs for tenants, leaseholders and freeholders.
You will get a vote

Enfield Council is committed to holding a ballot for residents of Joyce Avenue and Snells Park. The ballot will need to follow some rules set down by the Greater London Authority. These rules include:

- What you will need to know about the plans before you vote
- The ballot must offer a “yes or no” vote
- It must be based on a ‘Landlord Offer’
- Guidance on who should actually carry out the ballot.

Who gets the vote?

There is a definition within the guidance that includes:

- Social tenants (including secure, assured, flexible or introductory named on a tenancy agreement)
- Resident leaseholders or freeholders who have been living in their properties as their only or principal home for at least one year prior to the date of the Offer (and are named on the lease).

Closer to any ballot we will ensure that you have a full description of who can vote as this includes other residents who may not be secure tenants or resident leaseholders.

The Decision

It will come down to how you vote; it all depends on whether the majority of residents vote YES or NO to the proposals in the Offer Document. The rules do not ask for a minimum turnout but do require a majority YES or NO to the proposals from those who vote. The guidance does not dictate how the vote happens. These are issues that residents can discuss and agree the most effective and fairest way forward with the Council.

An ‘Offer’ Document from Enfield Council

Before you are asked to vote you will get an Offer Document that will be issued by the Council. We are working with residents to ensure that you have a say about what the offer should contain. The guidance is clear, that it must cover the broad vision for the estates and what the priorities are and include:

- The design principles
- Estimated overall number of new homes and future tenure mix
- Right to return or remain for social tenants and what this will mean for you.

Any questions or comments Call Rob or Carol
At Source Partnership

Freephone 0800 616 328 email: info@sourcepartnership.com