Welcome to the latest New Avenue Information Update from the Council’s Housing Regeneration Team.

**Project Update**

We are pleased to inform you that work is progressing well on the Phase 1 new build properties with the affordable blocks anticipated to be completed in early 2020.

Following the success of the Phase 1 resident choices and allocations evenings, the orders have been placed for the kitchen and flooring choices selected by residents. The new homes have now been allocated to existing residents in accordance with the approved allocations policy and in line with the local lettings plan.

A small number of surplus homes have been offered in the first instance to the unallocated secure tenants. The remaining spare homes in phase 1 will be advertised for letting next year on the Council’s choice-based lettings website. This will provide an opportunity for applicants on the Council’s housing register to express an interest.

**STOP PRESS!** Enfield Council have purchased 25 additional homes for affordable rent, more information to following in the next issue.

**Chamonix**

The public spaces for the new homes will be managed by Chamonix on behalf of Countryside and the Council. The Council is ensuring Chamonix is fully scrutinised to ensure the best outcomes for residents.

We are pleased to announce the appointment of two new consultants who continue to assist the Council in delivering the affordable housing units. They are Ibis, acting as the Council’s client representative and Silver, as Clerk of Works. They site visit weekly and report to the Council on all matters to ensure the quality of construction is up to exacting standards and compliant with local and national regulations and requirements.
**New Community Hall**

Meetings have taken place with the architect HTA to design the internal space in the new community hall which is also due for completion in early 2020. The community hall will accommodate a nursery in addition to the community uses we have discussed with residents at the community forum events. For more information contact PPCR, on freephone 0800 317 066.

**Silver**

Silver are delighted to be appointed as Clerk of Works, joining the team at New Avenue. We have learned a great deal and it is clear to us how dedicated Enfield are in getting the highest standard of homes for residents.

Introducing Mark Poole, Senior Clerk of Works at Silver. We selected Mark from our quality management team as the best person for this job. Mark is an experienced Site Inspector who has worked in the construction industry for over 20 years. His trade background is working as a mechanical and electrical engineer and a site manager which gives him a really good eye for both technical and finishing detail.

Mark’s focus is simple: “My key objective on every scheme I go to is to prevent defects happening in the first place. I am committed to ensuring that Enfield will have quality homes at handover, so their residents can live in a safe, comfortable and quality home for a long time to come. There is a really good and collaborative spirit already within the team. We all support each other to ensure that the finished development is something we are all proud to be part of.”

**Increase in Statutory Home Loss Payment for tenants**

From 1st October 2019 the Statutory Home Loss Payment has increased by £100 to £6,400. Following the increase the new total decant compensation is now £8,900 (breakdown as follows):

<table>
<thead>
<tr>
<th>Component</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Statutory home loss</td>
<td>£6,400</td>
</tr>
<tr>
<td>Disturbance Allowance</td>
<td>£2,500</td>
</tr>
<tr>
<td>Total</td>
<td>£8,900</td>
</tr>
</tbody>
</table>

**Planning Application update**

We are very grateful to all those residents that attended and gave their feedback to the designs provided by Countryside’s architect for the meeting earlier this year. All the comments have been taken on board. The architect is finalising a new set of design proposals working closely with the planners for Phase 2 and 3 of the project. This will mean that the roofline dictated by the current planning permission is not exceeded or, if it has to be, only very minimally. The second planning application will be an amendment to the existing approval and will be submitted in late October for which the planners will require the same set of conditions to be met as with the original application and approval.

**Tenant Update**

There are 56 secure tenants remaining on the New Avenue estate. 58 residents chose to move to Council homes elsewhere in the borough.

**Ibis**

At Ibis we provide a range of services via our experienced quantity surveyor and building surveyor staff with our core business being contract administration.

Ibis are excited to be appointed as Contract Administrator on the New Avenue project. Our role is to manage the contract administration, programming and the build, including thorough inspections of the properties to ensure a high-level finish.

Our lead on the project is Senior Project Manager, Brian Botha, who will be acting in the Council’s best interest from project commencement throughout the defect’s liability period and beyond (including latent defects if they arise).

Our philosophy is to work collaboratively with Enfield Council, taking an open and honest approach. We believe that complete transparency allows projects to progress fluidly with no surprises, providing the Council with comfort of budget control, programme progress and knowing we have your objectives at heart.
Film Night and Book Club

As part of the community engagement activities, we have been working with residents to establish a book and film club. The first book club event took place at the end of May followed by a film night and pizza night in July.

Residents were given books free of charge enjoyed a selection of popcorn and pizza during the film night. A Turkish interpreter was on hand to provide support to local residents. Both were a great success with the residents enjoying them on their doorstep at the former Shepcot Nursery.

Leaseholder Update

There are 16 Leaseholders remaining across the estate. The General Vesting Declaration (part of the Compulsory Purchase Order process) has now been served on Coverack Close and any properties which have not been sold to the Council in the coming months will need to be vacated by 18th December 2019, when any remaining ownership will transfer to the Council.

We are planning a meeting with Resident Leaseholders who are moving to new build homes. At the meeting we will share the new lease and service charges and start to talk about next steps in the process. As soon as we are able to set a date an invitation will be set out.

Employment and Skills

Phase 1 has facilitated 3 apprentices a plumber, bricklayer, and a carpenter. They are working towards their Diploma level 2 and NVQ. The apprentices have been on site for 45 weeks and are progressing well.

Countryside are currently employing 45 local people from the area. If you are looking for employment in the building trade and have a trade and a CSCS card, please come to site and we will forward your details onto our sub-contractors on site.

Would you like a career in the construction industry?

We will be recruiting bricklayer, carpentry, painting decorating and plumbing apprentices later in the year for the next new build phase. Please look out for opportunities on the notice boards placed around the site.

Apprentice opportunities are open to all residents who are happy to work hard and eager to learn.

For further information please visit www.bconstructive.co.uk or contact Joe Brennan on tel: 07976 315763

Sales Update

To date we have reserved all 20 apartments in the first release. All of the purchasers are from within 5 miles of the site. 75% are first time buyers with the remaining 25% owner/occupiers. Roughly 90% of these have been acquired using the Help to Buy scheme.

Landscape Planting Choice Community Forum

Earlier on the evening of the Film Night, the Landscape Planting Choice Community Forum took place. This was hosted by Countryside Partnerships (CP), PPCR and the Council to enable residents to provide feedback on the proposed landscaping design choices as developed by HTA Architects and Countryside’s specialist landscape contractor.

Residents were asked to provide feedback on the types of trees, shrubs and flowers proposed for:

- Trees for the Eco Garden
- Trees to be planted on the Streets within the development
- Plants and shrubs to be planted on the Community Hall

Trees for the Eco Garden

Three tree types had been initially proposed for the garden silver birch, white willow, cut leaf Alder with a fourth tree choice of wild cherry for residents to consider. The majority of the residents who attended the consultation event thought that the selection of trees was really good and most popular trees were wild cherry and silver birch. In general, residents liked all of the choices with little or no negative feedback on the proposals offered.
### Development Street Trees

Three types of trees were proposed with a fourth tree for residents to consider. The choices where two types of ornamental cherry tree - amber beauty and autumnalis rosa and two types of deciduous tree - tibetan cherry and Pink Perfection. The firm favourite chosen by residents during the event was autumnalis rosa, an ornamental cherry followed by pink perfection, a deciduous tree. In general residents like the proposed trees suggested, however, concerns were raised regarding the maximum growth heights of the trees which was 12 meters for the majority proposed for schemes. Residents wanted assurances that the trees would be well maintained.

### Community Hall proposed planting scheme

The proposed scheme incorporated 6 types of plants and shrubs including lavender, rosemary and day lily, these had been carefully chosen by their expert contractor. Residents were offered an additional option of including a selection of colourful seasonal bulbs. The most popular seasonal flowers chosen by residents to be included along with the 6 proposed plants scheme were blue alliums and yellow /white daffodils and yellow/red tulips.

In September residents who will be moving into the block currently identified as H4 will be invited to attend another consultation event to agree the planting scheme for the communal garden located adjacent to the block.

We would like to thank the residents who attended the events and would encourage those who were not able to attend to contact PPCR if you would like further details on how you could become involved as a community voice, book/film club member.

Please contact PPCR on freephone tel: 0800 317 066 or email info@ppcr.org.uk

### Latest Information

To find out about any site updates please see the notice boards located:

- Outside the main office compound
- Behind Coverack/Hood Avenue
- Between Beardow Grove and Avenue Road
- Near Cowper Gardens

If you have any questions you would like answered, need further information or if there is anything you would like included in future editions, please do not hesitate to contact: Ann Halkyard, Community Engagement Co-ordinator, email: ann.halkyard@enfield.gov.uk Tel: 020 8132 0700

Güncelleştirilmiş Bilgiler (Information Update) Türkçe baskı dünyası Toplum Katılımı Koordinatörü (Community Engagement Coordinator) Ann Halkyard dan edinebilirsiniz. E-posta: ann.halkyard@enfield.gov.uk Tel: 020 8132 0700

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