Project Update

As well as holding meetings with existing residents on a number of subject topics the Council have been working hard to ensure all service departments and management partners are consulted and aware of the forthcoming new development so that the estate management arrangements are carefully considered and in place once occupation of the Phase 1 new buildings takes place early in 2020. We are also preparing for the process of taking possession of the buildings for the next phases of the development during the course of 2019. In respect of this it has been agreed with Countryside that it will be necessary to bring forward into Phase 2 the Coverack Close blocks containing flat numbers 5-10 & 15-20 to allow better and safer access for construction traffic and plant.

Due to the very high need for more affordable housing in the borough the Council is also considering amending the existing designs for Phases 2 and 3 to include a greater number of affordable units. Obviously this will require a new planning application with all the associated design work and consultation with residents and neighbours. This consultation is likely to take place early in 2019 but we are very much still on the drawing board and the finer details including financial implications need to be worked upon. Further information on this will be available in the New Year.
**Countryside Properties Site Update**

**Block K (Lousada Lodge)**

The build is currently on programme, the roof and windows are in progress. Handover will by July 2019.

**Block F1 & F5 (Avenue Road)**

The build is presently behind the target programme but the team are working hard to get time back to complete the show-homes and marketing suite by February 2019 with the remainder of the block to finish in April 2019.

**Phase 1C (Hood Avenue Open Space)**

On programme and we have started the works to the heat network. Super-structure has started to the maisonettes and H4 and G3, there are now two tower cranes on site. Handover of all 103 units including the 53 Units for Enfield Council will be early 2020.

**Increase in Statutory Home Loss Payment**

From 1st October 2018 the Statutory Home Loss Payment has increased by £200 to £6,300. Following the increase the new total decant compensation is now £8,800 (breakdown as follows):

<table>
<thead>
<tr>
<th>Component</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Statutory home loss</td>
<td>£6,300</td>
</tr>
<tr>
<td>Disturbance Allowance</td>
<td>£2,500</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£8,800</strong></td>
</tr>
</tbody>
</table>

Any outstanding arrears on current and/or former rent accounts, court costs, or bailiff costs will be deducted from statutory home loss payments.

**Use of Vacant Properties**

The Council has appointed a company called Atlantic Housing to rent out a number of vacant properties. This will help to keep them secure and prevent squatting, vandalism and anti-social behaviour. The properties will be let out on a private rented basis. The tenants will have undergone a selection process by the Housing Options & Advice Service prior to tenancy start.

The tenants will not delay the regeneration project, nor have any impact on the housing options of council tenant’s resident on the estate.

If you have any queries, please contact Samantha James, Atlantic’s Housing Resident Liaison Officer (RLO), tel: 020 8501 7777, Atlantic Business Centre, 1 The Green, Chingford E4 7ES, email: ht@atlantic-housing.com
Tenant Update

There are 56 secure tenants remaining on the New Avenue estate. 58 have permanently moved off the estate via the Choice Based Lettings bidding system.

The Council have commissioned an Occupational Therapist to undertake adaptation assessments for tenants who are remaining for a new build home. This is to ensure the new homes meet the medical needs of tenants and that any adaptations that are required such as wet rooms, level access showers and handrails are installed into the new homes. The first assessments will focus on tenants who are due to be rehoused in phase 1 new-build homes, due in early 2020. The Occupational Therapist will be contacting tenants directly over the coming weeks to make an appointment.

The Council will allocate the new homes for phase 1 (in accordance with the Local Lettings Plan). There will be a series of drop-in sessions during January 2019. At the sessions the secure tenants will have the opportunity to select kitchen units and floor coverings.

Oakwood Library

Oakwood Library is a small but popular library located halfway along the parade of shops next to Oakwood tube station. The library is open from 9am until 6pm from Monday to Friday, and from 9am until 5.30pm on Saturdays.

There is a well-stocked children’s library, as well as an Adult Fiction and Adult Non-Fiction section, a Teenage section, audiobooks and large print books. DVDs and CDs are available for loan to members. Enfield Libraries also caters for our borrowers who are unable to come and visit us regularly.

There are 5 public PCs for members to use. Members get the first hour of PC use for free, and then any time after that is to be paid for, at a rate of 25p per 15 minutes. Printing is also available at a rate of 10p per black and white page, or 25p per colour page.

Please come along to the end of year celebration to learn more about the services and a member of the library service will sign you up to be a member! Look forward to seeing you then.
**PPCR Update**

Over the last 4 months, PPCR, Countryside Properties and Enfield Council have held a number of engagement workshops with residents to start to discuss the options open to residents on the choices of fixtures and fittings in the new build homes. The Forum has started to look at the types of facilities and services that may be provided from the new build nursery / community centre, and a New Avenue Book Club has been developed with residents.

At the Street Scene workshop held in September, residents were pleased to hear that the new trees to be planted were not going to be the size of some of the current larger trees, which block sunlight and create a sense of a lack of safety.

In early January 2019, further workshops will be held with residents to decide on the range of kitchen units that will be offered to residents. Residents will be given a final choice of three different kitchen combinations to choose from.

If you would like to find out more about getting involved with the Community Forum or attending one of our workshops, Please contact PPCR on: 020 7407 7452 or our freephone number on 0800 317 066 or by email info@ppcr.org.uk

---

**Latest Information**

To find 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

---

**Your Cockfosters Councillors are**

Alessandro Georgiou  
Bus. phone: 020 8379 2849  
Email: cllr.alessandro.georgiou@enfield.gov.uk  
Mobile: 07812 673060

Elaine Hayward  
Email: elaine.hayward@enfield.gov.uk  
or phone 020 8440 5439

Edward Smith  
Bus. phone: 020 8351 1387  
Email: cllr.edward.smith@enfield.gov.uk

---

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 8379 2503

---

**Search Housing Renewal, New Avenue on**  
www.enfield.gov.uk