

Please reply to:

E-mail:

Phone:

Textphone:

Fax:

My Ref:

Your Ref:

Date: 27th October 2022

Dear Resident,

Section 105, Housing Act 1985 and Section 137, Housing Act 1996 – Consultation about the Future of your Estate

As you're aware the Council have been consulting with residents on Joyce Avenue and Snell's Park about the future proposals of your estate and have presented the following proposals and asked for your views to help shape the way forward:


- Building approximately 2,000 new homes
- New and improved green spaces providing safe play spaces for all ages
- Design of the new estate to address anti-social behaviour and crime by increased CCTV, improved lighting, active surveillance and better security to blocks and communal areas
- New parking management system
- Addressing overcrowding
- New community building including a library
- Better connectivity to the local area
- New retail and commercial space to service the community

These consultation events have helped us to gain an understanding of residents' wishes and concerns for regeneration of the estate.

The next steps in the regeneration of the estate require us to undertake a further consultation under Section 105 of the Housing Act 1985 and Section 137 of the Housing Act 1996 ("the Acts"). The Council has a duty to consult with secure tenants on "matters of housing management" which are likely to significantly affect them, such

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as changes to the management, maintenance, improvement, or demolition of properties let by the Council or the provision of services in connection with those properties.

This consultation is aimed at our secure tenants, but we have extended the consultation as a matter of courtesy to include resident leaseholders and resident freeholders of the estate who will also be affected by these changes.

The purpose of this letter is to provide you with a formal opportunity to put forward your views in matters contained in the attached information pack which will be considered ahead of any planning submission.

The Council is committed to ongoing consultation and engagement so that residents remain up to date with the progress of the regeneration. There will inevitably be further changes to housing management arrangements as the scheme progresses and the Council will undertake further consultations as required.

Your responses to this consultation will be assessed and further changes made to housing management arrangements, if necessary, following your feedback. The Council would like to take this opportunity to thank you in advance of any consultation feedback you submit.

Consultation Period and Opportunity to Respond

We will be running this round of consultation until 26th October 2022.

If you have any comments on the Council's proposals, then please complete the enclosed form and send it back to us – there is a stamped addressed envelope enclosed. Alternatively;

- You can hand a completed form to a member of the Regeneration Team at Boundary Community Hall.
- Email us at joyceandsnells joyceandsnells@enfield.gov.uk
- If you have any questions and would like to speak to a Council Officer, then please do not hesitate to contact us on 0203 8211950