

New Avenue Development update



COUNTRYSIDE
Homes

Issue 3 | Autumn 2024



Keeping you updated

Overview

New Avenue is delivering 502 new homes, including 332 open market, 30 shared ownership and 140 London affordable rent. In addition, the development will provide:

- Road and cycle improvements within the immediate locality.
- A new Council owned community centre
- High quality new public realm including landscaped gardens with over 8,510sqm of public amenity space and play facilities.
- A new Energy Centre serving the scheme.

Specific item – District Heating

Energetik is the district heating network provider of the development, owned by the London Borough of Enfield.

Heat is generated from the on-site energy centre located in Phase 1, using a combination of large gas-fired boilers and a low carbon Combined Heat and Power (CHP) engine.

Site activity

- Phase 1 delivered 127 new homes.
- The first Phase 2 completions took place from December 2023 within Blackthorn House, Cowper Gardens and Larch Way. All of these homes are now fully occupied.
- Rowan House is now undergoing occupations and Cassia House is expected to occupy throughout the end of 2024.
- Reservation of the maisonettes leading from Avenue Road have been a success, with 1 reservation remaining.
- Phase 2 construction is expected to continue until January 2025.



Timeline

- The marketing suite and show home for the open market homes is located at the front of the Development on Avenue Road. Reservations across the remaining Phase 2 homes are progressing and are anticipated to continue throughout the rest of the year.
- The first open market completions started from December 2023 and will continue until mid-2025.
- Summer 2024 will see the first occupations of the Development's shared ownership homes, with the London Borough of Enfield homes completing from April 2024 to January 2025.
- Access road through the Development to be complete in early 2025.
- Countryside are anticipating Phase 3 works to commence in 2025. Due to changes in building regulations the start on site has been delayed but work is underway with LB Enfield's housing team to incorporate these changes prior to commencing construction works.

Managing agent

- First Port are the Managing agent.



- The Managing Agent is responsible for maintaining the following:
- Communal podium gardens, grounds and play areas
- Cleaning services for windows, shared hallways
- Communal heating, lighting, lifts and storage areas
- Roads, parking and footpaths

Contact details for the new Property Manager:

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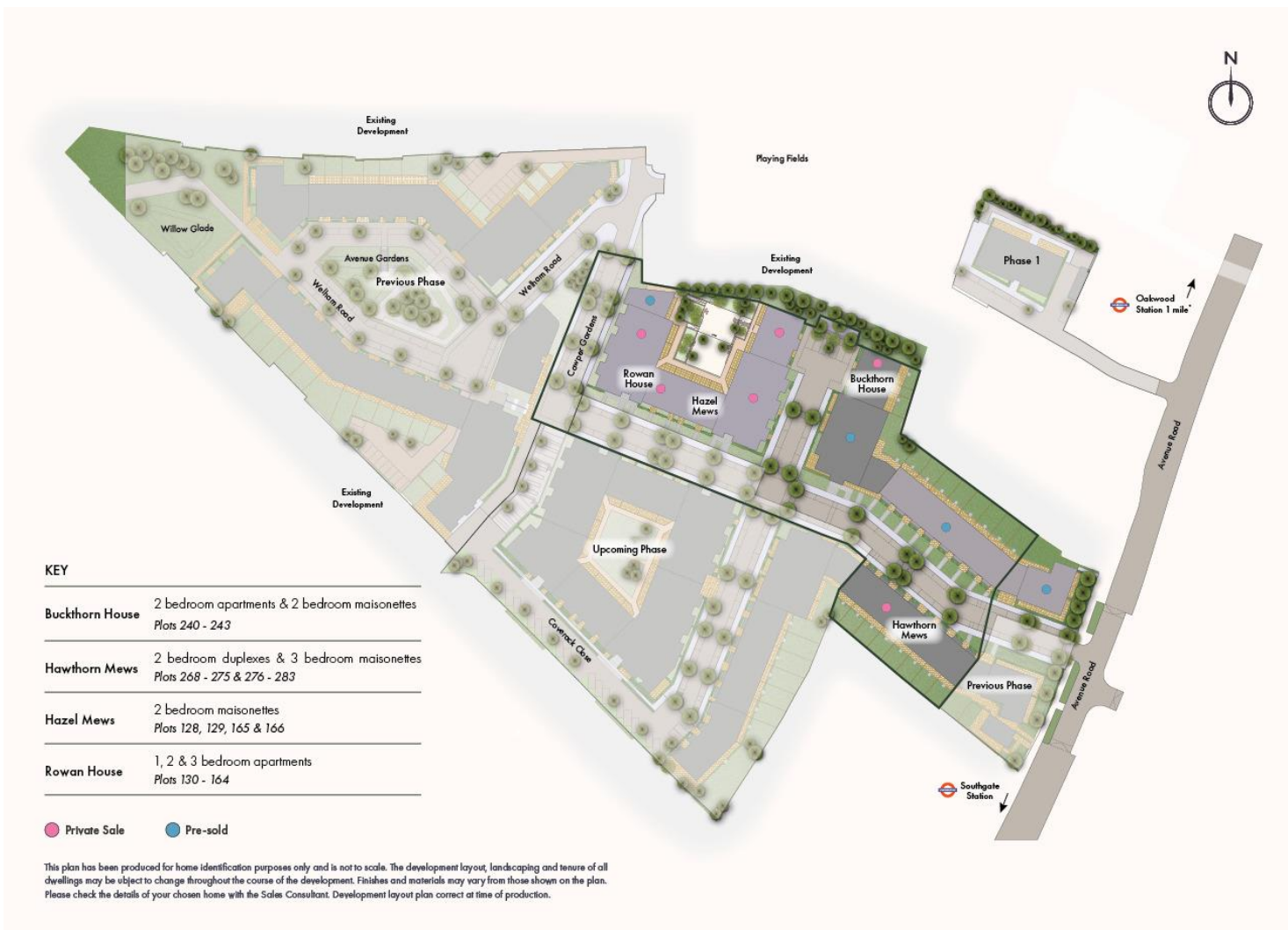
Ecology

- New landscaped street scenes with low level rain gardens forming part of the sitewide sustainable drainage systems. Extensive sitewide planting of street trees, native species and the use of swales to enhance biodiversity.
- A sustainable urban drainage area on the north-western edge of the development, creating a natural drainage pocket and a habitat for wildlife.
- Biodiverse swales are utilised along Blackthorn and Rowan House as part of the site-wide planning strategy for natural drainage.



Services

- Energetik are the low carbon heating and hot water provider for each home and will manage and operate the district heat network and on-site energy centre.
- Independent Water Networks (IWNL) are the water provider.
- British Gas provide electricity services.



How will the development benefit the local community?

New Avenue will also support the local community by contributing over £2,500,000 towards:

- S106 contributions towards local education, community infrastructure, and sustainable transport features such as enhanced cycle and pedestrianised roads, crossings, and pathways.
- Providing construction apprentices, work experience and supporting local people into job vacancies on site.
- Supporting local schools and academies to provide on-site visits, career talks and encouraging volunteering programmes in the locality.

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

New.Avenue@countrysidehomes.com



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