

# New Avenue Development update

Issue 7 | Autumn 2025

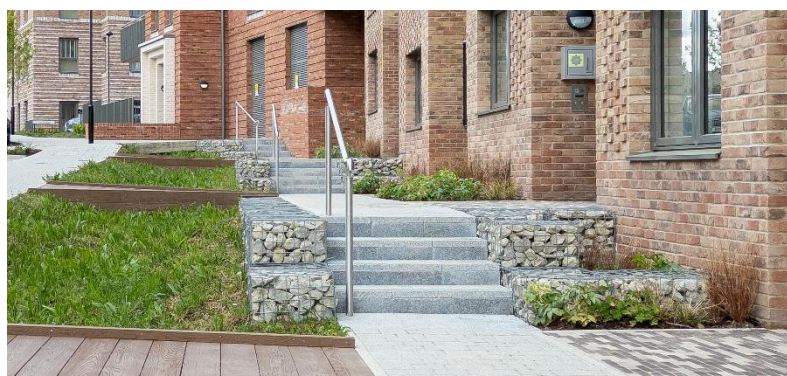


## Keeping you updated

### 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.



### Site activity

- The first completions in Phase 2 began in December 2023, with homes in Blackthorn House, Cowper Gardens, and Larch Way.
- Occupations are continuing across Rowan House and Larch Way.
- Cassia House has now been handed over to Newlon Housing Trust, with all homes fully occupied.
- The maisonettes fronting Avenue Road have proven popular, with all units now sold and occupied.
- All London Borough of Enfield homes within Phase 2 have been handed over, with occupations ongoing.
- Construction of Phase 2 is now complete, and the phase is expected to be fully occupied by December 2025.



## Timeline

- The marketing suite for the open market homes is located at the front of the Development on Avenue Road. With a range of homes available to visit along with homes ready to move into now, visit us for more information. Reservations across the remaining Phase 2 homes are progressing with limited availability remaining.
- The first open market completions started from December 2023 and will continue throughout 2025.
- The Development's shared ownership homes and the London Borough of Enfield homes are now fully handed over and have now been occupied.
- The main access road through the Development is now complete.
- Countryside are anticipating Phase 3 works to commence in 2026. 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.

## District Heat Network



- The energy centre upgrade works are now complete, increasing the heat network capacity to support the growing number of residents moving into New Avenue.
- These upgrades have been designed to boost supply across the wider development, ensuring the network is ready to accommodate the additional homes.
- It's heat network at New Avenue is at the forefront of quality, both in terms of design and delivery, to ensure it delivers a reliable service to customers, as well as being built to last. Stringent technical standards, quality workmanship and a customer focused business model ensure that customers receive low carbon heating and hot water at a price comparable with traditional heating systems, whilst receiving a better level of service.
- Heat networks provide other benefits too - their flexibility means that as technology improves and new lower carbon technologies develop, they can be easily incorporated into the network; nothing in the home needs to change - this is more efficient, more cost effective, and less disruptive to end customers.
- For more information on Energetik, please visit [www.energetik.london](http://www.energetik.london)

## 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 areas and footpaths.

0333 321 4080 – lines open 24 hours a day



