



PROJECT TIMELINE

The Council hope to hold a variety of face-to-face events in the coming months, subject to the continued lifting of restrictions. The timetable below shows what events we have planned and what they involve:

- **July - August 2021 - Touring exhibition**

This exhibition will be touring the estate, enabling you to come and see us in small groups to read about the proposals and ask us questions. Please note Boundary Hall will now be open following the easing of COVID restrictions.

- **August 2021 - One-to-one resident conversations**

Providing the restrictions continue to ease, the Council want to hold one-to-one resident meetings to explain what the proposals mean for you. This will include members of the team coming to your door to listen to you or speaking to you at Boundary Hall.

- **September 2021 - Residents Summer Party**

Subject to restrictions, Enfield Council want to host a Summer Party on the Joyce & Snell's estate. Activities for all ages will be available but we will be sending out more information on this so keep an eye on your post.

- **August-September 2021 - Landlord Offer & Ballot Exhibition**

The Council hope to hold a face-to-face exhibition at Boundary Hall to discuss the Landlord offer and the ballot. The Landlord offer will lay out the new plans for the estate and explain what each resident will be entitled to. This will be what residents vote on at the ballot.

- **October - November 2021 - The Ballot**

The Council hope to hold the three-week ballot period in autumn in which residents will determine the future of Joyce and Snell's. During this period, members of the project will be out on the estate encouraging people to vote and answering any questions.

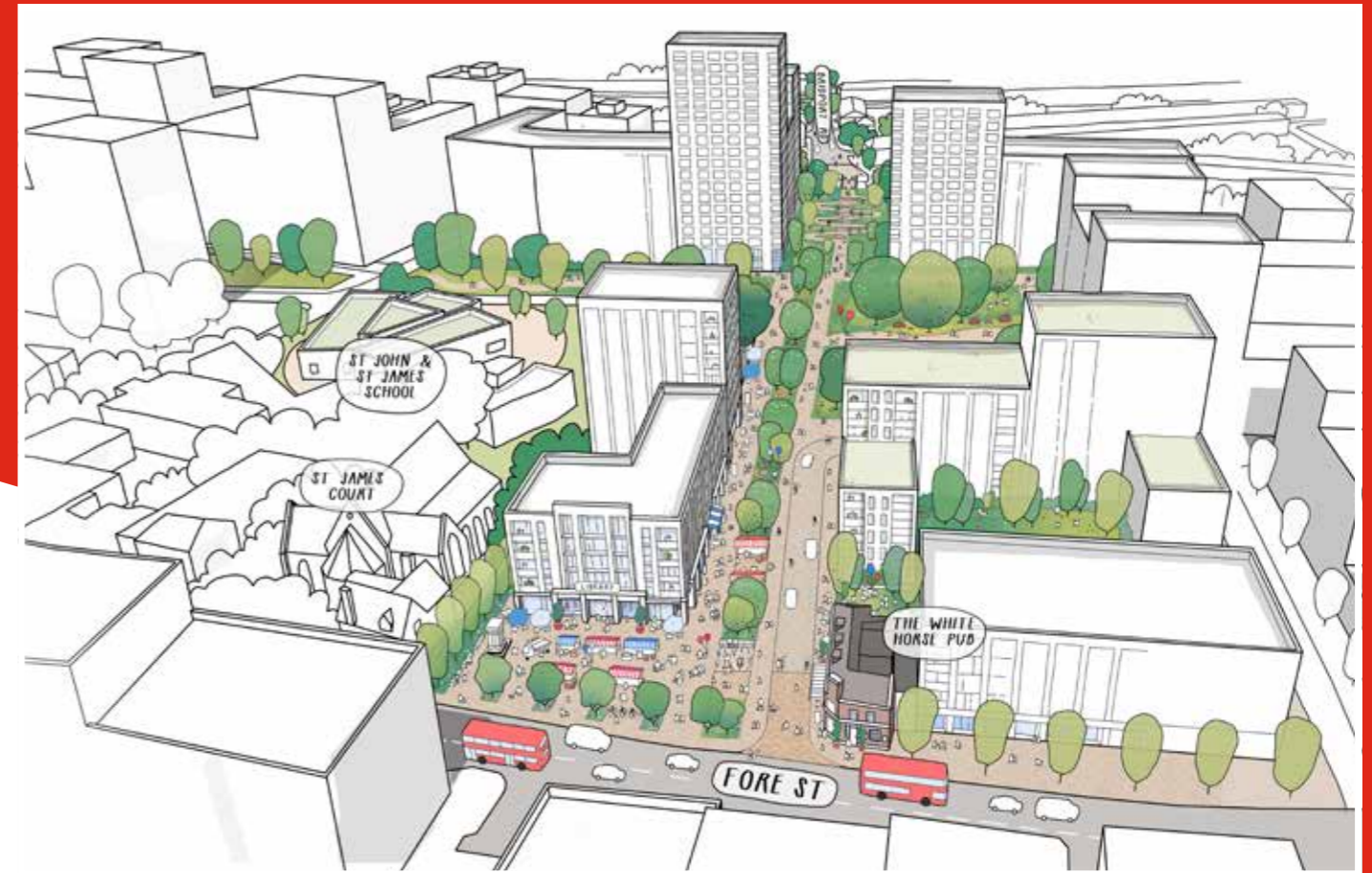
Illustrative Masterplan

JOYCE & SNELL'S REDEVELOPMENT

TOURING EXHIBITION INVITATION



www.joyceandsnells.co.uk



Following the reduction in COVID restrictions, Enfield Council will be holding a face-to-face exhibition in July and August so we can discuss plans for the new estate. This will be held outside in a Marquee to make it safer for both staff and residents. This will be a touring exhibition so the marquee will be in different locations to make it accessible to all residents so keep an eye out for us!

Don't worry if you are unable to attend as all the content will be available online at www.joyceandsnells.co.uk. This exhibition will cover the following areas:



Your new home



Timeline



The masterplan



How and when you can vote for it

IMPORTANT DISCLAIMER

Please note that the ballot has not yet been confirmed and is still subject to formal approval. The Council hope that this will occur in the near future.

VIRTUAL MEETING QUESTIONS

The Council held 13 online meetings earlier this year to discuss possible options for the Landlord Offer. On the next two pages, you'll find answers to questions raised during these meetings.

VIRTUAL MEETING SUMMARY

Enfield Council held 13 virtual meetings with Council Tenants and Resident Leaseholders living on Joyce & Snell's. This is so the team could present early thoughts for the Landlord Offer and get your feedback.

The team would like to thank everyone who took part. The exercise was invaluable in helping us understand what residents want and how we can deliver it.

Below are the main questions raised during these meetings and the Council's response:

RESIDENT LEASEHOLDER QUESTIONS

Will I be reimbursed for the value of my current home if there is a Yes vote?

Yes, the Council will ask a Royal Institute of Chartered Surveyors (RICS) Registered Valuer to visit your home and provide us with their independent opinion of its open market value. You will be offered the open market value of your home plus an additional 10%.

The 10% home loss payment is subject to you being able to provide evidence that you have lived in the property for the 12 months prior to the time of the offer. If you are unable to provide sufficient evidence, then you will receive an additional 7.5% instead.

How will this affect my mortgage?

As is the case whenever you move house, when you sell back to the Council then your current mortgage will come to end and will need to be repaid. When you purchase a new property, whether that be through shared equity on the estate or off the estate through the open market, you will need to apply for new mortgage finance based on your current circumstances.

Very few (if any) mortgage lenders will allow you to port your current mortgage balance to a new property.

Can resident leaseholders become council tenants?

In cases of extreme hardship, the Council will consider allowing a resident leaseholder to become a Council Tenant. However, this has implication for the amount you will be paid for your current home as you would not be paid the full market value for your property if the Council is then required to provide you with a new home to rent.

The Council is happy discuss individual circumstances in more details so we can better understand your circumstances and what the best options might be for you. This may also include, arranging independent financial advice for you to consider.



CGI of the proposed development

Will there be an option to buy a property on the new estate?

Yes, the Council is looking to provide leaseholders with the opportunity to purchase a similar property on the new estate through a product called 'shared equity' this is where you purchase a share in the new property but do not pay any rent on the balance, which would be owned by the Council.

You would still pay ground rent and services in the same way you do now.

The criteria for accessing the shared equity option, will be included in the Landlord Offer.

There may also be an opportunity to buy a new build home out right if this is something you wish to explore.

Will the Council support leaseholders if they choose to move off-site?

Yes, the Council will support leaseholders regardless of whether they want to remain on the estate or move away. You will still be entitled to the same level of home loss payment and assistance with moving costs.

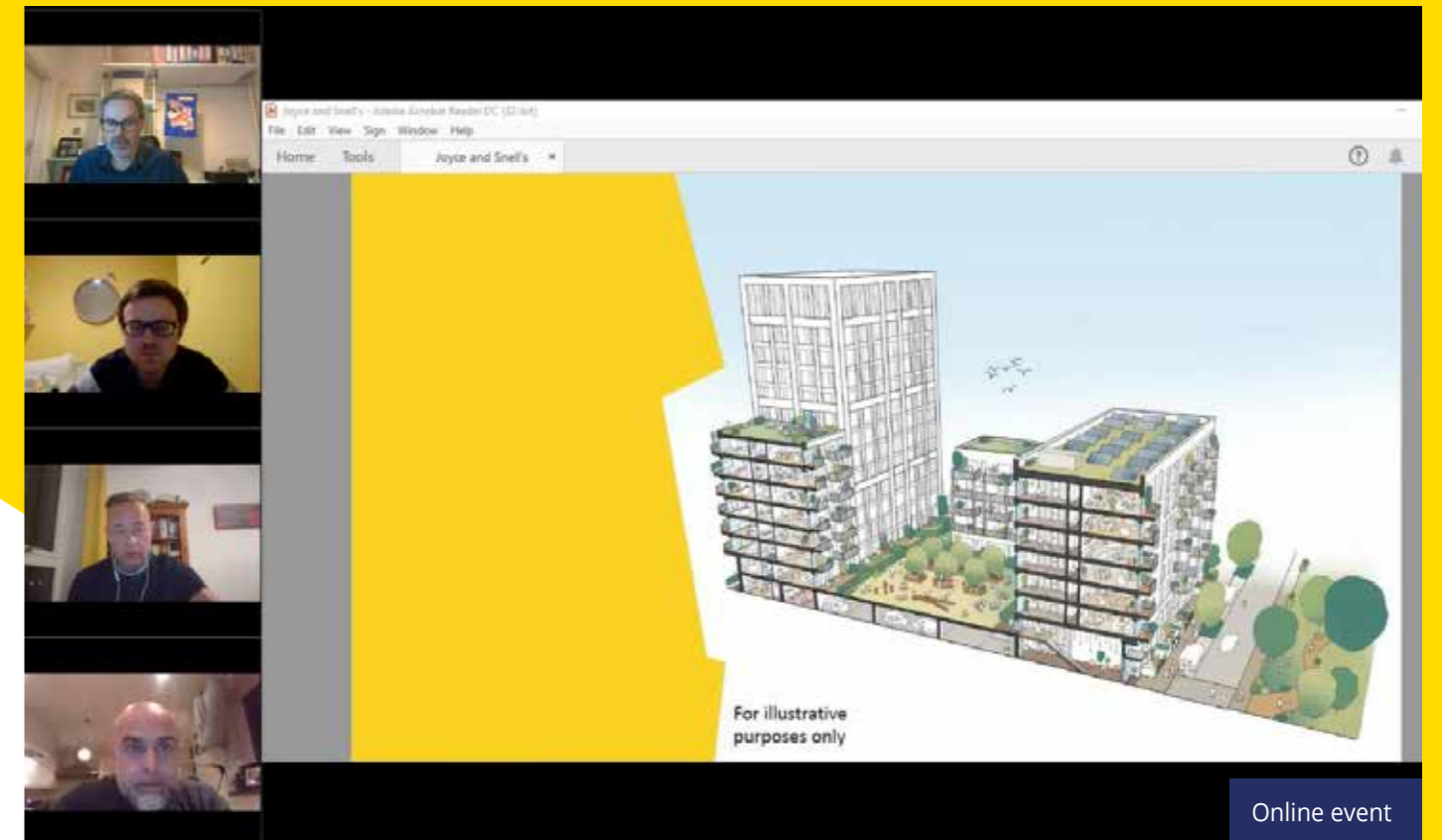
If I decide to sell my house will I lose my right to buy discount?

No, resident leaseholders will not have to pay back their right to buy discount.

The Council do not expect this issue to impact many residents because of the project timescales.



CGI of the proposed development



COUNCIL TENANT QUESTIONS

If there is a Yes vote will I remain as secure tenant?

Yes, you will remain a secure tenant of the Council with your rights protected.

Will I receive a like-for-like replacement on the new estate?

Subject to a Yes vote at ballot, a housing needs assessment will be carried out after the ballot to determine the property you will receive. This process ensures that your new home will reflect your requirements for the long term. The assessment will cover areas like number of occupants and medical needs amongst others.

Can council tenants decide where they want to move to on the new estate?

Council tenants will move to new homes in-line with the phasing and build programme. A Local Lettings Plan will determine how the new homes will be allocated for each phase.

Will the Council help me with moving costs etc?

The Council will provide an assisted move service as part of your decant compensation package. Council secure tenants are entitled to statutory home loss compensation (currently £6,500) and a disturbance allowance (currently £2,500).

Will priority be given to elderly and disabled residents when it comes to moving first?

The Council intends to take need into consideration when determining who on the estate will be in the opening phases. This will be established when the Housing Needs Assessment is carried out, following a successful ballot.



Flat layout