

New Avenue Development update



COUNTRYSIDE
Homes

Issue 5 | Spring 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

- Phase 1 delivered 127 new homes.
- The first Phase 2 completions took place from December 2023 within Blackthorn House, Cowper Gardens and Larch Way.
- Occupations are continuing within Rowan House and Larch Way homes.
- Cassia House has been handed over to Newlon, with occupations expected over the coming months.
- Reservation of the maisonettes leading from Avenue Road have been a success, with all now sold and continued occupations.
- All London Borough of Enfield homes within Phase 2 are expected to be fully handed over by the end of March 2025.
- Contract discussions for the sale of 12 homes across Phase 2 have arisen with Metropolitan Thames Valley Housing Association for affordable rented tenure.
- Phase 2 construction is expected to continue until early 2025 with final completions in December 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 throughout 2025.
- The Development's shared ownership homes and the London Borough of Enfield homes are expected to be fully handed over by March 2025 with residents moving in from January.
- 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 intended to complete before Christmas to increase the heat network capacity for the new residents continuing to move into New Avenue.
- These are designed to increase the supply capacity for the rest of the development, in preparation for the additional homes coming on-line to the heat network.
- 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

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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Development Masterplan



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions where the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with a Sales Consultant prior to reservation. *Distance taken from google.co.uk/maps.

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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