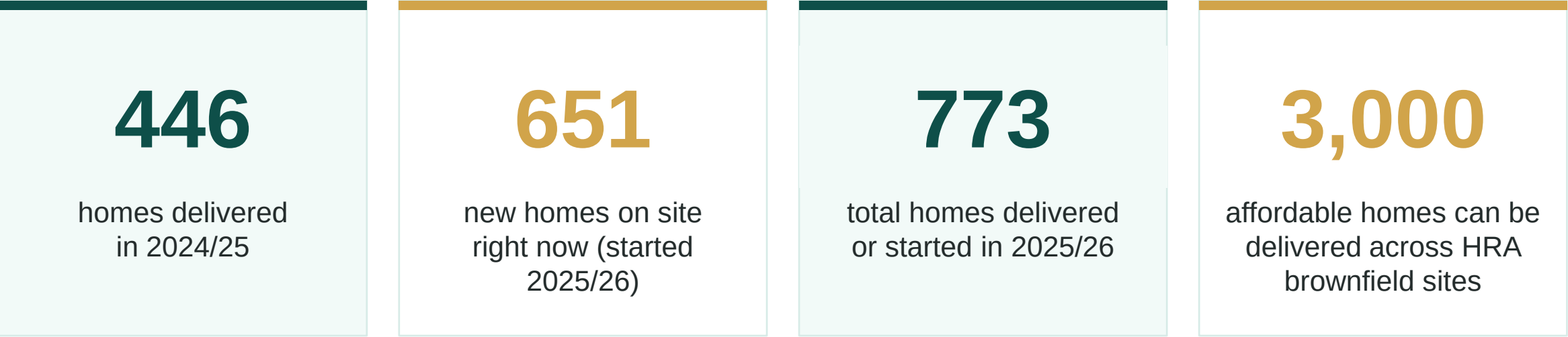


LONDON BOROUGH OF ENFIELD

Housing Delivery in the Borough

Delivery at a Glance

Where we stand right now across the programme



What makes up the 773 homes in 2025/26

Homes	Category	Detail
651	Started on site this year	Joyce & Snells, Upton & Raynham, New Avenue, Dendridge Close – across self-delivery, estate regeneration and acquisition routes
33	Completed this year	6 final homes, Meridian Water Phase 1a + 27 acquired from Vistry
77	Completed in the last 12 months	Royal Chase, Right to Buy receipts, LAEH, Council Acquisitions

Our Approach to Delivery

Three priorities, put into practice through a mixed economy of four delivery routes

1 Delivery of family homes

A mixed economy approach to utilise all levers available to the Council to deliver housing. A 10-year pipeline of 3,000 affordable homes that can be delivered on brownfield sites prioritising family-sized social rent.

2 Maximise Grant & Investment

C.£280+m of grant secured to support delivery of the programme.

3 Financial Prudence

Clear financial hurdles are used, which are reviewed against the HRA Business Plan. Schemes do not progress unless they meet our financial hurdles, to ensure all schemes are affordable.

Delivered through a mixed economy approach:

S Self-Delivery

New council homes built on our own land.

*e.g. Upton & Raynham,
Dendridge Close*

R Estate Regeneration

Renewing existing estates while adding homes.

e.g. Joyce & Snells

A Acquisitions

Buying completed or existing homes to add supply fast.

e.g. Royal Chase, Anglo

P Partnership & Enabling

Supporting Partners (developers and RPs) to deliver schemes in our borough through partnerships, disposals etc

*e.g. Alma, New Avenue,
Meridian Water (Vistry)*

This diversified model manages risk in volatile market conditions, and each route is matched to the funding source best suited to it – see the following slides.

Funding Secured to Date

Grant programmes underpinning the delivery pipeline, 2016 to date

Funding

Affordable Homes Programme 16-21 (AHP 16-21) managed by the GLA

This is funding to enable the local authority (LA) to deliver additional homes for social rent by purchasing new build private sale homes and converting them to London affordable rent along with direct delivery of new homes.

Affordable Homes Programme 21-26 (AHP 21-26) managed by the GLA

This is the next round of AHP funding following the same as above however delivering social rent homes only.

London Affordable Homes Fund R3 (LAHF) managed by MHCLG

LAHF has been made available to enable the LA to deliver more high quality temporary accommodation for homeless families. The homes being targeted under this programme are a mix of ex council homes and new build.

Council Homes Acquisition Programme (CHAPs) managed by the GLA

Funding via CHAPs has been provided by the Mayor of London as a follow up to the previous Council Homes buy back programme and enables the LA to purchase new and second hand homes from the open market and let them as social rent or temporary housing.

Right to Buy Receipts (RtB)

The LA has to spend the funds it receives from RtB within 5 years of receiving it, Enfield has accumulated £15,000,000 to date and is forecasted to be as much as £30m, the Council's ambition is to utilise all RtB funding within the next 2 years to take advantage of the current flexibilities as outlined in the autumn statement.

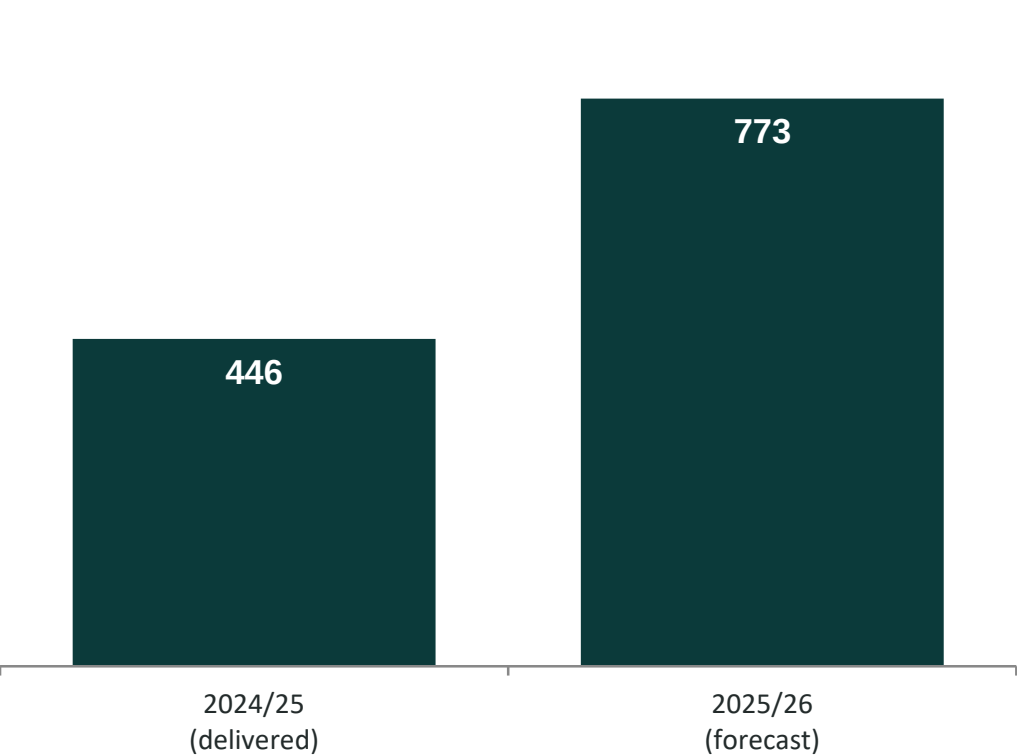
Land Fund

Funding to secure land

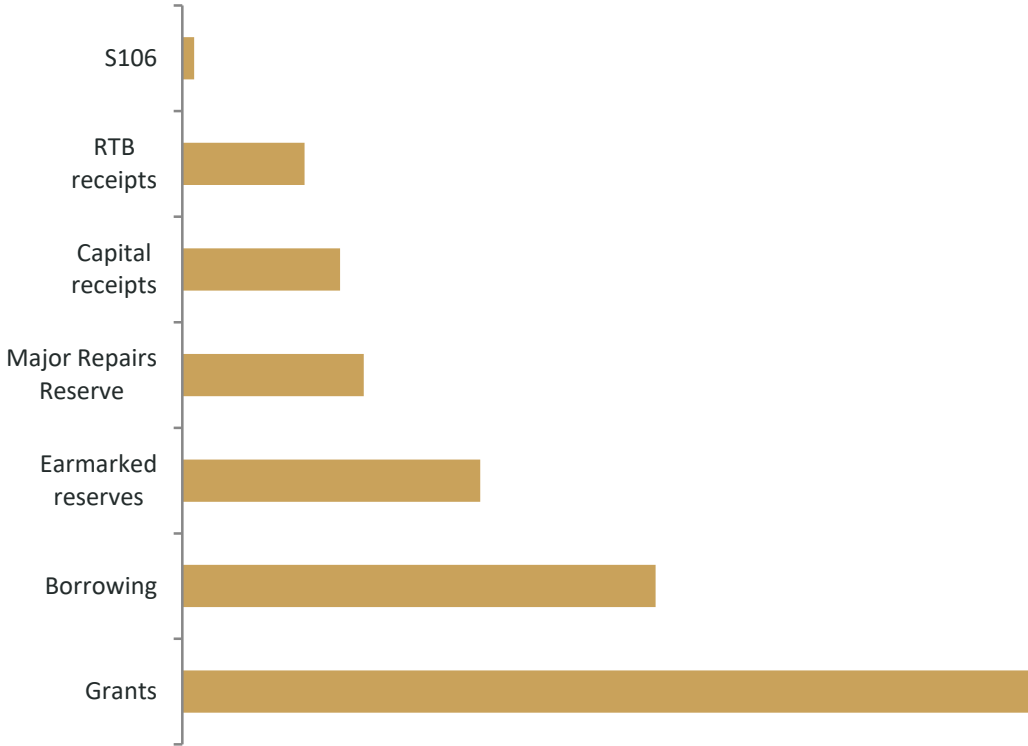
Our Delivery Record

Delivery is accelerating, funded increasingly by grant rather than borrowing

New Homes: 2024/25 vs 2025/26



Funding mix



Self-Delivery

New council homes built directly on our own land, funded by grant, borrowing and RTB receipts



Upton & Raynham

135 homes

Started on site – social rent

- 135 homes in Angel Edmonton, all affordable — a mix of social rent, London Affordable Rent and shared equity
- Strong focus on family-sized homes.
- Retains Scott House and supports decanting from Joyce & Snells. Completion expected 2028.

Dendridge Close

27 homes

Started on site – social rent

- 27 homes, all affordable (100% social rent)
- 16 flats in a three-storey block plus 11 houses, a mix of 2, 3 and 4-bed homes
- built on two former car parks.
- Completion targeted 2027.

Funded through: HRA borrowing, Right to Buy receipts and the AHP 2021–26 grant allocation



Estate Regeneration — Joyce & Snells

Our flagship regeneration scheme in Upper Edmonton — now on site delivering the first new homes



The Vision

A flagship masterplan for 2,028 new homes in Upper Edmonton, at least **50% affordable**, alongside a new public park, community centre, affordable workspace, a revitalised high street and up to 5,000 new jobs.

On Site With Hill Partnership

- Enabling works completed, including new park for estate residents
- Main works contract signed with Hill Partnership to deliver **270 units** in first two phases
- Ground works complete and construction of first new homes commenced
- Detailed planning consent is secured for these first phases, with outline permission already granted for the full masterplan
- £109.4m of GLA grant brought into the scheme so far — £59.4m Affordable Housing Programme funding plus £50m from the GLA Land Fund

Progressing Well: Next Phases

The scheme is progressing well, with future phases — Block B and Florence Hayes — now being brought forward to keep new homes delivering beyond the first phases.

Partnerships — Alma, New Avenue, Ladderswood

We hold Development Agreements with Vistry at both estates, stepping in as the market softened where appropriate to secure additional affordable units



Alma Estate, Ponders End

- Long-running regeneration delivered under our Development Agreement (DA) with Vistry (formerly Countryside).
- 679 homes delivered to date.
- 723 more homes, including 444 affordable, due by 2032.
- 127 council homes being acquired- following softening of the market- to support the scheme

New Avenue, Southgate

- Delivered under our DA with Vistry
- 127 homes delivered in Phase 1, with a further 156 (Phase 2) nearing completion.
- As the sales market has softened, the Council has agreed to acquire 159 social rented homes in Phase 3 — previously earmarked for private sale — using AHP grant.

Ladderswood

- Delivered under a DA with New Ladderswood LLP, a joint venture between Mulalley and One Housing Group.
- 361 homes delivered to date, alongside an 85-bedroom hotel, 6 commercial units and a community facility.
- Final phases (156 homes) have been stalled - Heads of Terms agreed to unlock scheme
- The Council has supported delivery of the scheme through the acquisition of completed homes, including 82 homes in Phase 4.



Acquisitions

Adding supply quickly through strategic partnership acquisitions and targeted buy-backs, easing pressure on temporary accommodation



New Avenue – strategic partnership acquisition, from Vistry

New Avenue (Phase 3)

219 homes

Strategic partnership acquisition, from Vistry

Ladderswood Ph4

98 homes

Strategic partnership acquisition

Royal Chase

12 homes

Direct acquisition

Right to Buy receipts programme

40 homes

Homes delivered using RTB receipts

LAHF Programme

37 homes

Acquisitions for temporary accommodation, funded through the LAH Fund

Council Housing Acquisitions Programme (CHAPS)

45 homes

Street property acquisitions – CHAPS grant

353 homes secured through acquisition (plus Anglo, once confirmed)

Funded through Right to Buy receipts, the Capital Housing Acquisition Programme Support grant (CHAPS, up to £200,000 per home), the Local Authority Housing Fund (LAHF), AHP grant (e.g. New Avenue £10.6m) and HRA capital — reducing reliance on costly temporary accommodation.

London Social and Affordable Homes Programme

(2026–2036) – positioning Enfield to secure long-term GLA investment for family housing

The Programme

- Mayor of London has secured up to £11.7bn nationally to deliver the programme, running 2026–2036
- GLA bidding opened February 2026 via the GLA's Open Project System (OPS)
- Cabinet approved Enfield's bid on 25 February 2026, alongside the Ten-Year Plan
- Officers given delegated authority to negotiate grant rates, reallocate tenure mix, agree land and build contracts, spend Right to Buy receipts, and agree acquisitions

Our Strategy

- Prioritise family-sized social rent homes (2, 3 and 4-bed) to tackle overcrowding and reduce reliance on temporary accommodation
- Ensure financial prudence across the programme
- Balance social rent with intermediate, key worker and specialist supported homes where local need requires it
- If successful, the bid could unlock £1.5bn of investment, 9,000 jobs and £150m of social value for the borough