



# Infrastructure Delivery in Enfield

Annual  
Achievements  
2021/2022

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IMAGE  
PLACE HOLDER



# Introduction

Enfield Council is extremely proud to present its key infrastructure delivery achievements in 2021/22!

The projects being showcased have been delivered through S106 and CIL - monies collected from certain developments in the borough such as new housing schemes and offices. The money and some non -financial contributions enable the council to invest in much needed infrastructure in the borough for the benefit of our communities.

Infrastructure can take many forms – it can be defined in physical, green and social terms and is essential to support objectives of increased housing provision, economic growth and mitigating climate change, and of creating thriving and sustainable communities.

Enfield Council hope to continue to fund innovative projects that will help reduce deprivation, improve the physical and social environment and widen access to opportunities, such as jobs, training and local services.



IMAGE  
PLACE HOLDER

## WHAT DOES INFRASTRUCTURE INCLUDE?

Infrastructure covers a broad range of items and Planning Contributions have provided the Council with the opportunity to transform neighbourhoods, support vulnerable communities and redistribute funds among the borough's most disadvantaged areas as part of the Council's ongoing commitment to tackle inequality.

### Social Infrastructure

Social Infrastructure can include education, community uses, play, youth, sports, faith, health provision and emergency facilities such as fire and ambulance services. It covers a wide range of facilities and services that contribute towards a good quality of life for Enfield residents.

### Physical Infrastructure

Physical Infrastructure is a vital components to support the every day growing demands of the London Borough of Enfield's communities, supporting the local economy and connectivity both physically and digitally in the borough. It covers a range of items such as various modes of travel and the day to day services such as energy needs and waste services.

### Green Infrastructure









Green Infrastructure is essential to support flood mitigation within the borough but it also provides opportunities to improve the public realm while tackling climate change, improving biodiversity and access to high quality green space within the borough.

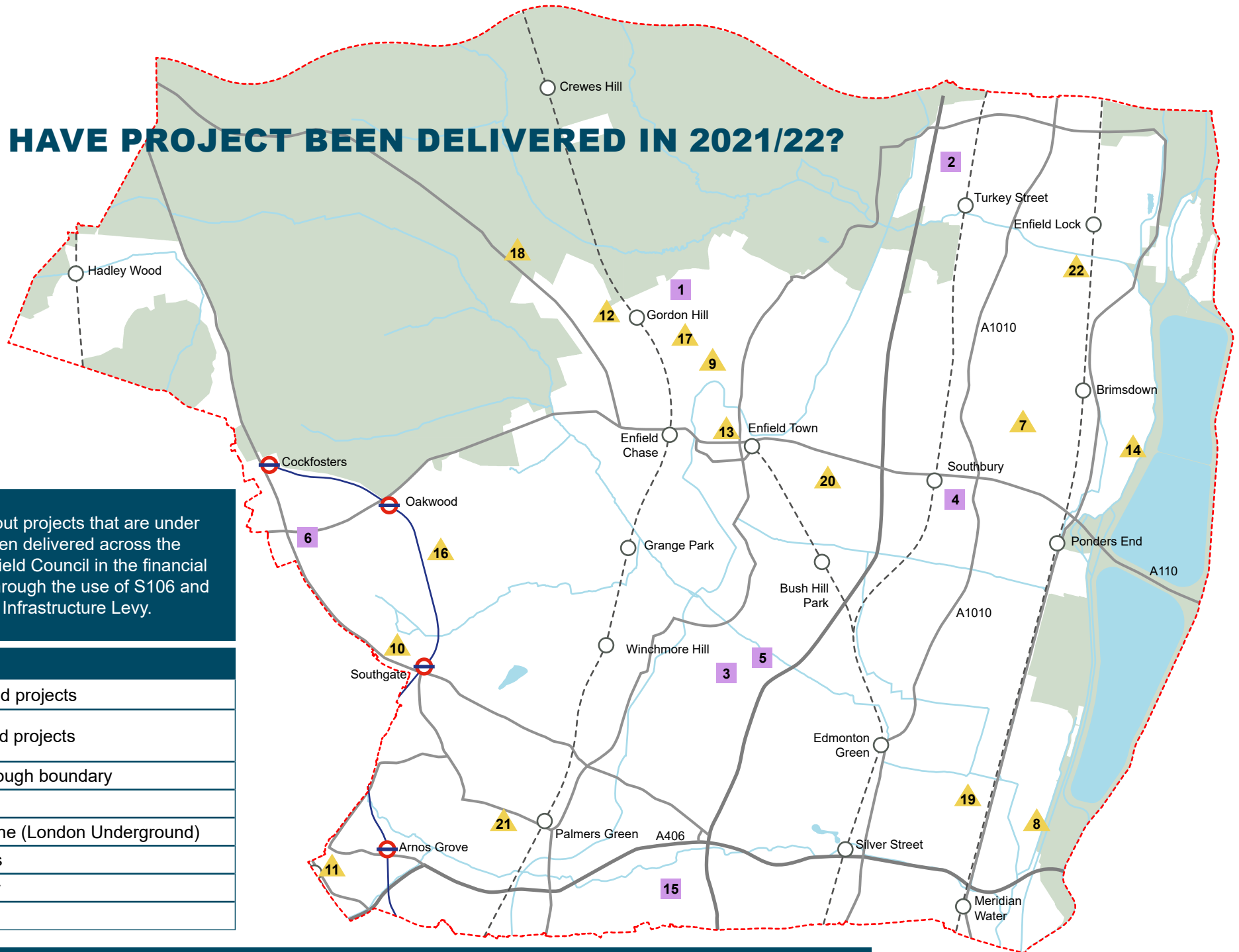




# WHERE HAVE PROJECTS BEEN DELIVERED IN 2021/22?

This map sets out projects that are under way or have been delivered across the borough by Enfield Council in the financial year 2021/22 through the use of S106 and the Community Infrastructure Levy.

Key	
	S106 funded projects
	NCIL funded projects
	Enfield borough boundary
	Railway
	Piccadilly line (London Underground)
	Main routes
	Water-body
	Green belt





# Section 1: Social Infrastructure

Social infrastructure brings multiple benefits to the borough creating opportunities for improved health and well-being of residents and creating opportunities for residents seeking employment and skills training.

During the financial year 21/22, nine social infrastructure projects have been progressed and delivered using CIL and S106 income secured through development taking place in the borough. The Neighbourhood Fund has supported organisations based in the borough to improve or deliver new community spaces and services.

Five case studies have been selected to highlight the range of social infrastructure projects from a new community space to improvements of existing well established community facilities such as the Chickenshed Theatre and the delivery of much needed Affordable Homes in the borough.

IMAGE  
PLACE HOLDER



## Overview of all social infrastructure projects progressing/delivered in 21/22

Map reference	Project name	Project details	Funding Source	Amount allocated from S106/CIL/NCIL	Amount drawn down in 2021/22	Type of infrastructure
1	Enfield Vineyard	To extend opening hours of existing community gym, start youth sessions for 13-18 year olds and to open a community gym café	NCIL	£10,000	£10,000	Social
2	Enfield Methodist Church community hub	A new sustainable neighbourhood centre to serve Elsinge Estate addressing poverty & isolation	NCIL	£60,000	£60,000	Social
3	Friends of Firs Farm	Building a new community hub, creating an environmental, educational, health and wellbeing resource for the whole community but particularly people with dementia, autism or mobility impairment	NCIL	£70,000	£70,000	Social
4	Hearts & Helpers	Grassroots charity - aim is to open up local allotment spaces to the broader community especially to those affected by homelessness and poor housing due to gang violence	NCIL	£35,076	£35,076	Social
Borough-wide	Skills and Training Network	Skilling up to reduce poverty empowering BAMER people over two years	NCIL	£37,592	£37,592	Social
5	Edmonton community Partnership	Support vulnerable eastern European families access healthcare, housing and employment to become more socially integrated by funding two posts (youth mentor & trained Bulgarian speaking classroom assistant)	NCIL	£22,880	£22,880	Social
6	Chickenshed Theatre	Improve café area transforming into a more usable network hub with energy efficient lighting, new heating and new flooring.	NCIL	£60,000	£60,000	Social
7	Exeter Road Estate	Delivery of 46 affordable homes	S106	£894,200	£894,200	Social
Borough-wide	Job brokerage service	To fund a Jobs brokerage service post from annual contributions received from the redevelopment of the Alma Estate	S106	£30,000.00	£30,000.00	Social
Borough-wide	Creative Enfield	To fund a post to deliver a Creative Forum for Enfield's cultural and creative businesses	S106	£30,859.51	£30,859.51	Social
Borough-wide	Jobs brokerage event	London Real Estate Forum Networking event	S106	£6,000.00	£6,000.00	Social
	<b>Total</b>			<b>£1,256,608</b>	<b>£1,256,608</b>	





## CASE STUDY 01

### Hearts & Helpers

<b>Project</b>	Opening up allotment spaces to vulnerable people affected by homelessness and poor housing to connect with the wider community, improving both physical and mental health.
<b>Project location (ward)</b>	Ponders End
<b>Funding received</b>	£35,076
<b>Funding Source</b>	Neighbourhood CIL
<b>Outcome</b>	<ul style="list-style-type: none"> <li>• Opening and rejuvenating allotment spaces normally closed to the public &amp; promote healthy eating opportunities</li> <li>• Reduce loneliness and isolation, creating community cohesion through workshop participation</li> <li>• Improve mental health by creating positive spaces and well-being workshops</li> <li>• Working with local groups to reach all vulnerable sectors, such as Oasis Academy, Youth Offending Team, Enfield North Foodbank and Solace Women's Aid</li> <li>• Provide skills training, employment opportunities and workshops of a variety of subjects such as growing fruits and vegetables, woodwork, healthy eating and creating a positive home.</li> </ul>





## CASE STUDY 02

### Enfield Methodist Church Community Hub

<b>Project</b>	A new sustainable, intergenerational, neighbourhood centre to serve residents from the Elsinge estate to address poverty, isolation, lack of opportunity and inequality issues prevalent in the community. The building replaces the former church building.
<b>Project location (ward)</b>	Bullsmoor (formerly part of Turkey Street)
<b>Funding received</b>	£60,000
<b>Funding Source</b>	Neighbourhood CIL
<b>Outcome</b>	<ul style="list-style-type: none"> <li>• Creation of 650sqm of usable space over two floors to include: office/reception, toilets, pre-school, kitchen, community café, two meeting rooms, prayer room and useable outdoor space</li> <li>• A new library facility and homework club for local children who do not currently have this opportunity</li> <li>• Free English for Other Language Speakers (ESOL) classes in The Space, including complementary creche facilities,</li> <li>• Establish a community kitchen garden project to provide fresh, home grown food and strengthen community relationships</li> </ul>





## CASE STUDY 03

### Chickenshed

Project	Transform existing space to provide a vital social, refreshment and nutritional foundation for Chickenshed's ongoing inclusive theatre, education and community target groups. This will enable a social and community interaction, particularly for the organisation's under represented target groups
Project location (ward)	Cockfosters
Funding received	£60,000
Funding Source	Neighbourhood CIL
Outcome	<ul style="list-style-type: none"> <li>• Improved lighting, heating and flooring</li> <li>• Reach more members of the community who feel excluded or segregated from the mainstream and provide them with a safe and welcoming space where they feel included.</li> <li>• Provide adaptable and well-equipped spaces that allow the people within them to flourish.</li> <li>• Establish a physical space where 'community' can be defined by how it celebrates and embraces 'difference'</li> </ul>



IMAGE  
PLACE HOLDER

# CASE STUDY 04

## Exeter Road

<b>Project</b>	Delivery of 46 affordable homes and public realm improvements delivered as part of affordable housing development to deliver new leisure and play amenities at the edge of Durants Park, plant new trees and meadows to enable bio diversity and improve existing highway layout making it clear, defined, and with safer pedestrian and cycle route connections through to Ponders End and Brimsdown stations.
<b>Project location (ward)</b>	Brimsdown
<b>Funding received</b>	£1.9m
<b>Funding Source</b>	Strategic CIL - £1,019,973 Section 106 - £894,200
<b>Outcome</b>	<ul style="list-style-type: none"> <li>• Delivery much needed affordable homes</li> <li>• Strengthen estates connection with the local neighbourhood</li> <li>• Encourage more sustainable modes of transport</li> <li>• Encourage more active lifestyles, particularly for young people</li> </ul>





## CASE STUDY 05

### Skills and Training Network (STN)

<b>Project</b>	Skilling Up to Reduce Poverty is an investment programme that empowers 140 of Enfield's black, Asian, minority ethnic & refugee people over two-years to improve their livelihoods and remove barriers that prevent poorer residents from earning.
<b>Project location (ward)</b>	All
<b>Funding received</b>	£37,592
<b>Funding Source</b>	Neighbourhood CIL
<b>Outcome</b>	<ul style="list-style-type: none"> <li>• Enhanced vocational skills, increasing opportunities to gain sustainable work</li> <li>• Increased business &amp; enterprise development knowledge, enabling people to set-up a small business</li> <li>• Stronger/improved work history by engaging in volunteering or work placements</li> <li>• Improved personal development skills for renewed self-confidence enabling vulnerable people to engage better with the wider community, e.g. accessing local services without additional support</li> <li>• Better access to social welfare information, Advice &amp; Guidance (IAG) support to prevent destitution</li> </ul>



## Section 2: Physical Infrastructure

Physical infrastructure covers a range of projects, it can deliver improvements to road safety for pedestrian, cyclists and vehicle users, it includes improvements to the public realm to help reduce antisocial behaviour and crime and can be used to mitigate against climate change by encouraging more people to choose more sustainable methods of transport such as walking and cycling where possible which can also bring health benefits to residents.

During the financial year 21/22, seven physical infrastructure projects have been progressed and delivered using S106 income secured through development taking place in the borough.

Three case studies have been selected to highlight the range of infrastructure projects from significant improvements to the Enfield Town Centre that are in progress through to improvements to the East Duck Lees tow path along the Lee Navigation.

IMAGE  
PLACE HOLDER

A photograph of a riverbank with a path, flowers, and a bridge in the background. The scene is lush with greenery and wildflowers, including many yellow and white daisies. A small bridge is visible in the distance across the river. The sky is overcast.



## Overview of all physical infrastructure projects progressing/delivered in 21/22

Map reference	Project name	Project details	Funding Source	Amount allocated from S106/CIL/NCIL	Amount drawn down in 2021/22	Type of infrastructure
8	Footpath link to Meridian Way	Footpath link to Meridian Way	S106	£12,362.00	£423.00	Physical
9	Highways works - Parsonage Lane	For a series of highways improvement works including a new crossover at Parsonage Lane	S106	£60,000.00	£3,741.07	Physical
10	Avenue Road highways works	Road safety works in Avenue Road	S106	£150,000.00	£12,130.34	Physical
11	109 Station Road	Pedestrian and cycling environment audit	S106	£15,619.00	£3,356.46	Physical
12	Lavender Hill pedestrian crossing	New zebra crossing on Lavender Hill, by Shooters Road	S106	£75,000.00	£5,625.83	Physical
13	Enfield Town liveable neighborhoods	Series of public realm, highways, cycling & pedestrian improvements around Enfield Town	S106	£500,000.00	£397,284.89	Physical
14	East Duck Lees Lane towpath connection	Construction of footpath to connect the Tow Path at the rear the Beavertown Brewery site to the existing underpass under the Nag's Head Road/Mollison Avenue Roundabout.	S106	£50,000.00	£4,014.29	Physical
<b>Total</b>				<b>£862,981.00</b>	<b>£426,575.88</b>	



**IMAGE  
PLACE HOLDER**

## CASE STUDY 06

### Enfield Town Liveable Neighbourhoods

<b>Project</b>	Regeneration of the Enfield Town to attract more visitors to the area, encourage more walking and cycling including residents and visitors, improve air quality via mode shift and improved public transport facilities, help towards successful events management across the town that will be enabled through improved public realm and improved walking and cycling facilities. The scheme aims to reduce the source of road danger and readdresses the balance of road space in favour of pedestrians, cyclists and buses.
<b>Project location (ward)</b>	Town
<b>Funding received</b>	£500,471
<b>Funding Source</b>	S106
<b>Outcome</b>	<ul style="list-style-type: none"> <li>• Creating vibrant streets that help local businesses to thrive</li> <li>• Improving air quality and creating a greener environment</li> <li>• Improving the look and feel of our public spaces</li> <li>• Increasing the number of trips made by walking, cycling and public transport</li> <li>• Creating safer neighbourhood environments, including reducing road danger and improving personal security</li> <li>• Improving the approach to deliveries and other commercial vehicle activity</li> <li>• Ensuring good connections to public transport</li> </ul>



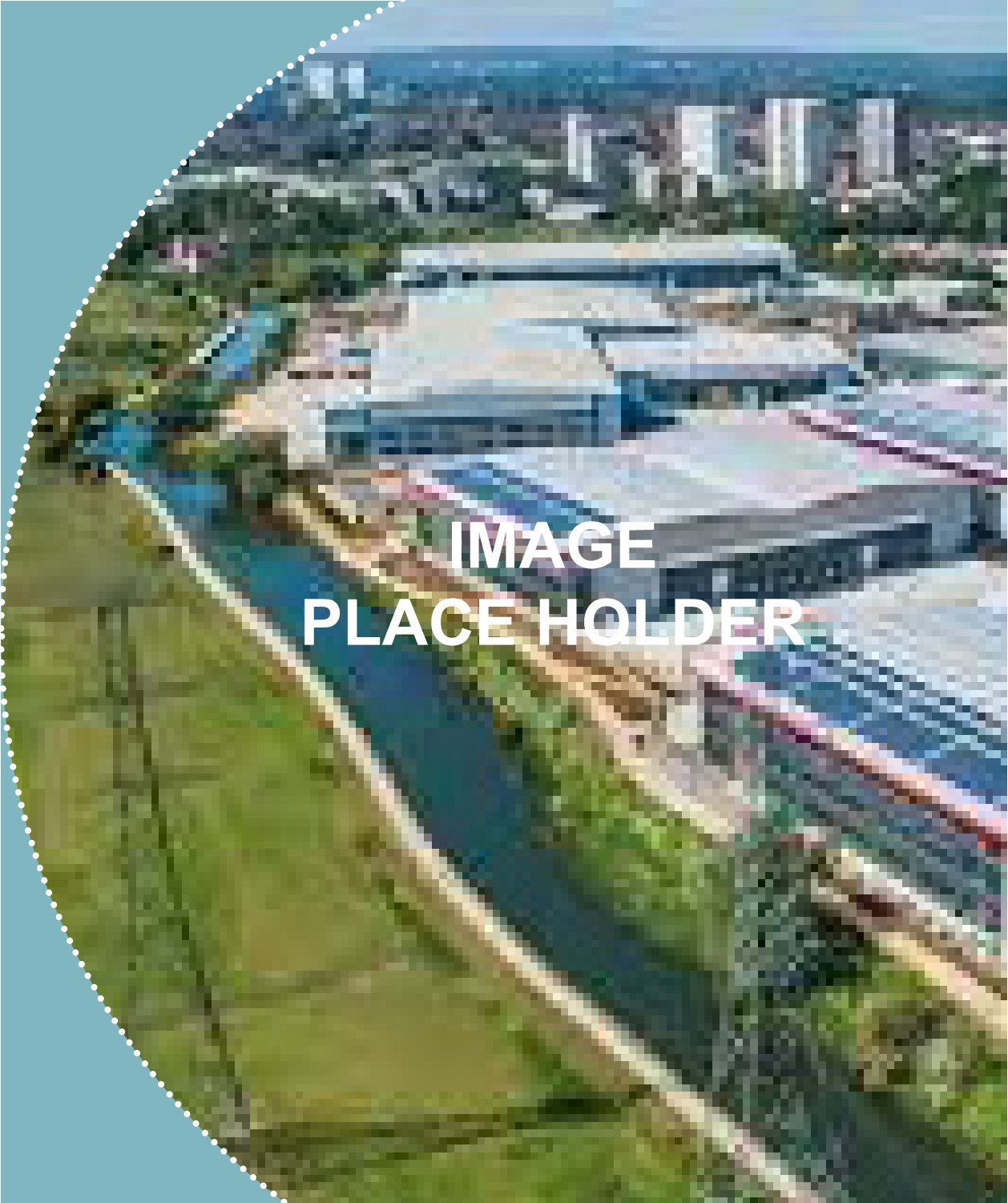
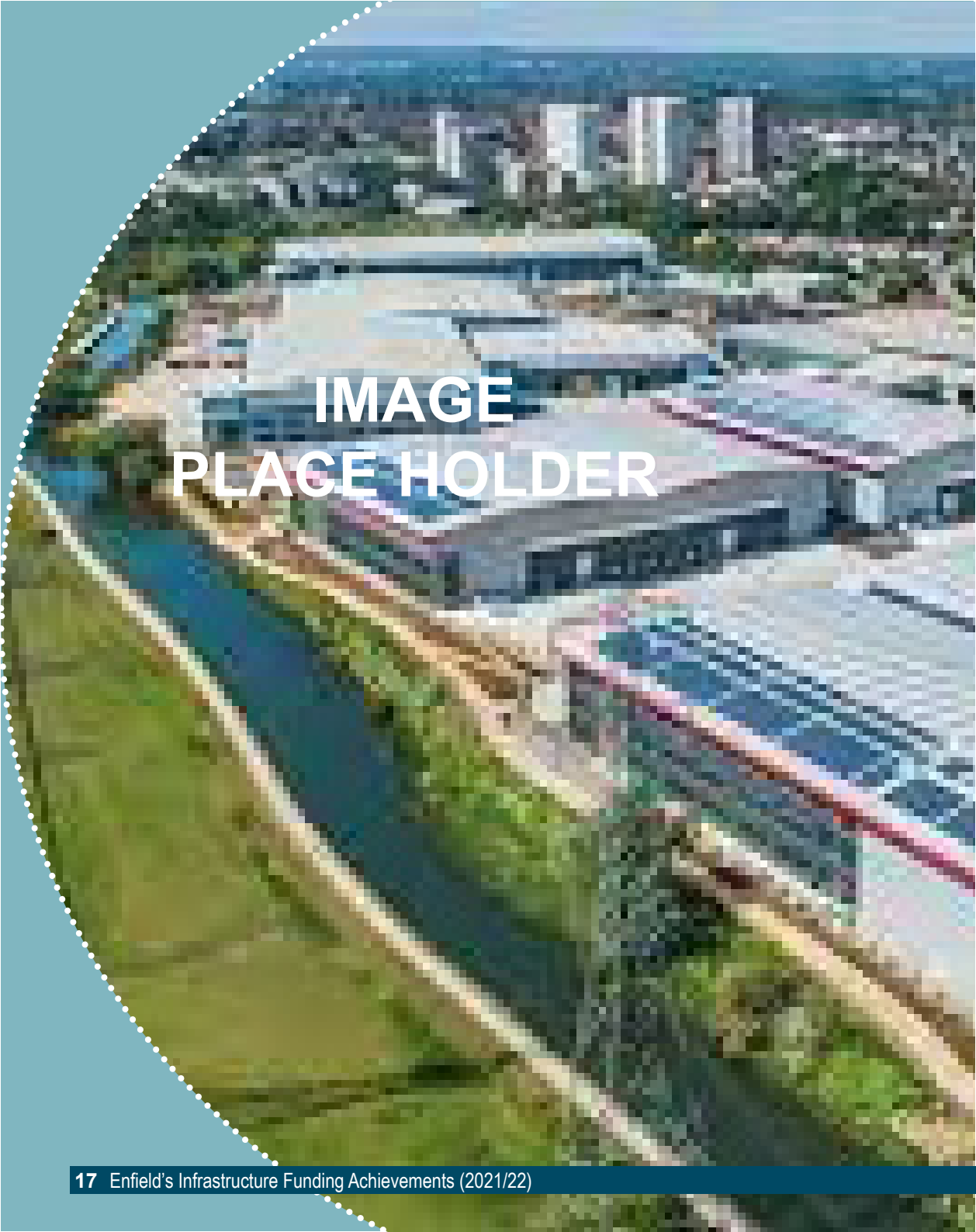


IMAGE  
PLACE HOLDER

## CASE STUDY 07

East Duck Lees Lane Towpath	
Project	Construction of footpath to connect the Tow Path at the rear the Beavertown Brewery site to the existing underpass under the Nag's Head Road/Mollison Avenue Roundabout.
Project location (ward)	Ponders End
Funding received	£50,000
Funding Source	S106
Outcome	<ul style="list-style-type: none"><li>• Encouragement of Walking and Cycling for ease of access</li><li>• Continuity of access route along the Lee Navigation</li><li>• Improve route access to Beavertown Brewery Site for staff from Ponders End Station</li></ul>





# CASE STUDY 08

## Lavender Hill Pedestrian crossing

<b>Project</b>	Construction of pedestrian crossing around Lavender Hill
<b>Project location (ward)</b>	Highlands
<b>Funding received</b>	£75,000
<b>Funding Source</b>	S106
<b>Outcome</b>	<ul style="list-style-type: none"><li>• Improve pedestrian safety for old people's home nearby and for elderly</li><li>• Reduce chances of car accidents that have occurred in the past near Chase Farm hospital</li><li>• Encourage people to walk more and improve safety</li></ul>



## Section 3: Green Infrastructure

Green infrastructure plays an important role in Enfield, access to high quality green space can improve opportunities for physical activity such as walking and cycling, it offers more opportunities for play and relaxation, improves mental health and well-being, it can reduce crime and antisocial behaviour in well-designed and maintained green space while also improving biodiversity and supporting flood risk management.

During the financial year 21/22, eight green infrastructure projects have been progressed and delivered mainly through S106 income and some CIL income via the Neighbourhood Fund.

Five case studies have been selected to show the range of infrastructure projects, particularly in scale from small rain gardens within an existing housing estate through to the large-scale restoration of Enfield Chase, creating a new woodland habitat that will join up existing pockets of historic woodland and accessible by public transport.



## Overview of all Green infrastructure projects progressing/delivered in 21/22

Map reference	Project name	Project details	Funding Source	Amount allocated from S106/CIL/NCIL	Amount drawn down in 2021/22	Type of infrastructure
15	Tottenham Recreation Ground	Funding for new play equipment and seating	NCIL	£54,000	£54,000	Green & open space
16	Oakwood Park Wetlands	Provide a series of wetland features within the park to address surface water flood risk issues, provide pathways and social spaces for park goers to make the new areas more useable	S106	£120,000.00	£27,659.62	Green & open space
17	Four Hills Public Realm Improvements	Delivery of rain gardens, swales and drainage improvements on the Four Hills Housing estate,	S106	£50,000.00	£50,000.00	Green & open space
18	Enfield Chase Restoration Project	Public footpath improvements to connect Trent Park to Hillyfields Park including the delivery of Natural Flood Management features in the rural landscape.	S106	£200,000.00	£200,000.00	Green & open space
19	Montagu Recreation Ground	Working with trees for cities on a joint project at Montagu Recreation Ground to plant more trees as part of the GLA London Plan initiative to increase the tree coverage in London from 10 to 12%.	S106	£20,000.00	£5,413.23	Green & open space
20	Play Equipment in Bush Hill Park	Replace play equipment in Bush Hill Park	S106	£15,000.00	£1,398.10	Green & open space
21	Broomfield Park Netball Court Refurbishments	To refurbish the courts and have a booking system in place to generate more income for the Council	S106	£165,360.00	£165,360.00	Green & open space
22	Albany Park Restoration and Flood Alleviation Scheme	Restoring 350m stretch of the Turkey Brook, creating wetlands features and improving the amenity value of Albany Park	S106	£100,000.00	£100,000.00	Green & open space
	<b>Total</b>			<b>£724,360</b>	<b>£603,830.95</b>	





# CASE STUDY 09

## Enfield Restoration

<b>Project</b>	The London Borough of Enfield is working closely with the Mayor of London, Woodland Trust, Department for the Environment, Food & Rural Affairs, Thames21 and Natural England to restore the former Enfield Chase woodland and create over 60 hectares of new publicly accessible woodland (100,000 plus trees) to the north of the borough’s main built-up area. It will capture around 234 tonnes of carbon per annum.
<b>Project location (ward)</b>	Chase
<b>Funding received</b>	£200,000
<b>Funding Source</b>	S106
<b>Outcome</b>	<ul style="list-style-type: none"> <li>• Potential to offset over 20,000 tonnes of carbon emissions over its lifetime.</li> <li>• Increased opportunities for recreational activities such as walking and cycling by improving access to Enfield’s Green Belt Land and associated benefits to public health and well-being.</li> <li>• A focal point for the historical interest of restoring the ancient woodland of Enfield Chase.</li> <li>• Improvements to the environment by creating woodland habitat that benefits biodiversity and alleviates flood risk by reducing rainfall runoff from Enfield’s rural upland areas.</li> <li>• Increased access to nature including creating opportunities for education in a natural environment.</li> <li>• Maximising external investment in the borough.</li> </ul>





## CASE STUDY 10

### Albany Park

<b>Project</b>	Naturalise a 350m long section of the Turkey Brook main river, create a flood storage area that will reduce flood risk to over 200 locals. Create additional wetland features to manage surface water runoff and enhance wildlife habitat by extending areas of wildflower and scrub vegetation, and planting trees. Create new amenity features including seating areas, footpaths, outdoor classroom and BMX track.
<b>Project location (ward)</b>	Enfield Lock, Enfield Highway & Turkey Street
<b>Funding received</b>	£100,000
<b>Funding Source</b>	S106
<b>Outcome</b>	<ul style="list-style-type: none"> <li>• Enhancing the natural environment as part of the Climate Change Strategy</li> <li>• Create and restore priority habitats such as reed-beds and wet woodlands</li> <li>• Improving access within the park (with new pathways) and create green routes that connect to other parks</li> <li>• Natural Flood Management</li> <li>• Creating opportunities for natural play</li> <li>• Creating outdoor educational facilities</li> <li>• Improve people's health and wellbeing by allowing them to engage more with their local park</li> </ul>





## CASE STUDY 11

### Broomfield Park Courts

<b>Project</b>	Netball court refurbishment
<b>Project location (ward)</b>	Southgate Green
<b>Funding received</b>	£200k
<b>Funding Source</b>	Section 106
<b>Outcome</b>	<ul style="list-style-type: none"><li>• Improve access to good quality sport facilities to promote health and fitness</li><li>• Enhanced community facility for members of the public to use</li></ul>





## CASE STUDY 12

### Four Hills

<b>Project</b>	Delivery of rain garden, swales and drainage improvements on the Four Hills Housing Estate that has historically been prone to flooding. Susdrain SuDS Award 2022 winner – Regeneration and retrofit category.
<b>Project location (ward)</b>	Chase
<b>Funding received</b>	£50,000
<b>Funding Source</b>	S106
<b>Outcome</b>	<p>The Four Hills Estate is made up of 6 blocks (70 flats) on Blossom Lane. The frontage of the properties historically had grass areas, but these were later asphalted over to create a vast area of impermeable paving.</p> <p>The estate is part of the Enfield Town catchment which is prone to flooding. There is significant residual surface water flood risk, flood modelling demonstrated that densely distributed green infrastructure such as rain gardens and detention basins across the catchment will help to reduce flood risk.</p> <p>The scheme relies on infiltration but connects back into the sewer system to deal with exceedance flows. We have designed domed gully covers to reduce the risk of the gully becoming blocked, further reducing the flood risk.</p>



# IMAGE PLACE HOLDER

## CASE STUDY 13

### Tottenham Rec

<b>Project</b>	Adding to and improving the equipment in Tottenham Recreation Ground and Boundary Playing Fields to be used by more people, with a focus on creating provision for groups who currently are under-served by the park.
<b>Project location (ward)</b>	Upper Edmonton
<b>Funding received</b>	£54,000
<b>Funding Source</b>	Neighbourhood CIL
<b>Outcome</b>	<ul style="list-style-type: none"><li>• Replace old climbing wall with a new large piece of equipment catering for children aged 0 – 3.</li><li>• Create a new sensory area in the playground for young children and children with sensory impairments.</li><li>• New equipment for children aged 10 – 15 which will be designed and built by local young people working alongside the charity Build Up (see Build Up's annual account for examples of its projects).</li><li>• 3 new benches at intervals around the footpath so older people and people with mobility impairments can better access the park.</li></ul>

**Enfield London Borough Council**

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