

Palmers Green & Southgate LIFE

Autumn 2026 Edition
Issue 71



Southgate RFC celebrates its centenary year

Exploring Broomfield Park's long heritage in sport



INSTANT ONLINE
PROPERTY
VALUATION

Anthony Webb
ESTATE AGENTS

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Welcome



Looking ahead to 2027

There is no denying that 2026 has been a challenging year for the property market. Economic and global uncertainty has made buyers and sellers more cautious, with some choosing to sit tight. But life goes on, families grow, circumstances change and people still need to move.

As we approach Christmas, it's worth remembering that the festive break is traditionally a busy time for property searches. Last Boxing Day was Rightmove's busiest ever, as people used their time off to start thinking seriously about their next move. If selling is on your mind for 2027, now is the perfect time to start preparing.

It's natural to look at Rightmove and Zoopla to see how your home compares, but the prices you see are asking prices, not necessarily what buyers are actually paying. In the current market, that distinction is particularly important. A local agent has insight into comparable sales and properties currently under offer, helping you set a realistic price from the outset and avoid costly reductions and time delays later.

Landlords are facing change too. New legislation and future energy-efficiency requirements are adding to an already growing list of responsibilities. We are seeing some landlords reassess their portfolios and sell, while others are moving from let-only to fully managed services to take away the stress of keeping up with increasing regulation.

Whether you're thinking of selling, buying or letting in 2027, we are always happy to offer straightforward, local advice.

Wishing all our readers a very Merry Christmas and a happy New Year!

Tony

Director, **Anthony Webb Estate Agents**

If you own a local business why not tell people about it in our magazine? It is the only free magazine to be distributed, door to door to 12,000 local homes and places of interest.

Quarter page £85

Half page £150

Full page £260

Double page spread £420

*all prices are subject to VAT

Contact us about your content and artwork requirements.

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ESTATE AGENTS

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Featured properties

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The Mall, Southgate, N14 **O.I.E.O £1,000,000**

An extended four bedroom 1930s built semi detached family home located in one of Southgate's premier residential turnings off Southgate Green. The property benefits from two spacious receptions, an extended kitchen/ diner, ground floor guest cloakroom, family bath/shower room, four original first floor bedrooms, off street parking, garage to side, south facing rear garden with large outhouse.



Bourne Hill, Palmers Green, N13 **O.I.E.O £950,000**

A spacious extended five bedroom Edwardian semi-detached house with garage to side offering in excess of 2000sq ft of bright and airy living space. The property requires updating throughout and offers fantastic potential to extend further to create a wonderful family home.





Rugby arrives in Palmers Green

Southgate RFC has a long history in North London, having just celebrated its centenary year, and now it's made the move from Southgate to Broomfield Park, Palmers Green bringing with it teams for boys and girls aged 3 to 12, and senior sides for adults of all standards.

Broomfield Park has a long heritage in sport, from bowling and football to the current residents tennis and netball, but rugby is about to make its mark in the form of local club Southgate RFC who are bringing the whole club from minis – aged 3 to 12 – to seniors and even old boys rugby.

If you look at pictures from above of the park – the big field next to the children's playground – you can still see the imprint of the old running track, inside which was once a football pitch. But both have been dormant of competitive sport for over two decades, something which is changing this autumn.

Southgate were originally formed as a works team for STC in New Southgate, and have played at several grounds across North London, before making the Walker Ground their home.



The launch of a mini section six years ago created a sea change in the club, as it was focused on making rugby accessible to all.



"We really pride ourselves on giving people of all ages, and from all backgrounds, the opportunity to play a game that can do so much for people," says Alex Mead, chair, Southgate RFC. "And to be able to do that we really need to be seen by the community, so where better than right in the middle of Broomfield Park, even just the sight of rugby posts in that field will create a curiosity. Then we need to ensure everyone knows that they can try this great game, even if they've never played it, or even heard of it, and that applies to kids and adults too."

Adults rugby for all



Southgate play their senior rugby in the Middlesex Merit Tables which are the most social form of rugby, where the focus is on enjoyment and ensuring everyone gets a game. They've also enjoyed success too, last year winning the cup competition, defeating Datchworth in the final. "We're a genuinely social rugby team," says Doug Cusack, club captain. "We love the game, we want to win, but having a drink together afterwards is a really important part of it. It's a real mixed bag of players from old vets who are still playing in their 40s and 50s, to teenagers breaking through, and everything in between."

"Even in adult rugby, we train people who have never played the game before, so it's important that everyone knows they can literally just turn up

Sporting Life: Broomfield Park



1903 – Taking the plunge

Broomfield Park opens to the public, and swimmers quickly take to its lake. The newly formed Broomfield Park Swimming Club even stages a Christmas morning race.



1907 – Women take to the Water

A ladies' section is established, with a women's race added to the club gala.



Early 20th century – Sport becomes part of park life

Tennis and other recreational activities become increasingly established as Broomfield develops as a public park and community space.

and give rugby a go, whatever age they are, even if they've never picked up a rugby ball before."

Over-35s rugby

While there are plenty of over-35s in the senior team already, Southgate also play regular fixtures at 'vets' level. To qualify for vets rugby you have to be at least 35 years of age, but the average age of sides is usually closer to mid-to-late 40s. "There's a lot of creaking bodies, but we play 30-minutes each way, and it's a big social occasion with all the families coming out to see if their dad can actually play the game he talks about all the time," says Mead.

This year, the vets will play six games, home and away, and is always on the look out for more players, so do get in touch using the details below.



Rugby for kids

Southgate welcomes boys and girls, aged from three to 12, to a sport that's made for all shapes and sizes and is truly accessible. Children start with non-contact, tag rugby, before contact is gradually introduced at under-9 level, and Southgate prides itself on introducing it in the safest way possible with our team of expert coaches. The benefits of playing the game for every child are countless, not only from a health and fitness point of view, but also from the social side. Rugby values are hugely important, teams always clap each other off after every game, food is provided by the home side after every game, and sportsmanship is of paramount importance, something that isn't the case for every sport.

Interested? Find out more about activities in Broomfield Park

Rugby matches

October

10th Southgate Adults v Finsbury Park
11th Southgate Minis v Enfield
24th Southgate Old Boys v Welwyn

November

1st Southgate Minis v Saracens
14th Southgate Adults v Ealing
15th Southgate Minis v Pinner

December

12th Southgate Adults v Harrow
13th Southgate Minis v Cheshunt
19th Southgate Unders Southgate Overs

Rugby training

Every Wednesday

Kids (ages 8-12), 6pm-7pm
Adults, 7.15pm-8.30pm

Every Sunday

Kids (all ages 3-12), 10am

How to get involved

Just turn up! We're in the big field next to the children's playground at Broomfield Park (right in front of the concrete steps) on Saturdays and Sundays. Training on Wednesdays is on the old bowling green.

First session is free!

Contact us...

Alex for kids' rugby

07976 921586
club@southgaterugby.co.uk

Doug for adults' rugby

07894 152875
club@southgaterugby.co.uk

Visit our website
southgaterugby.co.uk

Through the Years



Boats on the pond

Generations of local residents enjoy model boating on Broomfield's purpose-built pond, becoming another much-loved part of the park's recreational history.



Today – Tennis, netball, fitness and more

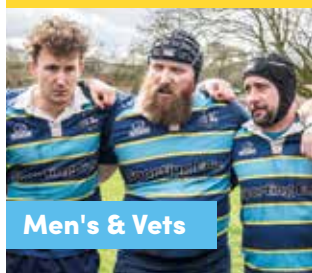
Broomfield Park continues its sporting tradition with refurbished floodlit courts, outdoor fitness facilities and recreational spaces.



2026 – Rugby comes to Broomfield Park

SOUTHGATE RUGBY

The rugby club
of Palmers Green



Men's & Vets



Kids aged 3+



Girls Rugby



Minis U6-U12

When we train... **WEDNESDAYS**

Adults 7pm-8.30pm FREE | Minis 6pm-7pm (school years 4-7)

SUNDAYS

Tots & Minis 10am-11.30pm (ages 3 to 13)

When we play **MATCHES**

Adults Saturday PM | Kids Sunday AM

Where we play... **BROOMFIELD PARK**

(by the concrete steps), Palmers Green

How to get **INVOLVED... Just turn up (seriously)**

Email club@southgaterugby.co.uk Visit southgaterugby.co.uk

Call Alex (minis) 07976 921586 Doug (adults) 07894 152875



Join the minis

WhatsApp chat...



£645,000

Hedge Lane, Palmers Green, N13

An extended modern four bedroom semi-detached house built in 2001 as one of two houses in this secure gated turning within easy walking distance of Palmers Green's shops, restaurants and mainline station (Moorgate).



O.I.E.O £485,000

Cranley Gardens, Palmers Green, N13

A beautifully presented and spacious two bedroom Edwardian conversion occupying the entire first floor of this attractive period property on one of Palmers Green's most sought-after residential roads.



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What Does an Interior Designer Actually Do?



When people hear interior designer, they often think about the final layer of a project: choosing colours, furniture, lighting and finishing touches that make a room look beautiful. And yes, those things are part of interior design.

But they are only part of it.

Good interior design is fundamentally about problem solving. It is about understanding how a space needs to work, who needs to use it, what they want it to feel like, and bringing those things together into one cohesive design.

It starts with understanding how you live

Every home is different because every household is different. An interior designer needs to understand not just the property, but the people living in it. How do they use the space? What frustrates them? What do they need to do more easily? How do they move through the house? This is where empathy becomes an important part of the design process.

Clients will naturally describe what they think they need, but observing how a space is actually used can reveal things that don't come up in conversation. These insights can turn a basic wish list into a meaningful brief - and sometimes lead to ideas a client didn't realise they needed.

Bringing function and aesthetics together

Once the brief is established, the design process becomes a roadmap. The functional requirements need to be resolved alongside the aesthetic ones. A beautiful kitchen that doesn't work for the people using it isn't successful, just as a functional room that doesn't feel like home isn't the desired result. The designer brings together layout, furniture, lighting, storage, colours, materials and architectural features to create a cohesive whole.

They can also help clients understand their own aesthetic preferences. Through images, materials and moodboards, "I know what I like when I see it" can become a clear design direction.

Making the design work in reality

And then comes the part that is often overlooked: making it happen. During a renovation, electrical planning, lighting, joinery, kitchen installation and finishes all need to be considered at the right stage.

I consider myself not only an interior designer, but a renovation manager. I understand how trades work and can help coordinate the moving parts, anticipate potential problems and find solutions when things change. Because choosing beautiful things is one thing. Bringing them together and making them work is another. The final styling may be the icing on the cake, but it is the thinking, planning and problem solving beforehand that makes the finished home work.



Prime example: Spice racks needn't be an afterthought



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now to get your renovation
journey started.**

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£7,000 Fine for Landlords who Fail to Comply with New Database

by Amet Micaj



For landlords, managing a rental property comes with an increasing number of responsibilities. From keeping up with safety requirements and tenancy administration to dealing with maintenance and changing legislation, staying on top of everything can be time consuming.

Now, there is another important change for private landlords to be aware of. The new compulsory landlord database is set to begin rolling out across England from December 2026, adding another compliance responsibility for landlords.

The database is being introduced as part of the Renters' Rights reforms and will require landlords to register themselves and each qualifying rental property. The annual fee is expected to be £65 per property, while failure to register could result in a civil penalty of up to £7,000, rising to £40,000 for repeated or ongoing breaches.

For landlords who are already finding it difficult to keep up with their responsibilities, the new database is another reason to consider whether a fully managed service could make property ownership easier.

What will landlords need to do?

While the final information requirements are still being confirmed, landlords are expected to provide a range of information about themselves and their rental properties. This is expected to include:

- Property and ownership information
- Licensing and HMO status
- Rent and tenancy information
- Safety documentation, including gas, electrical and EPC certificates

Landlords will need to make sure that the information they provide is accurate and kept up to date. This means having the relevant records readily available and making sure important documents do not fall out of date.

One important point for landlords to be aware of is that letting agents cannot register a property on a landlord's behalf. Landlords will therefore need to complete the registration themselves when the system comes into effect. However, having a property professionally managed can still provide valuable support around the wider responsibilities of being a landlord.

Another reason to consider a full management service

A fully managed service does more than simply find a tenant and collect the rent. It provides ongoing support with the day to day management of a rental property, helping landlords stay organised as their responsibilities continue to grow.

For example, landlords may need to keep track of tenancy information, maintenance issues, inspections, safety requirements, renewals and communication with tenants. For those managing a property alongside work, family commitments or other investments, keeping up with everything can become a significant administrative burden.

With a fully managed service, landlords have an experienced lettings team dealing with the day to day running of the tenancy. Although we cannot complete the new landlord database registration on your behalf, professional management can help ensure that your property information and wider tenancy records are being properly maintained.

This can be particularly useful when new legislation or regulatory requirements are introduced. Rather than having to work out what a change means for your property and how it fits alongside everything else you already need to manage, you

have a professional team keeping you informed and helping with the practical aspects of managing the tenancy.

Preparing for further changes

The introduction of the landlord database is another indication of the increasing level of responsibility involved in being a private landlord.

For landlords in Palmers Green and across North London, now can be a good time to review how their properties are managed.

Making sure documents are organised, property information is accurate and tenancy records are up to date can help make it easier to deal with new requirements as they come into effect.

It is also worth considering whether managing the property yourself is still the right option. While some landlords are happy to handle everything independently, others may prefer the reassurance and convenience of having an experienced local letting agent manage the property on their behalf.

At Anthony Webb, our fully managed service is designed to take the day to day pressure away from landlords. Our team manages the ongoing practical aspects of the tenancy, while helping landlords navigate the increasingly complex private rented sector.

Contact the Anthony Webb lettings team today to find out how we can help manage your North London rental property.

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Light up Christmas in Palmers Green

by Angela Evangelou

Working together to keep Palmers Green thriving.
Contact the Green Lanes Business Association
Email: costas@lovepalmersgreen.com
Working for you and with you since 1992.



This Christmas, come for the lights, stay for the welcome - and discover what's on your doorstep. Join in the carols, follow our Christmas Stocking Hunt and make time for the shops and people who help make Palmers Green our home.

The Green Lanes Business Association (GLBA) invites you to our Christmas Lights event at the Triangle on Thursday 26th November 2026 at 3:30pm. The Choir of St Monica's Primary School and The Adorned Gospel Community Choir will join us to sing Christmas carols. Bring your family, invite your neighbours and lend your voice to the celebrations.

The festive fun continues with our Christmas Stocking Hunt from 1st to 12th December 2026. Look out for red and green Christmas stockings hanging in 24 shop windows. Entry forms can be picked up from participating shops displaying our Christmas Stocking poster. Look out, too, for a special guest appearance by Spike Will on his stilts!

The prize draw will take place at 4:30pm on 12 December 2026 at Hommix Water Solutions and Bloomsbury Court Interiors, 436-438 Green Lanes, London N13 5XG.

These events are part of GLBA's year-round work to support our traders and

keep Palmers Green a place people enjoy visiting. Behind every shopfront are people working hard to earn a living, serve their customers and build something of their own. They provide jobs, useful services and the personal welcome that makes a familiar shop part of everyday life. When their businesses thrive, the whole neighbourhood benefits.

Our events encourage people to step inside a shop they may have walked past before, discover a new favourite café and meet the people behind local businesses. We want those connections to last long after the Christmas decorations come down.

Alongside organising events, GLBA gives traders a collective voice. We bring their concerns to the council and other decision-makers, covering practical matters such as customer access, parking, deliveries, clean streets and safety. We want local businesses to have a fair opportunity to succeed and a proper say in decisions affecting them.

We warmly thank Hommix Water Solutions and Bloomsbury Court Interiors for sponsoring both Christmas events. Community celebrations take time, effort and financial support, and their generosity helps make them

possible. We are grateful for their commitment to Palmers Green.

We also thank Anthony Webb for giving GLBA space in their magazine to promote our events and share our work. Their support helps us reach more residents and spread the word about what is happening on our high street.

Buying a present locally, booking a festive meal or using a local service helps sustain the businesses we value. Let's carry that support into the new year.

If you run a local business and would like to join GLBA, we would be delighted to hear from you. Meet fellow traders, help shape our events and add your voice to decisions affecting our high street. For membership enquiries, please call 07943 198198 or email costas@lovepalmersgreen.com.

On behalf of our GLBA Chair, Costas Georgiou, and the committee, we wish all our traders, residents and their families a Merry Christmas and a happy, healthy and prosperous New Year 2027.

Thank you for supporting Palmers Green.

Client testimonial

Anthony Webb
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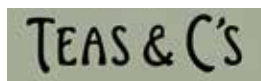


I have been with Anthony Webb for over 20 years and they are excellent at finding me tenants who always pay on time. I am very happy with the service. ”

Connie, Landlord 2026



The Palmers Green Latte That Went Viral Around the World



It's not every day that a drink created on Palmers Green High Street becomes an international talking point. But that is exactly what happened when local café Teas & C's introduced its Cypriot Rose Latte, a drink inspired by childhood memories, Cypriot heritage and a flavour that has been familiar to generations of local families.

What started as an experiment behind the counter quickly became a social media phenomenon. Videos of the distinctive drink spread across TikTok and other platforms, customers travelled from across London to Palmers Green to try it, and before long the idea had even made its way to Cyprus.

Behind the creation is Teas & C's owner Dem, who grew up in Palmers Green and has strong memories of the Cypriot community that has long been part of the area. Rose has been a familiar flavour to Dem since childhood. Growing up, he remembers visiting Cypriot shops along Palmers Green High Street and enjoying triandafillo ice cream (rose flavoured ice cream). Years later, those memories would provide the inspiration for the café's most famous creation.



The Cypriot Rose Latte combines a rose cordial familiar to many Cypriot households with Teas & C's speciality espresso. Getting the combination right, however, involved plenty of experimenting. Rather than allowing either the coffee or rose to dominate, Dem worked on finding a balance where the two flavours complemented one another.

The café's original TikTok video quickly gained attention and at the height of the craze, people were travelling from all over London to visit

Palmers Green and taste the drink for themselves. Queues formed outside the café and the Rose Latte became a talking point far beyond N13.

Perhaps most surprisingly, the trend travelled all the way to Cyprus. Cafés there began creating their own versions, while Teas & C's received mentions on Cypriot television and radio. One particularly memorable moment saw Dem's grandparents making the drink on Cypriot TV, something that made the experience even more special for his family.

While the Rose Latte may have introduced thousands of people to Teas & C's, the story behind the café began long before its viral moment. Dem had been interested in loose leaf tea and speciality coffee for years and had often thought about what type of café he would create if the opportunity arose. As someone who lived locally, he already had a picture in his mind of the kind of independent business he wanted to bring to Palmers Green High Street.

His previous career was in reprographics and graphic design, a very different world from hospitality, but one that gave him useful experience in developing ideas and thinking creatively. Eventually, the right opportunity came along and Teas & C's became his first business venture. That creativity remains at the heart of the café today.

Rather than concentrating solely on coffee, Teas & C's gives equal attention to its tea selection. Many of its teas come from single or small batches, offering traceable origins and something different from the mass produced varieties found elsewhere. Its coffee is speciality grade, while the wider menu caters for everyone from matcha enthusiasts

to hot chocolate and chai lovers. There are also more unusual options, including an olive leaf infusion made using leaves sourced from the Greek island of Naxos.

For Dem, developing new drinks is about encouraging customers to discover flavours they may not have considered before. The Rose Latte is perhaps the best example of that philosophy: taking something rooted in his own childhood and heritage and presenting it in an entirely new way.

Despite its online success, Teas & C's has remained firmly connected to the High Street where it began. In many ways, the story of the Rose Latte is also a story about Palmers Green itself, an area shaped by generations of different cultures, independent businesses and a particularly strong Greek and Cypriot community.

The fact that people travelled across London to Palmers Green because of something created on its high street made the viral moment even more significant for a local independent business. While there has inevitably been speculation about what could come next, Dem is in no rush to force the next chapter. Teas & C's has developed into more than simply somewhere to pick up a coffee; it has become a community space with a loyal following.

Sometimes an idea that begins with a childhood memory and a little experimentation can travel much further than expected, even if it starts right here on Palmers Green High Street. Fancy trying the drink that put Palmers Green on the map? Pop into Teas & C's and try the viral Cypriot Rose Latte for yourself, along with their selection of speciality coffees, loose leaf teas and unique infusions.



Celebrating 20 Years of Platinum Performing Arts

by Nina Lewis

Twenty years ago, Platinum began with a dream to give every young person the opportunity to reach their full potential.



What started as a small performing arts school in Edmonton has grown into a thriving organisation supporting hundreds of families every week.

Growing up with undiagnosed dyslexia, I was told I would not achieve much. Yet, through the arts, a different path emerged—one built on confidence and self-expression. The arts gave me a voice when words were difficult, and I wanted to create that same sense of belonging for others. Today, Platinum has transformed thousands of lives.

We provide opportunities from age three through to adulthood. Our part-time school develops creativity and a lifelong love of the arts, while Platinum Academy offers industry-focused training for students aged 16-plus. We are incredibly

proud of our alumni, who have gone on to perform professionally or become leaders in the creative industries.

“One of the things that makes Platinum truly special is the diversity of the people we serve.”



Our students come from a wide range of backgrounds, and it is this rich diversity that makes Platinum the vibrant, inclusive community it is today.

One of our proudest achievements has been securing the future of Millfield Theatre. When it faced closure, Platinum stepped forward to take on the lease. Today, it is a thriving home for professional productions, youth theatre, and community events. We are proud to be its custodians.

As we reflect on the past two decades, we do so with immense gratitude. To every student, parent, teacher, and supporter who has been part of this journey—thank you. You are Platinum! Our mission remains unchanged: to inspire and empower every young person, regardless of their circumstances. The best chapters are yet to come.

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Enfield Christmas Parade of Light 2026 is celebrating its 15th year!

Back in 2010 Tony Corrigan wanted to bring the community together at Christmas with a parade. After a year of planning with Kathy Worrall and Debbie Dean,

The 1st Christmas Parade, with 300 people involved was held in 2011. Having had the riots in Aug 2011 it was a great way to unite the community, having fun walking the parade route, which starts and ends at The Civic Centre.

Since then, this free community event has grown to over 500 people involved in the Parade, people lit up, whether they're walking, or on Floats, by past participants; SMP Theatre, T.E.O. Theatre Productions, music plays, and singing & dancing ensues.

2012 saw activities added in the Market Place, on Fountain Island, and Palace Shopping which have continued each year showcasing a number of voluntary groups, with entertainment from Youth Groups.



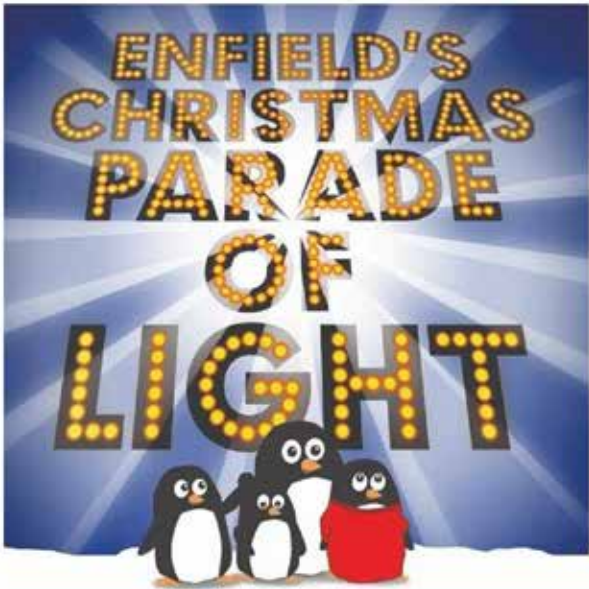
Groups from all over the Borough participate in the event, Residents and visitors line the Parade Route, local businesses stay open along the route. offering treats. Then the community join us in Enfield Town, Market Place and Fountain Island for Carols with Enfield Concert Band & finishes with an Aerial Fireworks display above St Andrews Church.

2021 after 10 years Tony and Kathy retired. Christina Culora came to the rescue and took the lead as Parade Organiser, Kathy has stayed on to support Christina, by organising Town Centre Side of the event.

Christina is looking for like minded residents to join the team to help organise the 2027 parade, email her at enfieldchristmasparadeoflight@aol.com for more details.

A BIG Thank you to our main sponsors TOECT, Palace Shopping and Anthony Webb and to the many members of the community that participate in the event, as without you there would be no event.

You can help the Parade by having an advertising board please see our Facebook or Instagram page for more details.



Sunday 6th December 2026

12-6pm Food Traders & Funfair

1-2pm St Andrews Bell Ringers

2-6pm Parade Community

Market & Entertainment

PARADE STARTS at 4pm

Civic Centre/ Baker St/Chase Side/

Church St/Silver St/Civic Centre

Approx 5.40pm Firework Display

**PLEASE HELP SUPPORT THE PARADE
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Thanks to our Major Financial Sponsors for making this free event happen



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07775973410

Stolen during home burglary - Palmers Green
CRN 01/8336917/25



The Nightingale Cancer Support Centre

A Second Home for People with Cancer



The Nightingale Cancer Support Centre's mission is simple; to improve the lives of people with cancer by helping them cope with and come to terms with their diagnosis as well as supporting them through all the changes happening to them and around them.

We do this by providing free emotional, physical and practical support through a range of 20 services including complementary therapies, counselling, fitness classes, art classes and informational talks.

The Nightingale is a non-medical centre and we make a conscious effort to provide a totally different space to that of a GP or Hospital. Those who come to us for support have enough hospital appointments and GP check-ups to last a lifetime and we don't want to be another place on that list.

With warm welcomes, plenty of cups of tea and more tears of laughter than sadness, many of our clients call us their 'home from home'.

For nearly 25 years we have been supporting the people of Enfield and in that time have helped upwards of 20,000 people in various ways, from big things like supporting people in regaining their strength after surgery and chemotherapy to calling a client once a month to check in and see how they are.

All of the 12,093 support sessions we offered in 2025 were delivered completely free of charge, meaning that many people who may not have been able to afford 12 counselling sessions, six massages, six reiki appointments, 18 fitness classes and more are still able to access these vital resources.

We don't believe that money should be a barrier to gaining the vital

support needed when going through cancer.

We know that every cancer diagnosis is different. That's why our services are designed to suit you, there isn't a 'one size fits all' approach to our support, because there isn't one for cancer.

If you've been diagnosed with cancer and are looking for support and a bit of TLC, contact The Nightingale today. We're here for your cancer support needs.

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How Well do you Know your Area?

by Dan Brotzel

Test your local knowledge with this fendish quiz.

Dan is a local author, his latest novels are *The Wolf in the Woods* and *Thank You For The Days*



20 Questions - No cheating - Answers on page 42

1. Which Grammy-winning record producer, raised in Palmers Green, co-produced Madonna's critically acclaimed 1998 album *Ray of Light*?
2. Which world-renowned pioneer in fertility treatment and IVF is the son of former Southgate Mayor Ruth Winston-Fox?
3. Walker Cricket Ground was once an official pitch for which county side?
4. Which ancient artificial waterway, engineered in the early 17th century by Sir Hugh Myddelton, cuts directly through Palmers Green?
5. Which Tory MP and former minister was ousted by Labour's Stephen Twigg on a famous election night in 1997?
6. Which Sun page 3 model turned actress and TV personality grew up in Palmers Green?
7. The ancient Minchenden Oak in Southgate is famous for being one of the oldest trees in London. Approximately how old is it?
8. Which iconic English rock star appeared in *Pierrot in Turquoise* at the Intimate Theatre for four nights in the late 1960s?
9. What was the name of Palmers Green's only hospital, which closed in 1988?
10. What song do these words come from: 'Then I met this debutante, I said that I like New Wave rock / She was into French cuisine but I ain't no Cordon Bleu / This was at some do in Palmers Green / I had no luck with her...'
11. Not waving but drowning... Which poetic Blue Plaque holder lived at Avondale Road?
12. Designed by Charles Holden in 1933, Southgate Tube station is famous for its distinct architectural style resembling a landing UFO. What is this style?
13. Southgate got its name because it was the southern gate of what?
14. We know the Alfred Herring as a local watering-hole. But what was the original Mr Herring's claim to fame?
15. What connects Green Lanes and Harry Potter?
16. Who wrote and presented the popular country-life television series *Out of Town*, and was born in Palmers Green in 1911?
17. What station is two up, going north, from Palmers Green on the Great Northern line?
18. Nicola Barker's 1995 novel *Small Holdings* follows the eccentric lives and mishaps of a group of gardeners in which local park?
19. Which local secondary school did both Amy Winehouse and Rachel Stevens of *S Club 7* fame attend?
20. What's the name of the new(ish) express bus that runs from North Finchley to Walthamstow Central?



From a Love of Baking to Indulgence by Joséphine Votsis

I have loved baking since I was five years old and have basically lived in the kitchen ever since. Sweet treats were always where my heart was. My nickname at school was even “cake girl”!

Life initially took me down a very different path. I qualified as a barrister before going on to spend over 17 years working in management consultancy, but baking never disappeared from my life. When I had children, I made it my mission to bake every one of their birthday cakes myself, however ambitious their requests became.

Five years ago, I decided it was finally time to turn that lifelong passion into something more and Indulgence by Joséphine was born. Since then, I have developed my bespoke buttercream and ganache cakes, alongside favourites including NYC style cookies, brownies and my best selling Dubai Chocolate bars, with more than 25,000 sold and counting.

For me, a cake should taste every

bit as good as it looks. I also believe everyone should be able to enjoy something sweet, which is why I offer vegan and made without options too. One of my favourite parts of what I do is getting to know my customers and bringing their ideas to life. I don't work from a fixed catalogue; every order is treated individually. From flavours and designs to finishing touches and packaging, everything can be tailored to the person and the occasion.

And it's not just birthdays and weddings. Corporate gifting has become another important part of the business, and I've been fortunate to create treats for clients including Fox Media and Studio Gordon Ramsay.

Whether it's one special gift or something for an entire client list,

I want it to feel thoughtful and personal.

Five years into Indulgence by Joséphine, I'm incredibly proud to have built a multi-award-winning business around something I've loved since childhood. Whether I'm creating a showstopping celebration cake, a box of brownies or a bespoke corporate gift, I still approach every order as that same “cake girl” at heart – excited to create something that makes someone's day a little sweeter.

Indulgence by Joséphine would like to offer Anthony Webb customers 10% off bespoke and e-Shop orders using discount code AWM026. Terms and conditions apply.

Thank you so much!



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Thinking About a New Bathroom? Now Is the Time to Start Planning

by Ken Safer



The bathroom is one of the most used rooms in any home, yet it can often be one of the last spaces we think about updating.

Whether your bathroom is beginning to feel dated, no longer works for your household, or you simply fancy creating a more relaxing and stylish space, now could be the perfect time to start planning a renovation.

With the festive period approaching, many of us will soon be welcoming more family and friends into our homes. From relatives staying over to guests visiting for dinner and celebrations, having a bathroom that feels fresh, functional and inviting can make a real difference.

A bathroom renovation also involves more planning than many homeowners initially expect. Choosing the right layout, fixtures, tiles, flooring, lighting and storage all takes time, while arranging trades and allowing for installation means it

is always worth starting the process early.

If your aim is to have your new bathroom completed and ready to enjoy before Christmas, October and early autumn are an ideal time to start exploring your options. Beginning now gives you more time to consider exactly what you want rather than rushing important decisions as the festive season gets closer.

A well designed bathroom isn't simply about appearance, either. Clever storage can help keep everyday clutter under control, improved lighting can completely change the feel of the room, and a thoughtful layout can make even a smaller bathroom feel more spacious and practical. The right design can transform the space into somewhere

that works better for everyday life while also creating a great impression when guests come to stay.

Whether you are considering a complete renovation or simply want to modernise a tired bathroom, getting professional advice early can help you understand what is possible, establish a realistic budget and create a design that suits both your home and lifestyle.

Christmas may still feel a little way off, but the weeks have a habit of disappearing quickly. If a beautiful new bathroom is on your home improvement list, now is a great time to start the conversation, giving you the best chance of having everything finished, fitted and ready to enjoy when family and friends arrive this festive season.



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Greenway, Southgate, N14

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Meadowcroft Road, Palmers Green, N13

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Park Avenue, Palmers Green, N13

A well presented converted flat offering an impressive 931sq ft of well appointed bright and airy living space over the first and second floors of this Edwardian property.



£650,000

Huxley Place, Palmers Green, N13

A well presented "Matthews" built three bedroom 1930s built end of terrace family house benefiting from two good size receptions, an extended kitchen/diner, family bathroom, off street parking, rear garage and good size private rear garden.





Anthony Webb Takes Part in Christmas Jumper Day

by Tony Ourris



This Christmas, we are delighted to be taking part in Save the Children's Christmas Jumper Day on Thursday 10th December.

Christmas Jumper Day is a great opportunity to have some festive fun, pull on your favourite Christmas jumper and most importantly, raise money to support children who need it most.



This year, we are asking friends, family, colleagues and members of the community to join us in

supporting this important cause. By making a donation, we can help Save the Children support children in the UK and around the world to stay safe, healthy and learning, while helping them build a brighter future.

Every donation can make a difference. Even a small contribution can help provide practical support to children and families facing incredibly difficult circumstances. £2 could buy a packet of seeds for a family in Kenya, helping them grow their own food after drought has destroyed their crops. £8 could provide a blanket to help keep a child in Ukraine warm during winter, while £15 could pay for two weeks of super powered peanut paste to help a child beat hunger. In the UK, £20 could provide enough supermarket vouchers for two children, helping families facing difficult financial circumstances. And £40 could provide a family in Gaza

with a Baby Kit, containing essential items to help provide basic care for their infant.

These examples show how donations, however large or small, can be put towards practical support for children and families around the world. Christmas is a time for giving, and Christmas Jumper Day gives us a simple way to combine a bit of festive fun with helping others. So on Thursday 10th December, we will be putting on our Christmas jumpers and doing my bit to support Save the Children.

We hope you will join us. Put on your Christmas jumper, spread some festive cheer and help make a difference.

Text AWEBBN13 to 70050 to donate £5 to Save the Children.

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The Local Story Behind AW Home

AWHOME

When designing a home, it's often the smallest details that make the biggest difference. We spend hours choosing the perfect sofa, comparing paint colours and deciding on flooring, yet the finishing touches we interact with every day, from lighting and switches to handles and hardware, can easily become an afterthought. For local brothers Anthony and William Oliveri, those details have always mattered.

The brothers are the proud founders of AW Electrical Supplies Ltd, an independent, family run business that has been serving Enfield and the surrounding community since 2008. With more than 50 years of combined industry experience, Anthony and William have spent nearly two decades helping local tradespeople and homeowners find the right electrical products from their base at the Great Cambridge Industrial Estate.

Over the years, however, they noticed a shift, that homeowners are becoming increasingly interested in the design side of these everyday essentials. People want more than practicality, more than just sifting through the labyrinth of the internet,

they want beautiful lighting, stylish switches and premium finishing touches that complement their interiors. More importantly, they wanted somewhere local where they could actually see and experience these products before buying them. And so, AW Home was born.

The showroom brings together a carefully selected collection of decorative lighting, architectural hardware and elegant home furnishings, giving customers the opportunity to see the quality, finishes and materials up close. Whether you're completing a full renovation or simply looking for those final details that will transform a room, the team can help you select pieces that work with your home and

personal style.

AW Home also offers complimentary home site surveys, providing a more personal approach to interior decisions. The team can visit your property, look and get a feel of the space with you and recommend products to help achieve the right overall look. Behind it all remains the same independent, family run approach that has been at the heart and ethos of the business since the beginning.

Visit the AW Home showroom and discover just how much difference the right finishing touches can make. **Exclusive reader offer:** Mention code **AWWEBB** when visiting the showroom to receive an exclusive local discount. Offer valid until 31st December 2027.

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Why Every Small Business Needs a Good Accountant

by Zahra Bharmal



Running a small business can be incredibly rewarding, but it also comes with plenty of responsibilities. From managing customers and employees to keeping on top of cash flow and planning for growth, there is always something demanding your attention.

One area that can quickly become time consuming is managing your finances. That's where Bourne Accountancy can help.

Keeping Your Finances on Track

Accurate financial records are essential for every successful business. At Bourne Accountancy, we can help you stay on top of your bookkeeping, accounts, payroll and other important financial responsibilities, giving you a clearer understanding of how your business is performing. With your finances organised and up to date, you can make informed decisions and identify potential issues before they become bigger problems.

Taking the Stress Out of Tax

Keeping up with tax requirements and deadlines can be confusing, particularly when you are busy

running your business. Professional accountancy support can help ensure your financial affairs are properly prepared and important deadlines aren't missed. Bourne Accountancy can also help you understand legitimate tax allowances and allowable business expenses, helping you manage your tax responsibilities as efficiently as possible.

Support Beyond the Numbers

A good accountant should be more than someone you contact once a year. Your accountant can become a valuable partner as your business develops. Whether you are thinking about taking on your first employee, investing in new equipment, expanding your business or simply improving your cash flow, having reliable financial information and professional advice can help you plan ahead with confidence.

Specialist Support for Property Owners

If you own property, whether personally or as part of your business, getting the right tax advice can make a significant difference. At Bourne Accountancy, we are property tax specialists and can provide advice and support on areas including Property Incorporations, Structuring, Stamp Duty Land Tax (SDLT) rebates, minimising Inheritance tax, Let Property Campaign disclosures and other property related tax matters.

Whether you are buying, selling, transferring or inheriting property, we can help you understand your tax position and plan ahead with confidence. Get in touch with Bourne Accountancy today to discover how we can help you keep your finances organised and your business moving forward.



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A Fantastic Year of Recognition for Anthony Webb Estate Agents by Tony Ourris



It has been an incredible year for Anthony Webb Estate Agents and we are thrilled to celebrate the recognition our team has received.

It has been an exciting time for our business, with our hard work, commitment to our clients and investment in our local community being recognised through a number of prestigious awards.

Double Success at the Enfield Business Awards

We were absolutely delighted to be voted Best Property Company and Best Work Experience Employer at the Enfield Business Awards. To be recognised as the Best Property Company is a huge honour and reflects the dedication of our entire team and the high level of service we strive to provide to our clients every day.



We are particularly proud to have also been named Best Work Experience Employer. Supporting young people and giving them the opportunity to experience the world of work is something we feel very strongly about. We believe that providing meaningful work experience can help build confidence, develop valuable skills and give young people a real insight into the many career opportunities available within the property industry.

Winning both awards is a fantastic reflection of what matters to us as a business, delivering an excellent service to our customers while also investing in our people and our local community.

Recognised as the Best in N13

Our success does not stop there! At the ESTAS Awards, Anthony Webb Estate Agents was delighted to win the Best in Postcode Award for N13.

As a local, independent estate agency, our connection with the communities we serve is incredibly important. N13 is an area we know and love, and we are proud to have built strong relationships with homeowners, landlords, buyers and tenants.



Being recognised as the best in our postcode is therefore particularly special to us. It is a wonderful acknowledgement of the knowledge, experience and personal service our team brings to the local property market.

Gold Awards for Sales and Lettings

We were also thrilled to be awarded Gold Awards for both Sales and Lettings from the Best Estate Agent Guide. Receiving Gold recognition in both areas is a fantastic achievement and reflects the hard work of our sales and lettings teams, as well as the trust our clients place in us when making important property decisions.

Whether we are helping someone sell their home, find their next property, let out an investment or find somewhere to rent, our aim is always the same: to provide professional advice, local expertise and a genuinely personal service.



Awards are always exciting, but for us, the most important thing is what they represent, the relationships we have built with our clients, the dedication of our team and our commitment to the communities we work in.

We would like to say a huge thank you to everyone who has supported Anthony Webb Estate Agents, voted for us, recommended us and trusted us with their properties over the years.

Thinking of selling?

Choosing the right agent is not just about the highest valuation. Pricing your property realistically from the outset can help attract serious buyers, reduce the need for later price reductions and give you the best chance of achieving a successful sale. Our award-winning local team combines honest advice, extensive market knowledge and a proven track record across the area.

Thinking of moving? Talk to Anthony Webb and find out what your property could achieve.



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Transforming your Front Garden for Ultimate Curb Appeal by Paul Knight



Your front garden is the first thing visitors and passers by notice, making it a crucial part of your home's overall appearance. With thoughtful design and planting, your front garden can significantly boost your property's value and create a welcoming atmosphere.

Let's explore how to transform your front space while keeping functionality and the environment in mind.

Boosting Property Value with a Beautiful Front Garden

A well-maintained front garden doesn't just look good—it can increase your home's value. According to recent studies, a beautifully designed front garden can add up to 10% to 15% to the property's overall value. And while rear gardens are often associated with relaxation and mental health benefits, the front garden plays a pivotal role in first impressions. Simple touches like healthy plants, neat lawns, and well-chosen pathways can turn a standard property into a highly desirable home.



How to Make Your Driveway Shine

Even when the car is parked, a driveway should feel like an integral part of your garden design. Use materials like gravel, stone, or permeable pavers to create visual interest. Consider edging the drive with low-maintenance shrubs, planters, or ornamental grasses for added texture. When the car isn't parked, ensure the space still looks inviting by adding bold features like symmetrical planting, lighting, or a statement focal point such as a feature tree or sculpture.

Sustainable Planting and Drainage Solutions



Designing a front garden isn't just about aesthetics—it's also an opportunity to consider the environment. Opt for native plants, which attract local wildlife and require less water and maintenance. Installing permeable surfaces on driveways allows rainwater to drain naturally into the soil, reducing the risk of flooding. Adding rain gardens or green roofs to porches also contributes to better drainage and creates a more eco-friendly space.

Electric Car Charging Points for a Future-Proof Garden

With electric vehicles becoming more common, consider incorporating EV charging points into your front garden design. Stylishly integrating a charging socket into the landscape—whether attached to a wall or built into a discreet post—will not only add convenience but also appeal to eco-conscious buyers.



Creating a Lasting Impression

Incorporating thoughtful design in your front garden can be a game-changer for your home's appearance and value. By combining practical features like sustainable planting and electric vehicle charging with aesthetic touches, you can create a welcoming and functional space that enhances your curb appeal while contributing positively to the environment.



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The Most Expensive Mistakes People Make Before Seeing a Solicitor

by Musavir Gajani

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When a dispute arises, most people do not immediately call a solicitor. They try to sort it out themselves. Often that is perfectly sensible. The problem is that what you do during those early days can later become more important than you realise.

1. Sending messages or emails in anger

Disputes are almost always "personal". It is tempting to fire off an angry WhatsApp message or email setting out exactly what you think of the other person.

Imagine a frustrated landlord writing to his tenant: "I don't care what the agreement says. I want you out of my property by the end of the month". Months later, the landlord may be arguing that action was taken cause of breaches of tenancy. However, that angry message may now be relied upon by the tenant to suggest a very different reason for what happened.

Before pressing "send", ask

yourself: would I be comfortable with a judge reading this in court?

2. Admitting more than you intended

People often make admissions while trying to explain themselves. Imagine a builder writing: "I know the work was not finished properly, but you still owe me £5,000."

The builder may be concentrating on the unpaid £5,000. The homeowner's solicitor may be much more interested in the first half of the sentence.

Also, do not delete messages simply because you do not like what they say. Those may be the very messages you later need to explain what happened, put another message into context, or prove your side of the story.

3. Waiting until there is a dispute before taking advice

Some of the most expensive disputes start with a simple sentence: "We trusted each other."

You lend money to a friend without recording when it must be repaid. You agree building works and the price, but not what happens if extra work is needed. You go into business with someone without clearly recording who owns what. Everything works perfectly. Until it does not. Months or years later, the question becomes: what was actually agreed?

A short conversation with a solicitor at the beginning can cost considerably less than asking a court to answer that question later. Seeing a solicitor early does not mean rushing to Court. Often, the opposite is true.

We regularly deal with disputes arising from contracts, payments, property and business arrangements. Very often, the best time to speak to a solicitor is not when you have decided to go to court, but when you first sense that something is going wrong.

Disclaimer: The information provided in should not be construed as legal advice it is for information purposes only. You should always seek advice from an appropriately qualified solicitor on any specific legal enquiry.

Client testimonial

Anthony Webb
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“The team at Anthony Webb were very knowledgeable of the local area when valuing the property. Always kept me in the loop after every viewing and helped pushed through the sale. What is considered a stressful process felt very smooth.”

Anthony, Seller 2026





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by Kiri, Salon Director

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Winter brings cosy knits and crisp walks, but colder weather can be tough on your hair. Cold winds, central heating and changing temperatures can leave it feeling dry, brittle and lacking shine.

The good news? A few simple changes can help keep your hair healthy all winter.

Give Your Hair Some Extra TLC

Winter haircare is all about moisture and protection. Choose a moisturising shampoo and conditioner suited to your hair type and avoid washing more often than necessary, as this can strip away natural oils.

A deep-conditioning treatment every couple of weeks can help replenish

lost moisture. At Fab Hair, our winter favourites include hydrating treatments from Paul Mitchell and Davines.

Protect Your Hair From the Elements

Cold winds can cause tangles and breakage, so try protecting your hair with a silk or satin scarf. And turn down the heat – very hot showers, hairdryers and styling tools can add further stress to dry hair.

Healthy Hair Starts From Within

A balanced diet plays an important role too. Protein, iron, zinc, essential fatty acids and vitamins all support healthy hair. Include plenty of fruit, vegetables and protein, along with oily fish, leafy

greens, avocados, nuts and seeds.

Fab Hair's Winter Pro-Tips

Wash wisely: Avoid washing more often than necessary.

Boost moisture: Use a hydrating treatment every couple of weeks.

Turn down the heat: Go easy on hot showers and styling tools.

Wrap it up: Protect your hair from cold winds.

Detangle gently: Start at the ends and work upwards.

Keep Your Hair Fabulous This Winter
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Could Amatsu Help Your Anxiety?

by Nicola Forward, your local Amatsu Practitioner

Many of my clients approach me with a physical discomfort and they notice that our sessions can also have a profoundly positive effect on their mental and emotional well-being. For others, it's their overwhelming feelings of stress and anxiety that dominate and lead them to make contact with me.

Amatsu client Sophie first described herself as "feeling so crippled by my anxiety that I feel stuck." She said, "I want so much to feel like me again." Her sleep was severely disturbed and when she woke in the morning she was already "feeling as if something awful was about to happen." Worried about her health, she has had various tests and scans which left her fretting as she waited for the results. The worst part of it all was her upset digestive system "which prevented me from eating properly," she said. Another worry!

Sophie tried talking with friends who, although well-meaning didn't seem to understand. If you've had similar feelings, maybe you've tried

exercising, breathing techniques or meditation or even taken medication. Sophie had some counselling in the form of CBT which she says, "did help somewhat." But she hadn't considered a physical therapy like Amatsu until another of my clients made the suggestion.

With its roots in Japan, Amatsu recognises something that we all know instinctively; our body posture and our mood flow along with each other, hand in hand. One affects the other and, although it's sometimes difficult to know which came first, changing one can result in a change to the other.

Amatsu uses a unique combination of movement, pressure and release

to work with your physical body. There are no cracks or crunches and, for the most part you lie on my treatment couch fully clothed. It's deeply relaxing and calming, allowing your nervous system to settle. By giving your body back its poise and taking away physical stressors, your nervous system gets a chance to recover its equilibrium. A balanced nervous system has the flexibility to move naturally between fight/flight anxiety and rest/restore calm.

After her third session Sophie said, "I'm less panicky and there is a calmness in my head. The tightness in my stomach isn't there and my appetite has returned."

Mobile: 07720 810 101 Email: nicolaforward@aol.com

Special Introductory Offer...your first three sessions for the price of two



£790,000

Falkland Avenue, New Southgate, N11

A stunning four/five bedroom extended end of terrace house which has been completely renovated from top to bottom to a very high standard in the last few years. The property offers in excess of 1200 sq ft over three bright and airy floors.

 5  1  3



O.I.E.O £500,000

Lakeside Road, Palmers Green, N13

Two/three bedroom period conversion with own section of rear garden located within the Lakes Estate conservation area. Occupying the entire first floor of this semi-detached Edwardian property, the flat offers 947sq. ft of bright and airy living space.

 2  2  1



£475,000

Lucerne Close, Palmers Green, N13

A spacious and beautifully presented two bedroom apartment with garage en-bloc located on the first floor of this popular purpose built block opposite Broomfield Park. The flat offers an impressive 961 sq ft of bright and airy living space.

 2  1  1



£345,000

Bloomsbury Avenue, Southgate, N14

A well presented one double bedroom modern apartment with a private terrace located on the second floor of this purpose built block. Ideally located, Bloomsbury Avenue enjoys a prime location just a short walk from Southgate Underground Station (Piccadilly line).

 1  1  1

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Firs Farm Community Hub, Firs Lane, London N21 2PJ

Recognising the Need for Day Care Services: Supporting your Loved Ones

You may have recently noticed an older relative facing new challenges at home or needing more of your time and support. Moments like these often prompt important conversations about the kind of care and companionship that can best support their wellbeing as they age.

Acknowledging the reality of aging or declining health can be daunting. The responsibilities of providing full-time care often fall on family members, gradually becoming overwhelming and leaving you struggling to cope. Recognising when to seek additional support can be a difficult decision and one that can significantly impact the well-being of both the caregiver and the individual receiving care.

Spotting signs of vulnerability in older relatives

For those with older relatives, signs of increased vulnerability might have surfaced during the holidays: frequent falls, irregular eating habits, confusion, or disorientation.

These observations can leave us uncertain about the next steps to take. Here are a few questions you can answer to help determine the level of support needed:

- Is there sufficient family support available?
- Does their current living environment ensure safety?
- Are their medical requirements adequately addressed?
- How is their cognitive well-being?
- Do they need assistance with mobility or personal hygiene?
- Can they manage daily meal preparation?
- Are they engaging in regular social interactions?

When uncertainty lingers about the safety of a loved one living independently, our team can help assess their needs and support you with our day care services. Consulting our dedicated team for a care needs assessment can provide you with the information you need to consider your next steps and help you make an informed decision on what level of care you need for your loved one.



Drawing from over three decades of extensive experience in providing comprehensive care, our team are available to offer you assistance.

Lemon Tree Day Care Services

Our Lemon Tree Day Care Services are designed to provide care, stimulation and companionship for older adults, including those who are living with dementia, who need assistance or supervision during the day.

Day guests can make friends and keep busy, allowing other family members to handle personal business, or relax while knowing their loved one is entertained, well cared for and safe. The assurance of professional care can bring immense peace of mind.

Our day care service provides:

- Supervision by professionally trained staff
- Home-made meals, incorporating special dietary needs
- A wide-range of activities
- Friendly environment with English and Greek speaking staff
- Flexible hours and days to suit your lifestyle and requirements, with early drop off and late collection as well as public holidays



Day care enables guests to socialise and enjoy planned activities in a group setting, while still receiving specialist care. Day care is also a great way for older people to become familiar with the surroundings of a care home setting and can ease the transition of moving into a care home when and if the time is right.



We pride ourselves on supporting families throughout their journey, alleviating their concerns and offering holistic support to every member of the family. To book your free Day Care trial day please call 020 8344 2600 or visit autumn-gardens.com.



Is Your Rental Property Working Hard Enough for You?

by Amet Micaj



The rental market has changed significantly over the past year and with new legislation, including the Renters' Rights Act, landlords across Palmers Green, Southgate and the surrounding areas are facing an evolving landscape.

If you own a rental property, now is an ideal time to review your investment, understand its current market value and make sure you are achieving the best possible return.

Our free Landlord Property Review gives you the opportunity to sit down with our experienced local lettings team and receive advice tailored to your property and circumstances.

We can help you understand:

- Your current rental value: Find out what your property could realistically achieve in today's local market, based on current demand and comparable rental properties.
- How to maximise your rental income – We'll identify potential opportunities to improve your return while ensuring your property remains attractive to the right tenants.

- Property improvements – From presentation and décor to practical upgrades, we can highlight simple changes that could enhance your property's appeal and rental potential.

- Legislation and compliance – With landlord responsibilities continuing to evolve, we can help you understand the key requirements affecting your rental property, including important considerations around the Renters' Rights Act.

- The Landlord Register – Depending on the requirements applying to your property and circumstances, we can also help point you towards the relevant landlord registration requirements and information, so you can make sure you are aware of your responsibilities.

Our knowledge of the Palmers Green, Southgate and surrounding rental markets means you can benefit from genuine local insight, whether you own a single buy-to-let property or manage a larger portfolio. A professional review can provide a useful snapshot of where your investment stands today and where there may be opportunities to improve its performance.

Could your rental property be achieving more?

Book your FREE rental valuation and Landlord Property Review with our lettings team today. Call 020 8882 7888 to arrange an appointment. If you know another local landlord who could benefit from some up to date advice, please feel free to pass our details on. We would be delighted to help.



To Let £2,600 pcm

Hedge Lane, Palmers Green, N13

A part furnished, well presented three bedroom, end of terrace family home. This property benefits from a bright through lounge, a galley kitchen, a ground floor w.c., three good sized bedrooms, a family shower room, front and rear gardens and a garage to side.



To Let £2,900 pcm

Petersfield Close, London, N18

Substantial five bedroom, two reception, three bath/shower room semi-detached 1930s built family house which has been extended and newly renovated to a high standard. The property also benefits from a drive and a rear garden.





The Privatisation Experiment has Failed Taxpayers. We need to Bring Thames Water back into Public Hands

by Bambos Charalambous MP



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Parliament: 020 7219 3460

Constituency Office: 020 8882 0088

472 Green Lanes, Palmers Green, London N13 5PA

A concern that has come up repeatedly in my conversations with constituents is the state of our water system.

Over recent years, households in Southgate and Wood Green have faced rising bills while water companies have gotten away with ageing infrastructure, sewage pollution and poor service, and water bosses rake in larger bonuses.

For many of us, it is difficult to understand how such an essential public service seems to operate for private shareholders rather than taxpayers.

These concerns are particularly acute when it comes to Thames Water, which supplies millions across London and the South East. The company has accumulated debts of up to £19 billion while water bills have risen and there are continued problems with leaks and infrastructure.

In Cockfosters this summer, some of my constituents were even left without a reliable water supply due to a burst main, reinforcing concerns about whether we have the right water infrastructure to meet our needs.

The Government has taken some steps to strengthen accountability. The Water (Special Measures) Act introduced new powers to block bonuses for water company executives where companies fail to meet required standards, strengthened penalties for wrongdoing and increased accountability for pollution. The Government has also announced plans for a major overhaul of water regulation, including replacing Ofwat with a new, single regulator with stronger oversight of companies, infrastructure and environmental performance.

I welcome these measures, but I firmly believe we need to think beyond regulatory measures. Water is an essential public service and natural monopoly, and I do not believe the existing private ownership model has delivered sufficiently for customers or the environment. That is why I have been making the case for public ownership to be properly considered as part of the long-term future of the water industry, in Parliament.

The immediate situation at Thames Water makes this particularly important. The Government has confirmed that it is prepared to use the Special Administration Regime

if necessary, which would allow the company to continue providing water and wastewater services while its future is resolved. I believe that if Thames Water cannot demonstrate a sustainable future under its current arrangements, special administration should be used to protect customers and provide an opportunity to address its ownership.

I have raised these concerns directly with Ministers and in parliamentary debates, arguing that the future of Thames Water should not simply be determined by another financial restructuring which leaves the fundamental problems of the existing model untouched. Any solution must put customers, investment in our infrastructure, our environment and the long-term resilience of our water supply first.

My constituents expect that when they turn on their taps, clean water will be there, and that the money they pay through their bills will support a properly maintained system. As this debate goes on in Parliament, I will continue to press the Government to ensure that the future of Thames Water delivers for the public, and to make the case for a water system that is run in the interests of the people it serves.

Quiz answers

1. William Orbit
2. Lord Robert Winston (Baron Winston).
3. Middlesex
4. The New River
5. Michael Portillo
6. Linda Lusardi
7. 800 years
8. David Bowie

9. Greentrees
10. 'You'll Always Find Me in the Kitchen at Parties' by Jona Lewie
11. Stevie Smith
12. Art Deco
13. Henry VIII's hunting ground, Enfield Chase
14. He was awarded the Victoria Cross for outstanding gallantry in France, 1918. His family home was 143 Fox Lane.

15. The stretch near Hedge Lane/The Fox pub was the location for the famous Knight Bus sequence in Harry Potter and the Prisoner of Azkaban.
16. Jack Hargreaves
17. Grange Park
18. Nicola Barker
19. Ashmole School (now Ashmole Academy)
20. SL1 (Superloop 1)





Delivering for Enfield: Backing Our High Streets and the Businesses That Keep Them Going



by Cllr. Alara Ayyildiz, Cockfosters ward, London Borough of Enfield

Every strong community has a strong high street at its heart. Our local shops, cafés, pharmacies and independent businesses are where we meet our neighbours, where local people find work, and where money spent in Enfield stays in Enfield. For too long, though, they have been left to fend for themselves.

That is changing. Earlier this month, the Conservative Cabinet unanimously approved plans to give every driver 30 minutes of free parking on all high streets and council run car parks. Whether you are picking up a prescription, collecting a parcel, going into a bakery or grabbing a coffee, a quick stop on your local high street should not come with a charge.

It is a simple idea, but it matters. Every trader I speak to in Cockfosters tells me the same thing: when it is easier to stop, more people stop.

Short, convenient visits are the lifeblood of independent shops competing with online giants and out of town retail parks. Ahead of the Christmas shopping season, we want residents to choose local.

Announcements will be made soon as to when the policy will come into effect.

Free parking is one of the first practical results of Delivering for Enfield, the new four-year council plan adopted this month. The plan sets out seven clear priorities for a cleaner, greener, safer, thriving, stronger, affordable and connected Enfield. It commits us to tackling fly-tipping, improving waste services, protecting our green spaces, investing in council housing and helping residents with the cost of living. Crucially, progress will be reported every quarter, so residents can judge us on results.

That is a sharp contrast with what came before. For sixteen years, Labour ran this borough, and for sixteen years our high streets were treated as a source of revenue rather than something worth investing in. Residents watched parking costs climb, fly-tipping spread and plans for a 21,000-home new town on our Green Belt pushed forward regardless of local opposition. In just four months, this administration has withdrawn from those new town plans, set out a clear plan for the next four years and taken a practical step to support local business.

We were elected on a promise to listen and to deliver. Thirty minutes of free parking is just the start. Our high streets are open for business, and this council is firmly behind them.

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