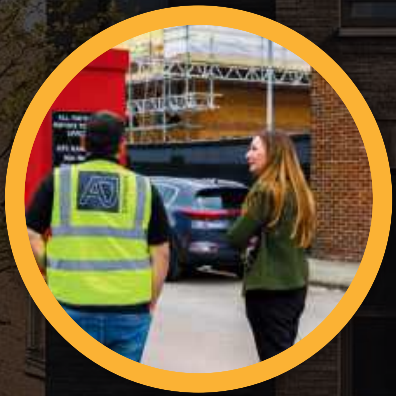
IN PARTNERSHIP WITH

Haringey LONDON

Alexander James Contracts Ltd

JANSONS ROAD

/ LOCAL RESIDENTS HANDBOOK /





Dear Residents,

The handbook is provided to introduce us as a company and provide you with the information you may need during the project. Please keep it in a safe place in case you need to refer to whilst we are on site.

We specialise in delivering exceptional residential and commercial schemes for a diverse range of clients, including private developers, local authorities, institutions, and homeowners. Whether it's creating a stunning workplace for employees or designing zero-carbon homes for sustainable living, we bring clients' ideas and ambitions to life with precision and care.

At Alexander James Group, we bring together expertise, innovation, and a client-focused approach to deliver exceptional construction, facade, and utility solutions. Since 2012, our family-run main contractor has been dedicated to creating high-quality residential, commercial, education and leisure projects that exceed expectations. With three specialised divisions – Alexander James Contracts, Alexander James Facades, and Alexander James Utilities – we offer a comprehensive range of services, from building stunning workplaces and sustainable homes to delivering seamless external works and multi-utility solutions.

Keep this handbook to guide you through the project.
We're here for you,
The Team at Alexander James

/ WHAT WE DO /



We deliver exceptional residential and commercial schemes for a diverse range of clients, including private developers, local authorities, institutions, and homeowners. From stunning workplaces to zero-carbon homes, we bring ideas and ambitions to life with precision and care.

We provide multi-utility services across residential, commercial, industrial, and public sectors. We are water and electricity accredited, we work with a gas accredited partner to deliver integrated solutions, including installations, upgrades, diversions, disconnections, and maintenance.





From window replacements and stone repairs to external decorations and landscaping, we're well-placed to handle all types of external works. With a dedicated division, we use our experience to manage clients, residents, and our supply chain for a seamless process.

/ JANSONS ROAD /

WORKING WITH HARINGEY COUNCIL

We are working with Haringey to delivery seven new high-quality council homes on the former car park at Jansons Road and Philip Lane. These new homes being built at Jansons Road form a part of Haringey Council's ambitious home building programme which will deliver the first new council homes in a generation, with as many as possible built on existing council owned land.

Haringey Council is aiming to build 3,000 new homes by 2031: the council has already completed more than 800 new council homes, with 1,400 currently on site and under construction.

ADDRESS

Jansons Road
Tottenham
N15 4JR

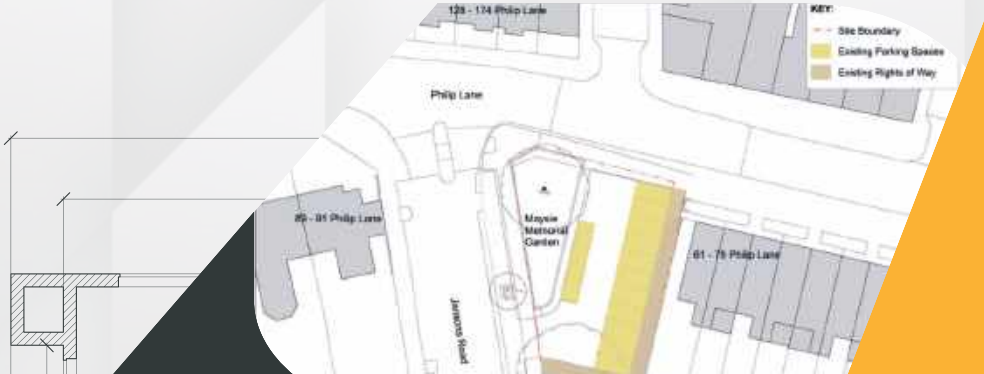


/ PROJECT DETAILS /

JANSONS ROAD

Jansons Road will see the redevelopment of the existing car parking area into a four-storey residential building providing seven new high-quality council homes. The development will comprise three one-bedroom apartments, two two-bedroom apartment and two three-bedroom apartments, including a fully wheelchair-accessible three-bedroom apartment located on the ground floor. Each apartment will benefit from its own private outdoor space in the form of a garden, terrace or balcony, while residents will also have access to a communal landscaped garden adjacent to the building. The scheme will include associated amenity space as well as secure cycle and refuse storage. High-quality brick facades will be complemented by contemporary aluminium finishes to windows, doors and balconies, with green or brown roofs enhancing sustainability. The homes will be highly insulated and incorporate renewable energy measures such as solar panels, helping to reduce carbon footprint and keep running costs low. Construction will use responsibly sourced materials throughout. To create a welcoming frontage, new low boundary walls with subtle fencing, planting and trees will be introduced along the street, while the Maisie Memorial Garden on the corner of the site will remain preserved in its current form.





/ MEET CARLEY /



CARLEY SAUNDERS

Residents Liaison Officer

Hello! As your Residents Liaison Officer, I work closely with the Site Manager and the wider project team to ensure that all works are communicated clearly, efficiently, and with minimal disruption to your daily life.

/ OUR PROMISE /

We're here to build more than just homes. We're here to build trust. With clear communication and a friendly face on site, we promise to keep you informed every step of the way.

We listen carefully, respond promptly, and treat every question or concern with the respect it deserves. Our aim is to make this experience as smooth and supportive as possible for you, your neighbours, and the wider community.

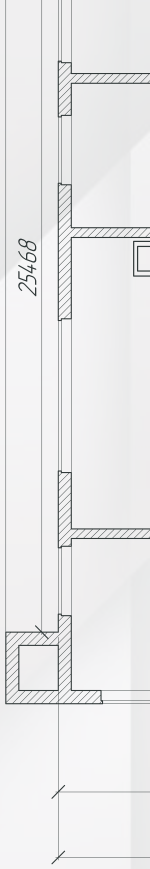
We take pride in getting to know the people we work with. So whether you've got a query or just fancy a chat, we're here for you.

/ SITE CONTACTS /

Site Manager: Nicolae Marian
07989194738
nic@alexanderjamesltd.co.uk

Contracts Manager: Brendan Rooney
07801 576441

Residents Liaison Officer: Carley Saunders
07718 937181





We know it can be disruptive to have construction works going on near your home. That's why our dedicated team are on the other end of the phone to respond to any queries or concerns that you have.

Connect with us on LinkedIn at Alexander James Contracts Limited to stay up to date with news and opportunities.

/ COUNCIL CONTACTS /

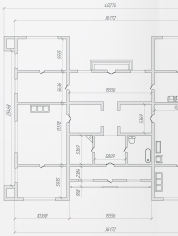
Calum Pollock
Housing Delivery Engagement Officer
Housing Delivery Team
Haringey Council
Email: calum.pollock@haringey.gov.uk
Phone: 07885 498410

Darren Ford
Housing Delivery
Project Manager
Housing Delivery Team
Haringey Council
Email: darren.ford@haringey.gov.uk
Phone: 07974 620325

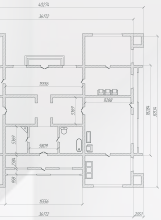


/ OUR OPPORTUNITIES /

SITE ASSISTANT



We're seeking an experienced Construction Site Assistant from Haringey to support daily site operations. The role involves assisting managers and supervisors, coordinating materials, maintaining site safety, completing admin tasks, and supporting the workforce to ensure smooth project delivery.



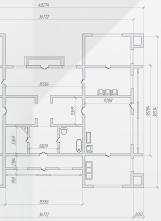
APPRENTICESHIP IN ELECTRICALS OR CARPENTRY

We're looking for a motivated individual from Haringey who has completed a Level 1 course in Electricals or Carpentry and is ready for a paid apprenticeship. Candidates must hold a CSCS card and driving licence. This is a great opportunity to gain hands-on experience while working towards trade qualifications.

LABOURER



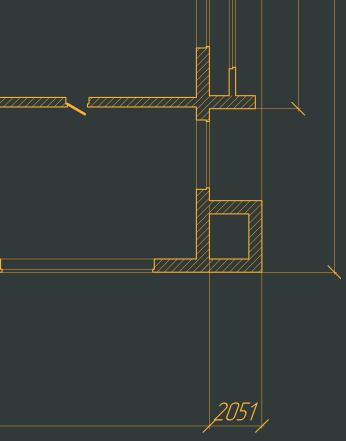
We're seeking a reliable Labourer from Haringey with previous construction experience. Applicants must be physically fit, hold a CSCS card, and be keen to build a long-term career in construction.



WORK PLACEMENT (UNPAID)

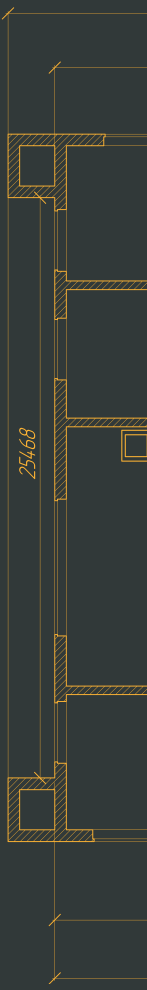
We're offering a two-week unpaid placement for a motivated Haringey resident—ideal for students or unemployed individuals seeking construction experience. Working alongside our Site Manager, participants will gain insight into multiple trades and receive a Certificate of Completion and reference from Alexander James Contracts.

To find out more about the above positions, please contact paul@alexanderjamesltd.co.uk or call +44 (0) 208 961 5555



HEALTH & SAFETY

Please be aware of bogus workers. All Alexander James Contractors staff wear hi-visibility yellow waistcoats. If you are unsure of anyone claiming to represent Alexander James Contracts or it's subcontractors, please contact the site team on the numbers listed before letting anyone in.



COMPLAINTS PROCEDURE

Contact Carley with any concerns, queries, or complaints. We aim to respond within 48 hours to reassure you of how we are going to address any concerns.

Details: carley@alexanderjamesltd.co.uk
07718 937181
Main Office Contact: 0208 9615555

/ CONTACT DETAILS /

FILL OUT THIS FORM WITH YOUR DETAILS AND RETURN TO THE SITE TO BE CONTACTED WITH UPDATES

Name: _____

Address: _____

_____

_____

Phone (Home): _____

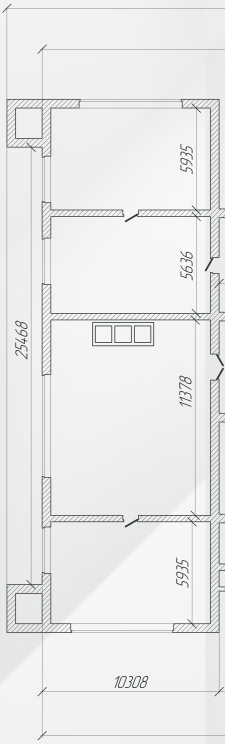
Phone (Work): _____

Phone (Mobile): _____

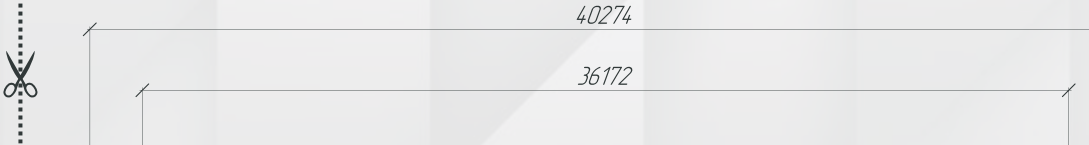
Email: _____

Preferred Contact Time: _____

Unsuitable Contact Time: _____



All information is treated with the strictest confidence and will only be used by our RLO and Head Office personnel.



Alexander James Contracts Ltd

info@alexanderjamesltd.co.uk
customercare@alexanderjamesltd.co.uk

+44 (0) 208 961 5555

@alexanderjamescontractsltd
www.alexanderjamesltd.co.uk