Housing
Assistant Director – Robbie Erbmann

Date: 03 January 2023
Our ref: Edith Road / Winter Update

Dear Resident,

Winter update on the construction of 8 new council homes at Edith Road

We are writing to update you on Haringey Council's construction of 8 new council homes at Edith Road, and to thank residents for their patience and cooperation during the works.

About the council home development at Edith Road

The 8 new council homes being built at Edith Road are part of our ambitious programme to deliver a new generation of council homes to help address the demand for affordable housing within the borough. There are around 11,000 households presently on our housing waiting list, with around 2,500 households in temporary accommodation, including many families in overcrowded conditions. The Council has committed to building 3,000 new council homes by 2031 on sites across the borough, such as Edith Road; you can find out more about our house building programme at: www.haringey.gov.uk/housing/council-homes/haringey-homes.

Benefits for existing residents of Tredegar Road

The new council homes are also enabling the Council to deliver improvements for existing residents of Tredegar Road and the wider area. These include:

- Putting in permeable paving to capture rainwater and prevent flooding.
- Better landscaping, including planting seven new trees.
- Additional refuse storage for existing residents.
- Secure cycle storage for existing residents.

At the end of the works, the car-parking spaces that are being used for the contractor's site compound will be reinstated for use by residents of Tredegar Road.

Net Zero homes at Edith Road

Edith Road is Haringey Council's first net-zero carbon project, and part of the council's commitment to helping tackle the climate crisis. By using efficient heating systems, rooftop solar panels, natural ventilation of rooms, and high levels of insulation, Edith Road will cut greenhouse gas emissions and cut their residents' energy bills.



New council homes at Edith Road

What we are building at Edith Road

- The Edith Road scheme will deliver eight new council homes, comprising two 2-bedroom homes, including one fully wheelchair accessible; two 3-bedroom homes; three 3-bedroom homes; and a 4-bedroom duplex home.
- All the new homes will meet Lifetime Homes Standards – which enable homes to be more easily and cheaply adapted for residents' changing needs through life.
- The scheme will be car-free, with secure cycle storage for the new residents and for the existing residents of Tredegar Road.

Work on the site during 2022 and into 2023

Throughout 2022, construction work continued with the substructure, blockwork and the brickwork now completed up to the second floor.

The next phase of construction will begin in early 2023, with the brickwork being extended up to the third floor and the construction of the building's flat roof. The new homes are expected to be completed in summer 2023.

Invitation to online 'Meet the Contractors Update' meeting – Thursday 26 January 2023, from 6pm

QR code for Meet the Contractors update, Thursday 26 January, from 6pm

We will be holding an online 'Meet the Contractors Update' meeting on Thursday 26 January, from 6pm. This meeting will update residents on construction progress, the work timetable for 2023, and provide an opportunity to ask questions.

To join this meet, please use this QR code or use the link on the events page of the project's dedicated webpage, https://EdithRoad.commonplace.is.

Further information

If you have questions or need to access this information in a different format, please contact me at: engagement@haringey.gov.uk or 020 8489 2228.

Lastly, let me extend my best wishes for the New Year.

Yours faithfully,

Barry Macleod-Cullinane

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Out of hours calls: If you need to urgently contact Haringey Council outside business hours (from 5pm to 9am Monday to Friday, and all day at weekends and on bank holidays), please call: 020 8489 0000 or visit: https://www.haringey.gov.uk/contact/out-hours-emergencies.