Finance and Resources

Delivery Director – Robbie Erbmann

Haringey LONDON

Date: 21 January 2026

Our ref: Sir Frederick Messer

Dear Resident,

Update on plans to build new homes close to the Sir Frederick Messer estate

We're writing to update you on the construction progress and to invite you to meet our building contractor carrying out the works to build 66 new council homes at Sir Frederick Messer estate on behalf of Haringey Council. We are hosting a drop-in event on **Wednesday 11 February 2026 between 4pm – 6pm at the Meeting Room, St Ann's Library, Cissbury Road, N15 5PU**. Works have now started on the site, and this drop-in session will provide an opportunity for you to meet with the project team and building contractors to discuss any issues or concerns you may have.

New council homes near to the Sir Frederick Messer.

As you will hopefully be aware, Haringey Council is building 66 new council homes close to the Sir Frederick Messer estate. Our building contractor is Formation Design & Build Ltd.

The scheme is part of Haringey's ambitious house building programme to build 3,000 new council homes by 2031. We've already completed over 800 new council homes.

Upcoming construction work

If you pass the site, you may have noticed that construction has now begun and Formation Design & Build Ltd is making steady progress. As in our newsletter in December:

- Parking has been suspended on Bushy Road, and in front of Henrietta House.
- Hoarding is now in the process of being erected around the site: this will continue from the week commencing 26 January. Other site preparation work will occur, including more construction material being moved onto the site.
- As part of the site-wide landscape proposals which were approved by the independent planning authority, 22 trees will be removed where the new homes will be built, with tree removal works scheduled to begin from 2 February. In total, **52 new trees will be planted across the wider site.** The proposals prioritise the retention of the most significant and high-category trees, while ensuring that any trees requiring removal are replaced through new planting either within the development area or elsewhere on the Sir Frederick Messer Estate. No trees of the highest quality are being removed as part of these proposals. The image overleaf shows which trees, circled in red, will be removed: all other trees will remain.

<u>Site working hours</u>

As a reminder, the working hours for construction on the site are:

- Monday to Friday: 8am to 6pm, Saturday: 8am-1pm

TREE REMOVAL PLAN:



Keeping you informed during the construction work

As part of our commitment to keeping residents informed about the construction work, we would like to invite you to our Meet the Contractor drop-in event:

- **Wednesday 11 February 2026 from 4pm – 6pm, at Meeting Room, St Ann's Library, Cissbury Road, N15 5PU**. This event will enable you to:
  - Meet the project team and our building contractor
  - View the proposals for the project under construction

You can find more details about the event and the new homes at our dedicated project website frederickmesser.commonplace.is which also enables you to register for email alerts.

Minimising disruption to residents

The council will ensure the contractor, Formation Design & Build Ltd, makes every effort to minimise disruption to residents during the construction work. Formation Design & Build Ltd have in place a range of measures to control and reduce any noise and dust generated by the construction work. We do appreciate your patience and co-operation.

Scan this QR Code for our dedicated web hub for Sir Frederick Messer

Further information

If you have comments, questions or need this information in a different format, contact me on engagement@haringey.gov.uk or call on 020 8489 5091 – I'd be happy to assist.

Yours faithfully,

Calum Pollock

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Housing Engagement, Level 5, Alexandra House, 10 Station Road, Wood Green, N22 7TR
Note: calls are answered Monday to Friday, 10am-4pm, except during the holidays.