Housing
Assistant Director – Robbie Erbmann

Haringey LONDON

Date: 30 October 2024
Our ref: 100 Woodside Ave – works update

Dear Resident,

100 Woodside Avenue: construction work to start

We are writing to let you know that construction work will soon be getting underway at our 100 Woodside Avenue site.

Haringey's council homes delivery programme and our 100 Woodside Avenue scheme



As you will hopefully be aware, Haringey Council is building 41 new homes, including 32 high-quality council homes for council rent and 9 homes for private sale, at 100 Woodside Avenue (on the site of the former Cranwood House care home).

Our 100 Woodside Avenue scheme is part of Haringey's programme that is delivering a new generation of council homes for local residents, primarily on council-owned land. The council has committed to building 3,000 new council homes by 2031: work is underway or already completed on over 2,000 new council homes, with over 700 expected to have welcomed new tenants by the end 2024. Our contractor building the new homes at 100 Woodside Avenue is Formation Design and Build Ltd.

Start of the construction works

As you will likely be aware, the council has completed demolition of the vacant Cranwood House building and cleared the site. The site has also been hoarded. Since the completion of this work, Formation Design and Build Ltd have been carrying out technical surveys across the site and are now ready to commence work on the utilities, including water connections, to the new buildings. Formation Design and Build Ltd and Crangy Construction Services Ltd, a Thames Water's approved contractor, are expecting to commence joint work in early November. This will start with equipment and materials being brough onto the site, followed by mechanical digging and other work on the site. The work is expected to take 4-6 weeks. Please note that this work will in no way affect or disrupt your water or other utility services.

Working times and deliveries to site

During the work, the working hours for construction on the site will be:

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

Deliveries and movements of equipment to/from the site will be restricted to these hours:

- Monday to Friday: 9.30am to 3pm
- Saturday: 8am to 1pm

Deliveries to the site will be carefully scheduled to avoid lorries standing near the site entrance. During traffic movements into and out of the site, Formation Design and Build Ltd will have a designated traffic officer guiding vehicles. (When necessary, the pavement crossover will be temporarily closed for a few minutes to ensure pedestrian's safety.)

Keeping you informed

Once this pipe work is complete, our contractor will be able to start the main construction of the new homes. We expect this intensification of construction activity will start in the New Year.

As part of our commitment to keeping residents informed, we are holding two in-person drop-in events to about what to expect during the main construction work and to answer your questions.

The two drop-in events will be held at the Common House in Marwood Square, off Woodside Avenue, N10 3FB (opposite the site entrance):

- Wednesday 13 November 2024, from 5pm to 7pm
- Wednesday 22 January 2025, from 5pm to 7pm

Scan this QR Code for our 100 Woodside Avenue (Cranwood) website

Updates on our work at 100 Woodside Avenue can be found on our website, which you can access by using this QR code or by visiting Cranwood.commonplace.is.

Minimising disruption to residents

Haringey Council believes it is extremely important to ensure any work connected to our home building programme is carried out with care and consideration for the local community. The council will ensure Formation Design and Build Ltd makes every effort to minimise disruption to residents and the schools during the investigative work.

Formation Design and Build Ltd have in place a range of measures to control and reduce any noise and dust generated by work on the site. We do appreciate your patience and co-operation during these investigative works.

Site contact details

Formation Design and Build Ltd's onsite manager's contact details are: Bryan McNamee, Senior Contracts Manager, bryan.mcnamee@formationdnb.co.uk.

Further information

If you have comments, questions or need this information in a different format, please contact me: engagement@haringey.gov.uk or 020 8489 4508. I would be happy to assist.

Yours faithfully,

Barry Macleod-Cullinane

Engagement Officer

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10 Station Road,
Wood Green,
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Calls are answered Monday to Friday, 10am-4pm, except during Bank Holidays.