**Housing**

Delivery Director – Robbie Erbmann

Haringey LONDON

Date: 5 December 2025

Our ref: Sir Frederick Messer Building Contractor Appointed and Start on Site

Dear Resident,

**Update on plans for new council homes on the Sir Frederick Messer estate (near to Seven Sisters Road and St Ann's Road)**

As you will hopefully be aware, Haringey Council has received planning permission to build 66 new council rent homes near to the Sir Frederick Messer Estate, along with delivering improvements to the existing area for the benefit of new and existing residents. An image at the end of this letter shows the proposed location for these new homes.

These new council homes are part of Haringey Council's ambitious home building programme to deliver the first new council homes in a generation, with as many as possible built on existing council owned land. Our aim is to build 3,000 new homes by 2031. **You can find out more about our home building programme by following the QR code opposite:**

Haringey Council has appointed **Formation Design & Build Ltd** to construct the 66 new council homes near to the Sir Frederick Messer estate and to deliver the estate wide improvements. We are anticipating the main works to start in early 2026: our aim is to complete the homes by Autumn 2027.

These include 66 new council homes, landscape improvements to play areas and other open spaces on the existing estate, a new tree line pedestrian street, electric vehicle charging points, improved estate-wide lighting, and secure cycle storage. More information about these improvements, which have been shaped following input from the local community can be viewed at our webhub (see link towards the end of this letter).

To prepare the site for construction Formation Design & Build Ltd will carry out site investigations, including small trial holes, in December over the next few weeks.

From the week commencing **5 January 2026** the works commencing on site will include:

- Erect perimeter hoarding around the development site
- Suspend the 8 parking bays by Henrietta House on Bushy Road marked in red on the plan overleaf, the parking bays will be reopened upon completion of the 66 new council homes expected Autumn 2027
- Suspend the footpath marked in yellow on the plan overleaf
- Parking on Bushey Road in front of Oatfield House will be suspended and reopened upon completion of the 66 new council homes expected Autumn 2027

From the week commencing **12 January 2026**, we expect the full building works to start to build the new homes. This will include over January and February:

- Access steps to ground floor of Henrietta House restricted, access from the south will remain open throughout construction (see point 7 and green arrows on plan overleaf).
- Complete the perimeter hoarding around the development site – light blue line on plan overleaf
- Site offices and cabins will be installed within the development site.
- Bin store area by Henrietta House to be reconfigured and improved as part of these plans. We will be writing to residents in the new year with information about the bin collection process while the new homes are being built.

## Considerate Constructors Scheme

Formation Design & Build Ltd are registered with the Considerate Contractor Scheme, requiring adherence to a code of considerate practices. These measures will include requirements to mitigate the impact of construction on the surrounding area and reduce any negative impacts that might occur. This also concerns safeguarding residents' health in the immediate vicinity of the proposed site.

## Working hours

The hours for construction work on the site are Monday to Friday: 8am to 6pm and Saturday: 8am to 1pm. No works on a Sunday.

## Festive period

No works will take place over the festive period. Minor investigative works will be carried out during December, and works will commence on site from **Monday 5 January 2026.**

## Further information

We will keep residents up to date through regular newsletters and will write again in early January with details of a 'Meet the Contractor' event where residents can meet with Formation Design & Build Ltd. and members of Haringey Council's project team for Sir Frederick Messer to discuss the project in more detail.




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| 1 | | Hoarding/Perimeter fencing around site. |
| 2 | | Estate Parking Bays to be suspended. |
| 3 | | Footpath closed. |
| 4 | | Parking on this section of Bushey Road to be suspended. |
| 5 | | Bin store area to remain open until end of February. Bin collection strategy to be determined and residents updated in the new year |
| 6 | | Access steps to ground floor of Henrietta House will be closed from 12 January 2026. |
| 7 | | Access to ground Floor Henreitta House will remain open throughout construction. |
| 8 | | Fire escape exit from Henrietta House. |

*Artist's impression of the new homes*



***The new council homes to be built across two blocks at the junction of Seven Sisters Road and St Ann's Road.*** *Please note, no existing properties will be demolished or redeveloped as part of these proposals.*

**Further information**

You can stay up to date and sign-up for email updates by visiting the project's dedicated webpage, https://frederickmesser.commonplace.is/ or using the QR Code below.

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

Yours faithfully,

Calum Pollock

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Calls are answered Monday to Friday, 10am-4pm, except during the holidays.