Housing

Daniel Layton – Interim Delivery Director - Capital Projects & Property

Haringey LONDON

Date: 02 October 2026

Our ref: Update on the construction of 66 new council homes near to Sir Frederick Messer

Dear Resident,

Update on the construction of 66 new council homes near to Sir Frederick Messer

We're writing to provide an update on the construction works currently taking place to deliver 66 new council homes close to the Sir Frederick Messer estate on behalf of Haringey Council. Construction is progressing well, and we would like to thank residents for their continued patience and cooperation while these important works are carried out.

New council homes near 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. 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. **Find out more about our home building programme by following the QR code above:**

Progress to date:

Formation Design & Build Ltd continues to make good progress on site; recent progress includes:

- Completion of the superstructure for Block 2
- Completion of the steel framing system (SFS) and external boarding works to both blocks.
- Completion of window installation to both blocks.
- Significant progress to brickwork on both buildings.
- Ongoing internal fit-out works, including drylining, electrical and mechanical first-fix installations.
- Completion of decoration and flooring works to some ground floor areas.
- Progression of kitchen installation and second-fix carpentry works.
- Completion of the new electrical substation structure, which will support the development.

Formation Design & Build Ltd are pleased to report that there have been no accidents or incidents recorded on site during the latest reporting period.

Upcoming construction work

Over the coming months residents may notice the following activities taking place on site:

- Continued brickwork construction up to the upper floors of both buildings.
- Completion of roofing works to Block 1 and continued roofing works to Block 2.
- Further internal second fix works, including kitchens, doors and finishes.
- Preparation of completed homes for snagging inspections.
- Installation of lifts within both residential blocks.
- Ongoing utility connection works required to serve the new homes

Site working hours

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

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

No routine construction work is permitted outside of these hours unless previously agreed and authorised.

Minimising disruption to residents

The council will continue to ensure that Formation Design & Build Ltd makes every effort to minimise disruption to residents during the construction period. Measures remain in place to manage noise, dust and other impacts associated with building works, and the contractor is working closely with the council to respond to any issues that arise.



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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020 8489 5091 | Engagement@haringey.gov.uk
Calls are answered Monday to Friday, 10am-4pm, except during the holidays.