Placemaking & Housing

Robbie Erbmann – **Assistant Director – Housing**

Haringey LONDON

Date: 07January 2025

Our ref: 100 Woodside Ave / January 2025

Dear Resident,

100 Woodside Avenue: update and drop-in event (Wednesday 22 January, 5-7pm)

I would like to wish you a Happy New Year. Our apologies but, due to a printing error, some residents unfortunately did not receive our December newsletter (though it was posted on the project's website, Cranwood.commonplace.is) – this is a revised version. We expect the main construction work to start in the coming weeks, and we will be holding our next drop-in engagement event on Wednesday 22 January, from 5pm-7pm.

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

As you'll 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 contractor is Formation Design and Build Ltd.

Our 100 Woodside Avenue scheme is part of Haringey's programme that's delivering a new generation of council homes for local residents, primarily on council-owned land. Haringey aims to build 3,000 new council homes by 2031, and work is underway or already completed on over 2,000 homes; by the end of 2024, over 700 new homes had welcomed their new tenants. The sale of the private homes at 100 Woodside Avenue will help fund the building of more council homes across Haringey.



Start of the main construction works expected to be early 2025

We're pleased to update you that Formation Design and Build Ltd and Thames Water's approved contractor, Crangy Construction Services Ltd, have now completed all the work on the Thames Water pipework running across the site. This means the main construction work is now expected to begin in the next few weeks.

Working times and deliveries to the site

The working hours for construction on the site are:

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

Deliveries are restricted to the hours when construction work is taking place:

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

Deliveries will be scheduled to avoid lorries standing near the site entrance. Formation Design and Build Ltd will have a designated traffic officer to guide vehicles into and out of the site. When necessary, the pavement crossover will be temporarily closed for a few minutes to ensure the safety of pedestrians and other road users.

Keeping you informed during the construction work

With the pipe work now complete, our contractor expects they will now be able to start the main construction work in the coming weeks.

As part of our commitment to keeping residents informed about the construction work, we will continue to:

- Hold in-person drop-in events to explain what to expect during the main construction work and to answer your questions. Our next event will be held on **Wednesday 22 January 2025, from 5pm to 7pm**, at the Common House in Marwood Square, off Woodside Avenue, N10 3FB (opposite the site entrance).
- Send out our regular newsletters.
- Update our dedicated project website Cranwood.commonplace.is, which has details of all events and newsletters and enables you to register for email alerts.

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

Minimising disruption to residents

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

Site contact details

The Formation Design and Build Ltd site manager is Bryan McNamee, Senior Contracts Manager, Formation Design and Build Ltd, bryan.mcnamee@formationdnb.co.uk.

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 2228 – I'd be happy to assist.

Yours faithfully,

Barry Macleod-Cullinane

Engagement Officer
020 8489 2228
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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.