Finance and Resources

Director of Delivery – Robbie Erbmann

Date: June 2025

Our ref: BaldewyneCourt/startofworks

Dear Resident,

Baldewyne Court – Start of main works

As you are hopefully aware, Haringey Council has received planning permission to build 12 new council homes at Baldewyne Court, N17.

We are writing to let you know that works will shortly begin on site to build the new homes.

The new scheme is 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.

In addition to the new homes the Council will be building a new children's play area, planting new trees and new green landscaping for existing and new residents. Additional, improvements for existing residents include new cycle storage and relocation of existing waste and recycle stores.

We recently contacted residents about removing items from pram sheds and garages. Some residents were granted a small extension to remove their belongings. Any items left in garages or pram sheds will now be removed and possibly disposed of ahead of preparing the site. Please remove any items left in these storage areas.

Ahead of the construction works you will start to see activity on site, as our contractor Alexander James Contracts Limited (AJC), begin the site set-up. This will include carrying out surveys and installation of Heras fencing to secure the site.

- Demolition of the garages and pram sheds is expected to begin in July 2025. No existing homes will be demolished as part of these works.
- Closure of the carpark 7 July 2025.
- The estimated start of works on site is 21 July 2025.
- Project completion date is Autumn 2026.

Meet the Contractor event

We are keen to ensure residents are kept fully informed about the progress of works on site. As part of this approach, we will be holding a 'Meet the Contractor' event. This is a drop-in

event, where you can come along meet the contractor and project team and find out more about the project. The event takes place at:

Venue: **Neighbourhood Resource Centre, 177 Park Lane, N17 0HJ.**

Date: **Thursday 10 July 2025, 4.30-6.30pm.**

Contractor Details

AJC is the council's contractor building the new homes. All council contractors are asked to provide a detailed Construction Environmental Management Plan, defining how they will undertake work on the site. They are also required to register with the Considerate Contractor Scheme, requiring adherence to a code of considerate practices that help to reduce or mitigate the impact of construction on local residents. This also concerns safeguarding residents' health in the immediate vicinity of the proposed site.

- Site Manager: Mark Notton, via email at markn@alexanderjamesltd.co.uk.
- Site Working Hours: Monday-Friday 8.00am-6.00pm, and Saturday 8:00am-1:00pm.
- Out of hours contact: Connor Spaans, Contract Manager, 07392 831 292.



Site Plan
Baldewyne Court

You can find out more about these proposals, including contact information and the expected timeline at Have Your Say Today - Arundel Court And Baldewyne Court - Commonplace. Or scan the QR code opposite.

You can also find out more information about Haringey Council's plans to build 3,000 new council homes in the next decade at: haringey.gov.uk/housing/council-homes/haringey-homes.

If you require the materials in a different format, please do get in touch on the details below.

Yours faithfully,

Judith Comrie

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