Housing

Director of Capital Projects & Property – Jonathan Kirby

Haringey LONDON

Date: 06 August 2026

Our ref: Mallard Place / PPA

Dear Resident,

Planning Permission Achieved for 150 new council homes at Mallard Place

We are writing to inform you that Haringey Council has received planning permission to build 150 new council rent homes at Mallard Place.

These new council homes are part of Haringey Council's home building programme delivering 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:

We would like to thank all those residents who gave us their views and ideas during our community engagement programme with the local community about our proposals for new council homes at Mallard Place. The approved proposals include:

- construction of 150 new council homes across two buildings, an East (22 storey) building and a West (14 storey) building; including fifteen fully-wheelchair accessible homes. No existing homes will be demolished;
- provide a new communal podium garden, two communal roof terraces and private amenity spaces;
- new affordable workspaces along Coburg Road - 7 new commercial units;
- a new family-friendly street with maisonette homes for families;
- 275 cycle parking spaces for residents and 6 cycle parking spaces for the commercial units;
- ultra-low energy homes with reduced running costs, no on-site fossil fuels (supporting Haringey's Net Zero Carbon ambitions), and enhanced energy efficiency and indoor air quality through roof-mounted solar PVs, high-performance building fabric and MVHR ventilation systems.

We will let you know when construction works are due to commence

We are currently working to appoint a build contractor to construct the 150 new homes on behalf of Haringey Council

Prior to construction work taking place, residents in the streets around the site will receive:

- an introduction letter from the contractors appointed to build the homes, providing their contact details and the times at which work will take place
- Haringey Council and the contractor will provide detailed information on how the construction work will be carried out and how we will be supporting existing residents during the building of the new homes.
- during the construction process, there will be regular newsletters and drop-in sessions that will provide residents with the opportunity to discuss the works face to face with our team.

Further information

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

If you have any questions or need to access this information in a different format, please do contact me.

Yours faithfully,

Calum Pollock

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

Location of the new council homes and Artist's impression of the new homes

The new council homes will be located on the parcel of land between Western Road and Coburg Road and behind the Faith Miracle Church. Please note no existing homes will be demolished or redeveloped as part of these proposals.



