Finance and Resources

Director of Delivery – Robbie Erbmann

Date: 14 October 2025

Our ref: 100 Woodside Ave / Oct 2025

Dear Resident,

100 Woodside Avenue: update and drop-in event (Monday 27 October, 5-7pm)

We're writing to update you on construction progress and to invite you to our next drop-in event on **Monday 27 October, from 5pm-7pm.** This drop-in will provide an opportunity to hear a progress update from the project team and view the landscape plans that will complete the development, and to

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

As you will likely know, 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. Our contractor is Formation Design and Build Ltd.

Our 100 Woodside Avenue scheme is part of Haringey's programme to build 3,000 new council homes by 2031. We've already completed over 800 new council homes, with around 1,400 more underway. (The 9 private sale homes at 100 Woodside Avenue will fund our building more council homes.)





Construction work is progressing well

If you pass the site, you'll see the progress that Formation Design and Build Ltd is making. The two townhouses are well advanced, with good progress on the other two blocks.

Working times and deliveries to the site

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

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

To avoid school drop-off and pick-up times, deliveries are restricted to the following hours:

- Monday to Friday: 9.30am to 3pm, and then from 4pm-6pm
- Saturday: 8am to 1pm

Deliveries are scheduled to avoid lorries standing near the site entrance, and 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

As part of our commitment to keeping residents informed about the construction work, we would like to invite you to our next drop-in event:

- **Wednesday 27 October, from 5pm to 7pm, at the Common House in Marwood Square**, off Woodside Avenue, N10 3FB (opposite the site entrance). This event will enable you to:
    - Hear a construction progress update from the project team and Formation Design and Build Ltd.
    - View the landscaping plans that will complete the development.

Scan this QR Code for our 100 Woodside Avenue website

You can find more details about the event and the new homes at our dedicated project website Cranwood.commonplace.is, which also enables you to register for email alerts.

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

Formation Design and Build Ltd's site manager for 100 Woodside Avenue is Ashraf Khan, ashraf.khan@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.