Housing

Assistant Director – Robbie Erbmann

Date: 31 July 2024

Our ref: 100 Woodside Ave – Summer Update

Dear Resident,

100 Woodside Avenue: Summer Update Newsletter

We are writing with an update on progress at our 100 Woodside Avenue site.

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

As you will 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). These 32 new homes are part of the Haringey's programme to deliver a new generation of council homes for local residents, primarily on council-owned and. The council has committed to building 3,000 new council homes by 2031, and work is underway or already completed on 2,072 new council homes, with over 700 expected to have welcomed new tenants by the end 2024.

Our contractor building the new homes at 100 Woodside Avenue is Formation Design and Build Ltd.

Investigative Works

Over the past few weeks, Thames Water approved contractors and Formation Design and Build Ltd have been carrying out investigative works on the Thames Water pipework that runs across the 100 Woodside Avenue site. As part of this work, they created a new manhole, which will enable further surveys of the pipework to be carried out.

Investigative and other work will be ongoing during the summer: the council and Formation Design and Build Ltd will inform residents before any more intensive construction work occurs on the site.

New hoarding

You may have noticed that the site has recently been hoarded with the council's branding.

In addition to explaining the details of the project, we hope the new hoarding will help prevent or reduce graffiti around the site.



Working times and deliveries to site

The working hours for construction on the site are:

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

Deliveries and movements of equipment to/from the site will be restricted to these hours:

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

Deliveries to the site will be carefully scheduled to avoid lorries standing near the site entrance. During traffic movements into and out of the site, Formation Design and Build Ltd will have a designated traffic officer guiding the vehicles.

Note: when necessary, the pavement crossover will be temporarily closed for a few minutes to ensure the safety of pedestrians.

Keeping you informed

With the additional investigative works being carried out, our next drop-in event will be held after the summer break; and we will aim to confirm the date with residents in our next newsletter.

Updates on our work at 100 Woodside Avenue can be found on our website, which you can access by using the QR code (opposite) or by visiting Cranwood.commonplace.is.

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

Minimising disruption to residents

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

Formation Design and Build Ltd have in place a range of measures to control and reduce any noise and dust generated by work on the site. We do appreciate your patience and co-operation during these investigative works.

Site contact details

The Formation Design and Build Ltd onsite manager's contact details are:

Bryan McNamee, Senior Contracts Manager, bryan.mcnamee@formationdnb.co.uk

Further information

If you have comments, questions or need this information in a different format, please contact me on engagement@haringey.gov.uk or call on 020 8489 4508. I would be happy to assist you.

Yours faithfully,

Lana Hashem

Engagement Officer
020 8489 4508

Calls are answered Monday to Friday, 10am-4pm, except during Bank Holidays.

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