

Housing

Assistant Director – Robbie Erbmann



Date: 16 December 2022

Our ref: Woodridings Court / PPA

Dear Resident,

New council homes to be built at Woodridings Court

We are writing to inform you that Haringey Council has now received planning permission to build 33 new council homes and deliver new improvements for existing residents at Woodridings Court

The homes are part of Haringey Council's ambitious programme to deliver a new generation of council homes to help address the demand for affordable housing within the borough.

There are around 11,000 households presently on our housing waiting list, with around 2,500 households in temporary accommodation, including many families in overcrowded conditions.



Aerial view: the new council homes to be built between Woodridings Court's existing building and the trainline

The Council has committed to building 3,000 new council homes by 2031 across the borough, such as at Woodridings Court; you can find out more about our house building programme at: haringey.gov.uk/housing/council-homes/haringey-homes

We would like to thank all those residents who gave us their views and ideas during our consultation and engagement programme with the local community about our proposals for Woodridings Court.

Improvements for existing residents

Following feedback from residents, the Council has included several improvements to Woodridings Court that will benefit existing residents. These are:

- Installing lifts on the existing Woodridings Court building, which will assist all residents with mobility issues to access all floors of the block (Leaseholders will not be charged for installing the lifts).

- Creating secure entrances to tackle anti-social behaviour.
- Providing secure cycle storage for existing as well as new residents.
- Enhancements to local green spaces will be delivered as part of these proposals, with more trees added to the neighbourhood. The Council will also work with local residents to co-design the landscaping as well as a new children's play area.
- Providing a purpose-built bin store for existing residents, with improved refuse and recycling facilities.



New homes, gardens, and circulation spaces to be built at Woodridings Court

The approved proposals for the new council homes also include:

- Building 33 new, high-quality council homes, including three wheelchair-accessible and large family-sized properties. These homes will be built on the site of a derelict, underground carpark that has been a magnet for serious anti-social behaviour (ASB) and criminal activity for over 25 years.
- Making the new homes very energy efficient, with air source heat pumps, solar panels, and green roofs incorporated into the design and delivery. This will mean significantly lower energy bills for new residents and exceed onsite sustainability targets, helping the Council to do its part in tackling climate change.
- Please note that no existing homes will be redeveloped as part of these proposals.

The new homes will be built off-site in a factory, ensuring very high-quality building standards and reducing carbon emissions, before being delivered and installed on the site. This innovative method will reduce construction time by 10-12 months and significantly minimise disruption for existing residents.

We will let you know before work starts in 2023

We intend to commence work in the spring or summer of 2023, with a projected completion date of summer 2024. No work will be carried out on the site during the upcoming festive period.

Before work commences, we will be contacting all residents of Woodridings Court to discuss how the construction work will be carried out and how we will be supporting existing residents during the building of the new homes. This will include face-to-face

events to discuss the work on site before it begins, updates in the post outlining the works' timetable and contact information for those working on the site.

Neighbourhood Moves Scheme

Haringey Council's innovative Neighbourhood Moves Scheme gives existing secure council tenants priority to express an interest in moving into new council homes being built near them. You do not need to do anything at this time if you are an existing secure council tenant and interested in a new home in the development as you will be contacted directly by the Council, if you are eligible, in the months before the new homes are completed (likely to be in 2024). This short link provides more information about Neighbourhood Moves: <https://bit.ly/3BGS7YX>.

Further information

We will keep you informed about the progress of the works with update letters, 'meet the contractor' meetings, and via a dedicated web page (type the link or use this QR Code to access):

<https://WoodridingsCourt.commonplace.is>.

If you have questions or need to access this information in a different format, please contact me at: engagement@haringey.gov.uk or 020 8489 2228.

Lastly, let me extend my best wishes for the Festive Season.

Yours faithfully,

Barry Macleod-Cullinane

Policy and Engagement Officer
020 8489 2228 | engagement@haringey.gov.uk



QR Code for the Woodridings Court project web page

Housing Engagement
Haringey Council
Level 5, Alexandra House,
10 Station Road,
Wood Green,
London, N22 7TR

Please note: The engagement team's office will be closed from 22/12/22 until 04/01/23; we will respond to any emails, post, or voice messages upon our return.

Out of hours calls: If you need to urgently contact Haringey Council outside business hours during the Festive break (from 5pm to 9am Monday to Friday, and all day at weekends and on bank holidays), please call: 020 8489 0000 or visit: <https://www.haringey.gov.uk/contact/out-hours-emergencies>.