

Housing

Assistant Director – Robbie Erbmann



Date: 09 May 2023

Our ref: 100 Woodside Avenue/May
Update

Dear Resident,

New council homes at 100 Woodside Avenue: Site investigation update

We are writing to let you know that our contractor, Formation Design and Build Ltd, will shortly be onsite to undertake a series of short-term site investigations as part of the construction of the 41 new homes at 100 Woodside Avenue by Haringey Council.

As you may recall from our recent newsletter, Haringey Council advised that our contractors would be undertaking some site investigations in preparation for the building of the new homes. The site investigations are now expected to take place over a 21-day period, starting w/c 22 May 2023 and finishing in early June.

Our contractor's site investigations will consist of digging a trench, drilling several small boreholes and trial pits across the area within the current hoarded space at 100 Woodside Avenue. There will be some noise, but this is likely to be sporadic and not sustained. We will ensure this only takes place between 8am to 6pm during weekdays, and 8am to 1pm on Saturdays. Our contractor will ensure that disturbance is kept to a minimum during these works. The contact details for our contractor's onsite team during this period are: Mick Gordon (Commercial Manager, Formation Design and Build Ltd), M: 07581 189651, Tel: 020 3988 8821, and mick.gordon@formationdnb.co.uk.

We will let you know before construction work starts

The main construction work is expected to start on the new council homes later in the summer. Before work begins, we will be holding a series of face-to-face events and we will ensure you receive an introductory newsletter from the council. This newsletter will include:

- The working hours and days of the week when construction work will take place.
- Contact details for our onsite team, who you will be able to contact should you have any queries or issues while the building work is happening.
- Dates and times of our Meet the Contractor' events, where you will be able to speak to our team face-to-face about the project.



*QR Code for the
Cranwood scheme
project web page*

The council will also ensure every effort is made to minimise disruption to local residents while the new homes are being built. During the construction work, the council will keep you updated by sending you regular newsletters, inviting you to face-to-face drop-ins with the contractors and project team, and operating a dedicated web page for the project: <https://cranwood.commonplace.is>.

About our development at 100 Woodside Avenue

The 32 new council homes and nine homes for sale being built at 100 Woodside Avenue (on the site of the former Cranwood House care home) are part of Haringey Council's ambitious home building programme to deliver the first new council homes in a generation, with as many as possible being built on existing council owned land.



Aerial view of the new homes, located at the corner of Muswell Hill Road and Woodside Avenue

Our 100 Woodside Avenue scheme embodies the council's commitment to sustainability and placemaking. Solar panels will be built into the roofs, and the new homes are designed to be very energy efficient. The scheme creates a new welcoming courtyard, with 830m² of green landscaping and 46 new trees will be planted; and it will improve the street scene on Woodside Avenue and Muswell Hill Road and provide new links to the Parkland Walk.

Building new homes is an important priority for Haringey: like many other councils, we have an acute shortage of affordable homes, with almost 12,500 households on our housing waiting list. Our aim is to build 3,000 new homes by 2031, and we already have over 2,000 new council homes either underway or completed. You can find out more about our home building programme at: haringey.gov.uk/housing/council-homes/haringey-homes

Further information

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.

Again, our apologies for the disturbance these site investigations may cause.

Yours faithfully,

Barry Macleod-Cullinane

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