

Date: 13 December 2024

Our ref: 100 Woodside Ave / December 2024

Dear Resident,

### **100 Woodside Avenue: site update for the festive period and early 2025**

As you'll 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). Our contractor is Formation Design and Build Ltd.

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

Our 100 Woodside Avenue scheme is part of Haringey's programme that's delivering a new generation of council homes for local residents, primarily on council-owned land. The council aims to build 3,000 new council homes by 2031, and work is underway or already completed on over 2,000 homes, with over 700 new homes expected to have welcomed their new tenants by the end 2024. The funding generated from the sale of the private homes at 100 Woodside Avenue will be used to fund the building of council homes across Haringey.



### **Start of the main construction works expected to be early 2025**

We're pleased to update you that Formation Design and Build Ltd and Thames Water's approved contractor, Crangy Construction Services Ltd, have completed all the work on the utility pipes running across the site. The successful completion of these works means that, in the New Year, the main construction work can begin.

In the next few weeks:

- Formation Design and Build Ltd has advised us there'll be **no activity onsite during Christmas and New Year, from Friday 20 December 2024 to Monday 6 January 2025.**
- During the holidays, Formation Design and Build Ltd will ensure the site remains secure.
- The main construction work is expected to start early 2025.

### Working times and deliveries to the site

The working hours for construction on the site are:

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

Deliveries are restricted to the hours when construction work is taking place:

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

Deliveries will be scheduled to avoid lorries standing near the site entrance. 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

With the pipe work now complete, our contractor expects they will now be able to start the main construction. We expect this intensification of construction activity will start from early 2025.

As part of our commitment to keeping residents informed, we'll continue to hold in-person drop-in events to explain what to expect during the main construction work and to answer your questions. Our next event will be held on **Wednesday 22 January 2025, from 5pm to 7pm**, at the Common House in Marwood Square, off Woodside Avenue, N10 3FB (opposite the site entrance).

We will also continue our regular newsletters, and our website [Cranwood.commonplace.is](https://cranwood.commonplace.is) has details of all events and newsletters and enables you to register for email alerts.



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

### Minimising disruption to residents

The council believes it's extremely important that 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, and we do appreciate your patience and co-operation.

### Site contact details

The Formation Design and Build Ltd site manager is Bryan McNamee, Senior Contracts Manager, Formation Design and Build Ltd, [bryan.mcnamee@formationdnb.co.uk](mailto:bryan.mcnamee@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](mailto: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  
[barry.macleod-cullinane@haringey.gov.uk](mailto:barry.macleod-cullinane@haringey.gov.uk)

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

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