



Homes for Haringey

The Resident

Asset Management team
Homes for Haringey
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Date: 25th June 2018

Dear resident,

Re:

We wrote to you in March 2017 to provide an update on the Noel Park improvement Project. As part of this update, we explained that for residents whose homes have the rear bathroom extensions (known as PODs), we are working on a plan of replacing them with new and improved bathroom facilities.

Due to the complex nature of these works, which will include windows, roofs, front entrance doors, kitchens, bathrooms, electrical rewiring, heating and boiler replacements, new condition surveys will have to be undertaken as part the development of the overall programme.

To facilitate starting this imminent work, Ridge & Partners, our new framework Consultants who were appointed in April 2018 have been working with us in reviewing the existing surveys and information in relation to the dwellings with the bathroom pods. Their brief is to explore design proposals, procurement routes, project risks and programming of works as a basis for pre-works consultations with residents and other stakeholders.

Following a careful review and sequencing of the works packages within the programme, a decision has been taken to start the external repairs & redecorations, doors, windows, roofing, kitchen, rewiring, loft insulations, heating and central heating replacement works to **tenanted small houses with single pods on Farrant Avenue, Morley Avenue & Moselle Avenue** respectively. This will form the **1st Phase** of the programme. Subsequent Phases of the works to replace the PODs will be communicated to you as we develop and finalise the programme.

Ridge will contact you in the coming weeks to arrange appointments for general condition surveys so designs, specifications and relevant estimates costs can be prepared for residents and stakeholders' consultations.



We intend to have separate consultation meetings with leaseholders regarding design options and apportioned payment contributions of the bathroom POD replacements.

In the meantime, please continue to contact our Repairs Call Centre on 020 8489 5611 to report your repair issues. Our Repairs Service and the Health & Safety Team respectively are fully aware about the importance of maintaining the pods until the works commencing on site.

I hope that you find this information helpful but if you have any further queries, please do not hesitate to contact me on:

- 020 8489 3391 or email me at: kofi.ayeh@homesforharingey.org,
- William John, our Resident Liaison Officer on 020 8489 1778: william.john@homesforharingey.org or
- Asset Management team on 020 8489 5611: majorworksenquiries@homesforharingey.org

Yours sincerely



Kofi Ayeh
Project Manager

UPRN: