

# Berkeley

Designed for life

## Woodberry Down

### WDCO Board Meeting

October 2023



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## 1. **HEALTH & SAFETY**

- We have now completed the remedial work to the last remaining apartment which was previously locked off. A further update will be provided once we have our consultant's advice on any other recommended measures to further enhance the performance, operation and use of the KSS1 windows.



**2. Phase 3**



## **2A. PROGRESS TO DATE - PHASE 3**

- The internal fit out has now started and progressing well in A1, A2 and A3.
- The Energy Centre fitout is complete and commissioning is ongoing ahead of 'heat on' which is set for Dec 23.
- The façade brickwork and window installation has commenced on A2 & A3.
- Scaffold complete around A4 and windows are now being installed.
- Are first scaffold dismantle has started on Block B6.
- Overall Completion – still remains as July 2025.
- All RC frame are now complete.
- B2 pre-cast panel installation commences at the end of October 23.



## **2B. PROGRESS PHOTOS - PHASE 3**



Concrete superstructure concluding



B2 frame advancing



Brick work started and windows installed.



Aerial View

### 3. PROGRESS OF HOMES DELIVERED (including 268 Green Lanes)

	Private Homes	Social Rented Homes	Shared Ownership Homes	Total
<b>Homes Completed</b> (268 Green Lanes, KSS1, KSS2, KSS3, KSS4, KSS5, Phase 2 Blocks E, F, D and B)	1430	537	350	2317
<b>% of Homes Completed</b>	62%	23%	15%	
<b>Homes in Build</b> (Phase 3)	341	117	126	584
<b>% of Homes in build</b>	58%	20%	22%	
<b>Permitted</b> (KSS5 Site 1 & Masterplan Phases 4-8)	1637	539	705	2881
<b>% of Homes Proposed</b>	57%	19%	24%	
<b>TOTAL</b>	3408	1193	1181	5782
<b>% of Total Homes</b>	59%	21%	20%	



#### 4. **PHASE 4 UPDATE**

- The Phase 4 Planning Application was submitted on the 9<sup>th</sup> October.
- The Planning Application is now awaiting validation, after which the application will be able to view on Hackney Council's website.





## 5. MASTERPLAN 2023

### Design Committee Progress

- The next meeting is in the diary for 25<sup>th</sup> October to discuss Design Coding.

### Planning Engagement

- The next meeting with LBH Planning Officers is scheduled for the 2<sup>nd</sup> November.
- We are intending to present the scheme to the Design Review Panel in November.
- Consultation intends to go live on the Masterplan on the 9<sup>th</sup> November for one month.

### Ground Floor Strategy Update

- The Baseline and Demand Assessments for the Ground Floor Strategy have been drafted and are currently being summarised.
- The findings of the Baseline and Demand Assessments will then be presented at the November WDCO Board meeting.

## **6. APPRENTICES & LOCAL LABOUR**

- We have 14 Apprentices and Graduates working on our Woodberry Down Project. These are broken down as follows:
  - Reach Apprentices (Berkeley Homes direct) - 12
  - Supply Chain Contractor Apprentices - 2
- The local labour levels for October 2023 (London Borough of Hackney) were:
  - 18% which equates to 72 persons out of 405 operatives.

## 7. SALES & MARKETING

### Phase 3

- 46 of 49 sold in Emerald Quarter
- 64 of 66 sold in Hawker House
- 55 of 68 sold in Darter Apartments
- 22 of 50 sold in Amber Apartments
- 22 of 108 sold in Emperor Point