

Berkeley

Designed for life

Woodberry Down WDCO Board Meeting December 2023



CONTENTS

1. HEALTH & SAFETY
2. PHASE 3 - PROGRESS
 - a)Progress to Date
 - b)Progress Photos
3. PROGRESS OF HOMES DELIVERED TO DATE
4. PHASE 4 UPDATE
5. MASTERPLAN 2023
6. APPRENTICES & LOCAL LABOUR
7. SALES AND MARKETING
8. COMMUNITY ENGAGEMENT

1. **HEALTH & SAFETY**

- Residents Tower Window – The interim remedial work to the previously locked off KSS1 windows is complete insofar as possible. 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.
- There have been no incidents or serious injuries on the Phase 3 Construction Site since the last report.

2. Phase 3



2A. PROGRESS TO DATE - PHASE 3

- All RC Frames are now complete.
- The internal fit out has continued in A1, A2 & A3 and the lower floors are now nearing completion.
- The Energy Centre is now complete and commissioning is ongoing ahead of 'heat on'
- The scaffold to B6 (1st PD block to finish) is now coming down.
- The scaffold to B4/5 has now commenced.
- All internal lifts have now been installed.
- There has been no movement on programme generally. We continue to mitigate any delays.
- Overall Completion – still remains as July 2025.
- Pre-Cast Façade on B2 has reached the 4th floor.

2B. PROGRESS PHOTOS - PHASE 3



North West View



South East view



Scaffold on B6 down to 4th Floor.



Air Source Heat Pumps

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

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

4. **PHASE 4 UPDATE**

- The updated planning application was submitted on 9th October 2023.
- The application was validated on the 23rd October 2023.
- The application is now pending determination by Hackney Council.
- A hard copy of the application is available to view in the Redmond Centre.



5. **MASTERPLAN 2023**

Public Consultation

- Public Consultation went live on the 10th November and ran until 10th December. As of Monday 4th December:
 - 1,338 visits to the commonplace website
 - 106 in-person attendees at consultation events
 - 88 responses received to feedback form on commonplace
 - 37% Positive
 - 32% Neutral/No Preference
 - 31% Negative
- Feedback will be given at the next round of consultation in February 2024.

Design Committee Progress

- The next meeting is in the diary for 10th January to discuss Design Coding for the Masterplan.

Planning Engagement

- The next meeting LBH Planning Officers is scheduled for January 2024.
- The current Case Officer (Louise Prew) is leaving LBH w/c 1st January, so we will be meeting the new Case Officer early in the New Year to bring them up to speed on the proposals.

6. APPRENTICES & LOCAL LABOUR

- We have 20 Apprentices and Graduates working on our Woodberry Down Project. These are broken down as follows:
 - Reach Apprentices (Berkeley Homes direct) - 8
 - Supply Chain Contractor Apprentices - 12
- The local labour levels for December 2023 (London Borough of Hackney) were:
 - 15% which equates to 77 persons out of 515 operatives.

7. SALES & MARKETING

Phase 3

- 46 of 49 sold in Emerald Quarter
- 66 of 66 sold in Hawker House (Sold out)
- 57 of 68 sold in Darter Apartments
- 23 of 50 sold in Amber Apartments
- 33 of 108 sold in Emperor Point

8. COMMUNITY

- The Winter Lights event (within the Rose Garden) took place on the 6th December.

