

# Berkeley

Designed for life

## Woodberry Down WDCO Board Meeting January 2024



## **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.
- The Energy Centre is now complete and commissioning is ongoing ahead of 'heat on'
- The scaffold to B6 (1<sup>st</sup> PD block to finish) has now been completely struck.
- The scaffold to B4/5 has continued.
- 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 6<sup>th</sup> floor.



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



North West View



South East view



Scaffold on B6 down to Ground Floor.



Air Source Heat Pumps

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

	<b>Private Homes</b>	<b>Social Rented Homes</b>	<b>Shared Ownership Homes</b>	<b>Total</b>
<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 updated planning application was submitted on 9<sup>th</sup> October 2023.
- The application was validated on the 23<sup>rd</sup> 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

- The next round of public consultation will take place in February 2024.

### Design Committee Progress

- The next meeting is in the diary for 24<sup>th</sup> January to discuss Energy & Sustainability for the Masterplan.

### Planning Engagement

- The next meeting LBH Planning Officers is scheduled for 19<sup>th</sup> January 2024.
- The new Case Officer came for a site walkaround on the 9<sup>th</sup> January.

### Response to WDCO Request for Clarification - On-Street Car Parking

- Hackney Local Plan (July 2020) Policy LP41 (Liveable Neighbourhoods) notes that all new development must 'Reduce dominance of the car both in terms of traffic and congestion on our roads and manage excessive parking on our streets' (Bii).

## 6. APPRENTICES & LOCAL LABOUR

- We have 23 Apprentices and Graduates working on our Woodberry Down Project. These are broken down as follows:
  - Reach Apprentices (Berkeley Homes direct) - 11
  - Supply Chain Contractor Apprentices - 12
- The local labour levels from 10<sup>th</sup> December 2023 to 10<sup>th</sup> January 2024 excluding Christmas and New Years (London Borough of Hackney) were:
  - 17% which equates to 70 persons out of 397 operatives.

## 7. SALES & MARKETING

### Phase 3

- 46 of 49 sold in Emerald Quarter
- 65 of 66 sold in Hawker House (remaining unit will be the show flat)
- 61 of 68 sold in Darter Apartments
- 23 of 50 sold in Amber Apartments
- 31 of 108 sold in Emperor Point



## **8. COMMUNITY**

- A programme of Events for 2024 is currently being reviewed by the Delivery Partners.