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## 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 (1st 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.

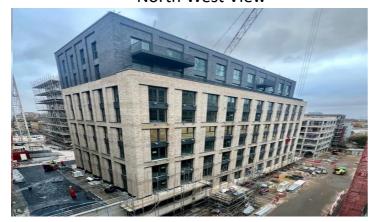




# 2B. PROGRESS PHOTOS - PHASE 3



North West View



Scaffold on B6 down to Ground Floor.



South East view



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 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 9th 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 <u>must</u>
'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.