

Berkeley

Designed for life

Woodberry Down

WDCO Board Meeting

November 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, A3 & A3 and commenced recently in A4.
- The Energy Centre is now complete and commissioning is ongoing ahead of 'heat on'
- The façade brickwork will be complete in B6 and B1 this year.
- The first PD block (B6) has now reached builders snag stage.
- 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 commenced.

2B. PROGRESS PHOTOS - PHASE 3



Concrete superstructure complete



Seven Sisters Road view



Scaffold on B6 starting to be removed.



Aerial View

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**

WDCO Board

- We will be presenting an update at the November WDCO Board, with the following matters to be presented/discussed:
 - Masterplan Update (Incl. Podium Study)
 - Ground Floor Strategy

Design Committee Progress

- We are meeting the Design Committee on a fortnightly basis and have progressed to discussions around the Design Principles Document
- The next meeting is in the diary for 22nd November to discuss the Design Principles Document

Planning Engagement

- The next meeting LBH Planning Officers is scheduled for the 23rd November.

Public Consultation

- Public Consultation went live on the 10th November and will run until 10th December.
- There are 4 x in-person consultation events across November & December, as follows:
 - Wednesday 22nd November (4-8pm) Woodberry Down Primary School
 - Saturday 25th November (10-2pm) The Redmond Centre
 - Thursday 30th November (3-7pm) Berkeley Homes Site Cabins
 - Saturday 2nd December (10-2pm) The Edge

6. APPRENTICES & LOCAL LABOUR

- We have 19 Apprentices and Graduates working on our Woodberry Down Project. These are broken down as follows:
 - Reach Apprentices (Berkeley Homes direct) - 9
 - Supply Chain Contractor Apprentices - 10
- The local labour levels for November 2023 (London Borough of Hackney) were:
 - 17% which equates to 90 persons out of 514 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
- 34 of 108 sold in Emperor Point

8. COMMUNITY

- The Winter Lights event (within the Rose Garden) is being scheduled for the 6th December.
- The Partners are in discussion over whether a wider Winter Fest event is feasible.