

Berkeley

Designed for life

Woodberry Down WDCO Board Meeting September 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 3rd tower crane (TC4) was removed in August.
- The internal fit out has continued in A1 Shared Ownership units.
- The Energy Centre is now complete and commissioning is ongoing ahead of 'heat on'
- The façade brickwork and window installation has continued.
- The first PD block (B6) has now reached decoration stage with kitchens installed.
- There has been no movement on programme generally, and we are still 2 weeks behind programme across the project.
- Overall Completion – still remains as July 2025.
- Topping out of the last block (B2 Tower) is set for the end of September.

2B. PROGRESS PHOTOS - PHASE 3



Concrete superstructure developing



Concrete 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
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**

- As you will be aware the Government has been out to consultation on the inclusion of second staircase in buildings above 30m.
- Berkeley Homes have undertaken a redesign to incorporate the additional stair case.
- The updated application is being prepared for submission in Autumn 2023.



5. **MASTERPLAN 2023**

Design Committee Progress

- The next meeting is in the diary for 27th September to continue discussions on massing and parameters.

Planning Engagement

- We met with LBH Planning Officers on 20th July, after which meetings will be held every 3 weeks. Next meeting is scheduled for 21st September.

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 September 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
- 53 of 68 sold in Darter Apartments
- 21 of 50 sold in Amber Apartments
- 19 of 108 sold in Emperor Point

8. COMMUNITY

- Summer screenings took place in Spring Park on the 14th, 15th and 16th July.
- MHDT are planning Hidden River Festival for mid-September.



WOODBERRY DOWN Berkeley
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SUMMER SCREENINGS 2023 14TH -16TH JULY SPRING PARK

FRIDAY 14TH JULY
12:00 - WIMBLEDON: MEN'S SEMI-FINALS
FROM 14:30 POST WIMBLEDON - SHAZAM (WAR OF THE GODS)/HAIRSPRAY

SATURDAY 15TH JULY
10:00 - EPIC TAILS
12:00 - MINIONS 2: THE RISE OF GRU
14:00 - WIMBLEDON LADIES' SINGLES FINAL
POST WIMBLEDON - AVATAR WORLD OF WATER

SUNDAY 16TH JULY
10:00 - THE BAD GUYS
12:00 - THE PARENT TRAP
14:00 - WIMBLEDON MEN'S SINGLES FINAL
POST WIMBLEDON- TOP GUN MAVERICK

FREE FOR RESIDENTS OF WOODBERRY DOWN AND THE LOCAL COMMUNITY!

COME RAIN OR SHINE,
THE SHOW WILL GO ON!

MAKE YOURSELVES AT HOME AND
BRING YOUR OWN BLANKETS,
CUSHIONS & PICNICS!

MANOR HOUSE (EXIT 2)
SEVEN SISTERS ROAD
WOODBERRY DOWN
SPRING PARK
KING AVENUE
THE REDMOND COMMUNITY CENTRE

@Woodberry_Down, make sure to tag us in your pictures!