

Woodberry Down
WDCO Board Meeting
February 2023



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1. **HEALTH & SAFETY**

- Window in Residence Tower – the remedial work to the KSS1 locked off windows continues to progress. To date, our specialist contractor has attended to 75 windows. There are 2 windows remaining, which we anticipate will be attended to within the next few weeks.”
- There have been no accidents or incidents on the Construction site since the last Liaison Meeting.

2. Phase 3



2A. PROGRESS TO DATE - PHASE 3

- The Energy Centre plant installation is 80% complete.
- We have encountered a problem with some of the concrete frame construction which has meant some of it having to be removed and rebuilt. This has mainly affected one of the Shared Ownership blocks which will unfortunately be delayed by around 4 months.
- The plumbing and electrical infrastructure works has continued to the risers and corridors.
- The façade cladding has continued to 3 of the 10 blocks and scaffolding is ongoing ahead of this operation.
- We are still 2 weeks behind programme generally which hasn't been helped by the ongoing industrial action affecting transport to and from the site on those days.
- Overall Completion – still remains as July 2025.

2B. PROGRESS PHOTOS - PHASE 3



Concrete superstructure developing



Concrete frame advancing on B4 & B5



Concrete frame reaching 7th floor level on the A Blocks



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**

- Phase 4 application is currently with London Borough of Hackney Regeneration Team and Notting Hill Genesis for review.



5. **MASTERPLAN 2023**

- Berkeley Homes will be presenting the Engagement Strategy and the scope for the Ground Floor Strategy, that both accompany this pack, at the February Board Meeting.

Stage	Workstreams				
1	Baseline Assessment <ul style="list-style-type: none">Assessment of the base position/health of the current supply (Incl. Mapping)Create a socio-economic profile of Woodberry DownIdentify successful comparables to Woodberry Down - what makes them work and why?Review of (current and forecast) strategic trends insofar as they affect Woodberry Down	<u>Timeframe</u> 1 month	Engagement (Understanding Existing Supply) <ul style="list-style-type: none">Identify lessons learnt from existing commercial/community spaces across Woodberry DownGather intelligence from local successful businessesIdentify how to attract the tenants that meet the aspirations for the spaces	<u>Timeframe</u> 2 months	Dynamic Reporting - Throughout
	Demand Assessment <ul style="list-style-type: none">Clarify current catchment and any future risks to catchment retention (competing developments/nodes etc)Interpretation of the consumer groups/users and profileIdentify whether there is a demand for new retail/commercial/leisure/community spacesWhether demand would meet the council’s wider objectives (Local Plan etc)	<u>Timeframe</u> 1 month			
2	Shaping Woodberry Down <ul style="list-style-type: none">Provide an outline curation of non-residential occupiers (incl. Retail, Commercial, Leisure and Community Spaces) for the site (Existing and Future Phases)<ul style="list-style-type: none">Identify what mix/blend of uses is necessary to achieve the vision for the siteOutline what is viable/deliverable (Quantum of each use)Consideration to the possibility of Meanwhile Uses (Incl. Cultural Strategy)	<u>Timeframe</u> 1 month			
3	Engagement (Future Phases): <ul style="list-style-type: none">Identify the local community aspirations for Non-Residential Floorspace across Woodberry Down (Incl. Cultural Strategy)Understand the aspirations from the Regeneration Partners for Woodberry Down incl. WDCOIdentify how to attract the tenants that meet the aspirations for the spaces	<u>Timeframe</u> 1 month	Engagement (Existing Phases): <ul style="list-style-type: none">Identify the local community aspirations for Non-Residential Floorspace across Woodberry Down (Incl. Cultural Strategy)A review of the Council's Library Feasibility Study and outcomesEmerging proposals for use of Block D	<u>Timeframe</u> Ongoing	

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 January 2022 (London Borough of Hackney) were:
 - 13.22% which equates to 39 persons out of 295 operatives.

7. SALES & MARKETING

Phase 3

- Emerald Quarter, of the 49 units, 46 have been sold.
- Hawker House, of the 66 units, 64 have been sold.
- Darter Apartments, of the 68 units, 52 have been sold.
- Amber Apartments, of the 50 units, 20 have been sold.

8. COMMUNITY

- **Local Community Events:**

- Local Labour Job fair:

- On the 26th January 2023, the Local Labour Job Fair was hosted at the Redmond Community Centre.
- The event ran from 10am to 2pm and had have a variety of trades including: Bricklaying, Mechanical Services, Electrical Services and Logistics.
- We had an excellent turn out with over 60 members of the local community attending the event and discussing roles at Woodberry Down with our Contractors and Partners.
- The LBH lead Member for Employment and Skills, Councillor Williams, was also in attendance and chatted with the locals, staff and Contractors.
- We had a total of 26 sign ups on the day across the contractors in attendance, lots of interest and many CV's and emails exchanged.
- This event should help to boost local labour levels across the site.

