

Woodberry Down
WDCO Board Meeting
April 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, in order to carry out the majority of the interim remedial work items to these windows. There are 2 windows remaining, which we anticipate will be attended to within the next few weeks.

2. Phase 3



2A. PROGRESS TO DATE - PHASE 3

- As explained at the last WDCO Board, we encountered a problem with 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 has now been confirmed as being delayed by 4 months. The remedial work is now nearing completion.
- Tower Crane 4 (Attached to B Podium) was removed and Tower Crane 3 erected to service Block A4.
- The Energy Centre is well advanced and on target to be complete in June 2023.
- The façade cladding and window installation has continued and the works to the façade brickwork commenced on the 13th of March 2023.
- We are still 2 weeks behind programme generally but have not lost any more time other than the Shared Ownership block mentioned above.
- Overall Completion – still remains as July 2025.

2B. PROGRESS PHOTOS - PHASE 3



Concrete superstructure developing



Concrete frame advancing on B4 & B5



B1 (Dartar Apartments) roof level completed. Concrete frame reaching 9th 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**

- Procedure and process that sits behind a Masterplan (Outline Planning Application) presented at March Board
- Masterplan Vision, Principles and Objectives discussed in detail over two meetings with the Design Committee on 29th March and 13th April, the intention is to now compile the responses with an update to be given at May Board
- Introductory Pre-App and Site Visit held with the new Case Officer on 12th April, with representatives from LBH Planning Policy, Heritage, Open Space, Parks and Trees present
- The first formal Pre-App with LB Hackney Planning team to commence on 20th April following the Vision, Principles and Objectives discussions with the Design Committee
- Workshops with Community Groups commence on 11th April with 2 sessions held at The Edge – the first with 8-12 year olds and the second with 13-18+ year olds. More workshops are being scheduled for the later in April/start of March and feedback will be presented to the Design Committee ASAP.

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 April 2023 (London Borough of Hackney) were:
 - 14% which equates to 42 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, 53 have been sold.
 - Amber Apartments, of the 50 units, 19 have been sold.
 - Emperor Point, of the 108 units, 15 have been sold.
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- The last block in Phase 3, Emperor Point, launched on the 23rd February containing a mix of 1, 2 and 3 bedroom homes totalling 108 units

8. COMMUNITY

- The Spring Event took place on Saturday 1st April between 11am-3pm. There was a petting zoo, wild animal shows and spring arts and crafts throughout the day. Attendance was around 300 children and 400 total.
- Coronation event 6th May – Street Party delivered by Residents with funding and assistance from Partners.
- We will be supporting the Hidden River Festival this year which will be in September - Date to be confirmed.

