

# Berkeley

Designed for life

## Woodberry Down WDCO Board Meeting February 2024



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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**

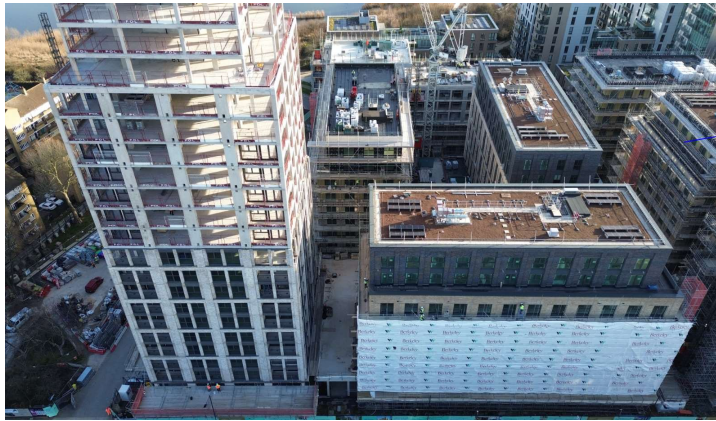


## **2A. PROGRESS TO DATE - PHASE 3**

- 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 (1<sup>st</sup> 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.



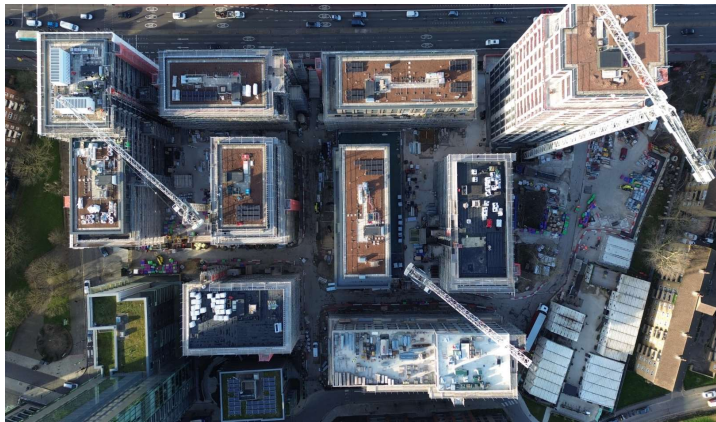
**2B. PROGRESS PHOTOS - PHASE 3**



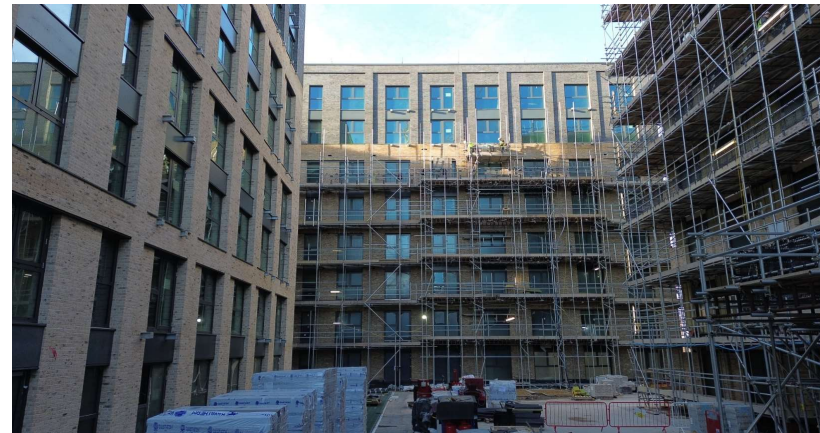
Phase B



Phase A



Site Overview



Block B6, B1 & B3

### 3. PROGRESS OF HOMES DELIVERED (including 268 Green Lanes)

	Private Homes	Social Rented Homes	Shared Ownership Homes	Total
<b>Homes Completed</b> (268 Green Lanes, KSS1, KSS2, KSS3, KSS4, KSS5, Phase 2 Blocks E, F, D and B)	1430	537	350	2317
<b>% of Homes Completed</b>	62%	23%	15%	
<b>Homes in Build</b> (Phase 3)	341	117	126	584
<b>% of Homes in build</b>	58%	20%	22%	
<b>Permitted</b> (KSS5 Site 1 & Masterplan Phases 4-8)	1637	539	705	2881
<b>% of Homes Proposed</b>	57%	19%	24%	
<b>TOTAL</b>	3408	1193	1181	5782
<b>% of Total Homes</b>	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 from 9<sup>th</sup> February 2024 to the 9<sup>th</sup> March 2024.
- In-Person events will be held as follows, with an online Webinar being held on 29<sup>th</sup> February (18:00 – 19:30)
  - Wednesday 21<sup>st</sup> February (4-8pm) – Woodberry Down Primary School
  - Saturday 24<sup>th</sup> February (10am-2pm) – The Redmond Centre
  - Saturday 2<sup>nd</sup> March (10am-2pm) – The Edge

### Design Committee Progress

- The next meeting is in the diary for 21<sup>st</sup> February to discuss Social Infrastructure, Micro Climate and Design Coding for the Masterplan.
- The final 2 x Design Committees will be held on 6<sup>th</sup> and 20<sup>th</sup> March

### Planning Engagement

- The next meeting LBH Planning Officers is scheduled for 22<sup>nd</sup> February 2024.

## 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 for January 2024 were:
  - 15% which equates to 69 persons out of 454 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)
- 62 of 68 sold in Darter Apartments
- 23 of 50 sold in Amber Apartments
- 35 of 108 sold in Emperor Point



## **8. COMMUNITY**

- A programme of Events for 2024 is currently being reviewed by the Delivery Partners.
- We have completed the upgrade of the Redmond Centre Toilets.