

Berkeley

Designed for life

Woodberry Down WDCO Board Meeting January 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 58 windows. There are 19 windows remaining, which we anticipate will be attended to by the start of February.

- There have been no accidents or incidents on the Construction site since the last WDCO Board Meeting.

2. Phase 3



2A. PROGRESS TO DATE - PHASE 3

- The Energy Centre plant installation is 80% complete.
- The Concrete Frame construction is progressing well with blocks ranging from ground to 7th floor level.
- The plumbing and electrical infrastructure works to plant rooms and corridors has commenced in the period.
- The façade cladding has continued to 2 of the 10 blocks and scaffolding is ongoing ahead of this operation.
- We are still 2 weeks behind programme with the snow in December being the main contributing factor.
- 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. ENGAGEMENT

- **Phase 3 Street Naming**

- At the Winter Festival our Cultural Consultant DPQ asked residents for name suggestions for the three new roads on Phase 3.
- The following shortlist has been compiled from DPQ's findings:
 - **Morton** – after Erica Morton, a former resident of Woodberry Down, who also started the Friends of Woodberry Down and ran a little shop on Woodberry Grove. She passed away in July 2015.
 - **Carpenter** – after Vi Carpenter, a former resident of Woodberry Down, who worked closely with leaseholders and social rented residents. As well as working with the Estate Development Committee, WDCO and she co-founded North East Leaseholders Association. She passed away in January 2021.
 - **Middleton** – after Cllr Maureen Middleton, who served the residents, leaseholders & shopkeepers on Woodberry Down for 12 years. She passed away in 2010.

5. 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 December 2022 (London Borough of Hackney) were:
 - 15.38% which equates to 42 persons out of 273 operatives.

6. 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, 51 have been sold.
- Amber Apartments, of the 50 units, 20 have been sold.

7. COMMUNITY

- **Upcoming Local Community Events:**

- Local Labour Job fair:

- On the 26th January 2023, a Local Labour Job Fair is being hosted at the Redmond Community Centre.
- The event will run from 10am to 2pm and will have a variety of trades including: Bricklaying, Mechanical Services, Electrical Services and Logistics.

