

Berkeley

Designed for life

Woodberry Down WDCO Board Meeting June 2023



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1. **HEALTH & SAFETY**

- We are still awaiting access to the last remaining apartment which was previously locked off to carry out the necessary remedial work. 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 2nd Tower crane (TC1) was removed 3rd and 4th June.
- The internal fit out has commence in A1 (Dry Lining and first fix M&E).
- The Energy Centre is well advanced and the heat on date is set for Aug 23. The ASHP will be lifted on the roof of A1 end of June 23.
- The façade brickwork and window installation has continued and works have started in Blocks B6, A1 and B1.
- There has been no movement on programme and as explained at the last WDCO Board, generally and we are still 2 weeks behind across the project.
- Overall Completion – still remains as July 2025.
- Topping out of the First NHG block took place on 7th June.

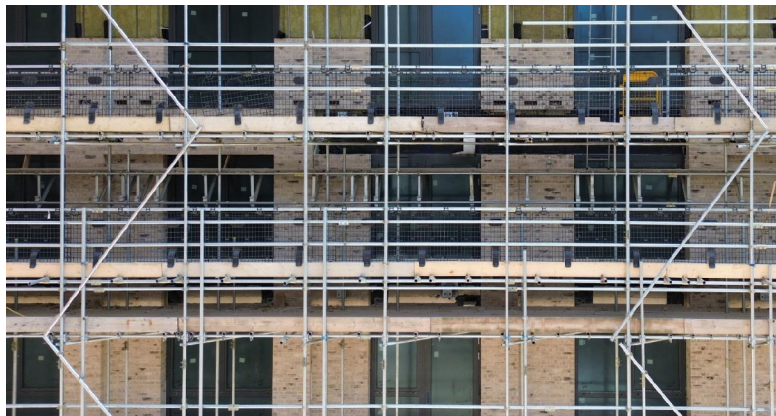
2B. PROGRESS PHOTOS - PHASE 3



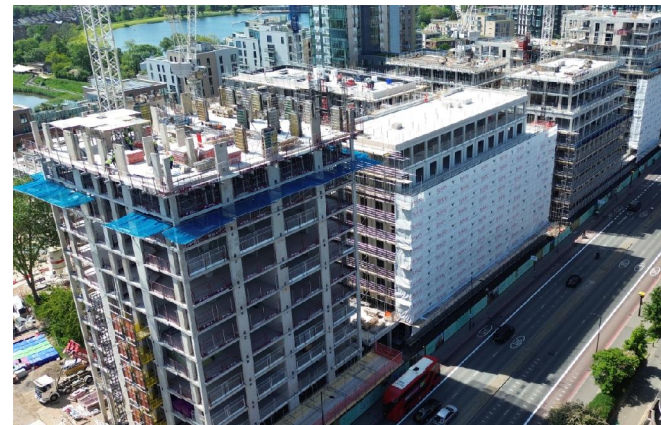
Concrete superstructure developing



Concrete frame advancing



Brick work started and windows installed.



Concrete frame ongoing

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 advised at the WDCO Board Meeting in April Phase 4 designs are being adapted to include a second stair following the Governments consultation on new building regs. We have had an initial conversation with the HSE to ensure the solution suggested is compliant. The updated designs will be brought back to a future Design Committee for consideration.



5. **MASTERPLAN 2023**

Design Committee Progress

- Height, Massing and Unit Numbers were introduced to the DC on 17th May
- In order to address the number of comments received on Height, Massing and Layout (from previous meetings) the DC on 31st May was postponed to give the design team enough time to consider the comments in detail. The next DC is in the diary for 21st June

WDCO Board

- TA will provide an update on Height, Massing and Public Consultation Boards at July Board

Wider Community Engagement

- Public Consultation 1 is targeted to be carried out in the first 2 weeks of July – boards will be presented to the Design Committee Consultation Sub-Group on 5th and 19th June.
- As agreed with WDCO members, we will have 4 x formal public consultation events (2 x north of SSR and 2 x south of SSR)
- One of the events will tie in with the Summer Screenings, which are to be carried out on 15th and 16th July

LB Hackney Planning

- The meeting in the diary for 1st June was postponed by the LPA until 6th June

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.
- We have arranged for 4 students from Skinners to complete their 1 week work experience with us. Two students will do this in June and the other two will join us in July.

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

- We will be supporting the Hidden River Festival this year which will be in September - Date to be confirmed.
- The summer screenings will be back in Spring Park on 15th and 16th July. Confirmation of the films being shown to follow.

