

Berkeley

Designed for life

Woodberry Down WDCO Board Meeting July 2023



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1. **HEALTH & SAFETY**

- The interim remedial work to the previously locked off windows is complete. All KSS1 apartments will be attended to by a specialist contractor in due course for further enhancements to be made to the windows. We continue to liaise with our consultant to finalise what those enhancements will consist of. This exercise has involved primary and subsidiary testing, with an expectation that all work to enhance the windows can be completed in one visit. We are meeting with our consultant this week to discuss further. We will provide an update once we have finalised the scope of work with our consultant.

2. Phase 3



2A. PROGRESS TO DATE - PHASE 3

- The 2nd tower crane (TC1) was removed on Saturday and Sunday (3rd and 4th of June)
- The internal fit out has now commenced in A1 Shared Ownership units (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 were lifted on the roof of A1 on the 24th of June.
- The façade brickwork and window installation has continued.
- There has been no movement on programme generally, and we are still 2 weeks behind programme 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 you will be aware the Government has been out to consultation on the inclusion of second staircase in buildings above 30m.
- Berkeley Homes have undertaken a redesign to incorporate the additional stair case and presented the updated plans to the Design Committee on 5th July.
- The updated design are also to be presented at the July Board.



5. MASTERPLAN 2023

Design Committee Progress

- Height, Massing and Unit Numbers were discussed again with the DC on the 21st June. The next meeting is in the diary for 12th July and will continue discussions.

WDCO Board

- TA to presented a summary of discussions around Vision, Principles and Objectives, as well as Movement, Routes and Spaces at May Board
- An update on height, massing and unit numbers will be discussed in due course (ahead of public consultation).

Wider Community Engagement

- Public Consultation 1 has been delayed until after the Summer – targeting w/c 11th September. Public Consultation 2 will follow in November. As a result, the planning submission has been pushed back from Autumn 2023 to Early 2024
- 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)

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 June 2023 (London Borough of Hackney) were:
 - 18% which equates to 72 persons out of 405 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
- 22 of 108 sold in Emperor Point

8. COMMUNITY

- The summer screenings will be back in Spring Park on the 14th, 15th and 16th July. Confirmation of the films being shown to follow.



WOODBERRY DOWN Berkeley
Designed by EY

SUMMER SCREENINGS 2023

14TH -16TH JULY

SPRING PARK

FRIDAY 14TH JULY
12:00 - WIMBLEDON: MEN'S SEMI-FINALS
FROM 14:30 POST WIMBLEDON - SHAZAM (WAR OF THE GODS)/HAIRSPRAY

SATURDAY 15TH JULY
10:00 - EPIC TAILS
12:00 - MINIONS 2: THE RISE OF GRU
14:00 - WIMBLEDON LADIES' SINGLES FINAL
POST WIMBLEDON - AVATAR WORLD OF WATER

SUNDAY 16TH JULY
10:00 - THE BAD GUYS
12:00 - THE PARENT TRAP
14:00 - WIMBLEDON MEN'S SINGLES FINAL
POST WIMBLEDON- TOP GUN MAVERICK

FREE FOR RESIDENTS OF WOODBERRY DOWN AND THE LOCAL COMMUNITY!

COME RAIN OR SHINE,
THE SHOW WILL GO ON!

MAKE YOURSELVES AT HOME AND
BRING YOUR OWN BLANKETS,
CUSHIONS & PICNICS!

@Woodberry_Down, make sure to tag us in your pictures!