

Berkeley
Designed for life

Woodberry Down

WDCO Board Meeting

April 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

- With the exception of B2, B4 & B5, all buildings are water tight
- First NHG inspections have taken place in A1 as well as the first PD inspections in B6 & B1.
- The Energy Centre is now complete and heat on has been achieved
- Façade completion to A1, A2 & A3 due end of April 24 with scaffold now down on A1.1.
- Landscaping has started on the Block B podium and waterproofing on A podium.
- Tower Crane 2 (Block A) will be removed in May 24 and TC5 will follow.
- 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 16th floor and will complete in May 24

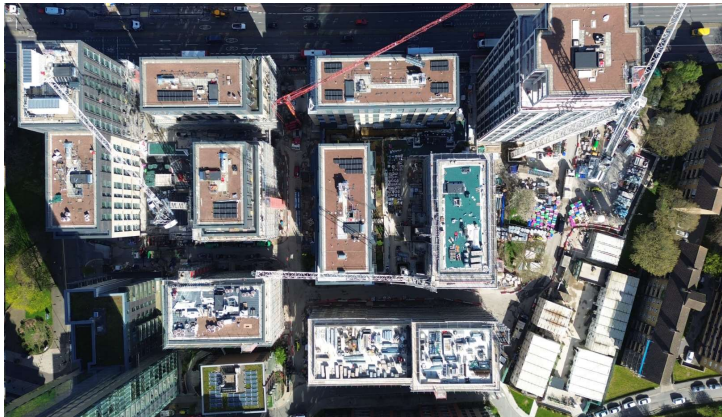
2B. PROGRESS PHOTOS - PHASE 3



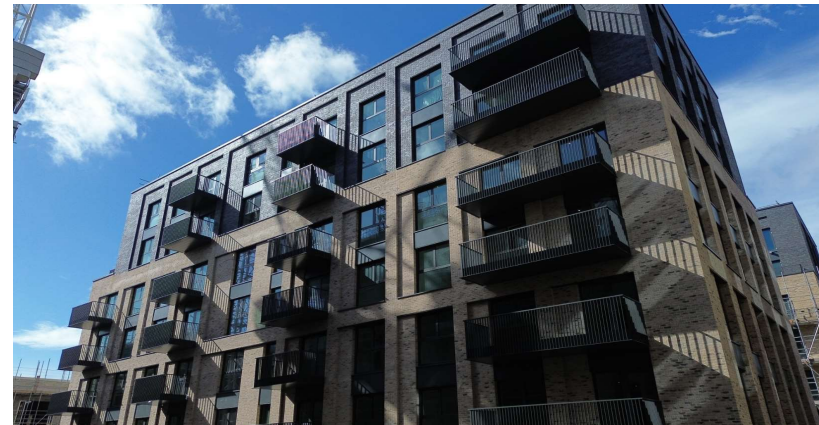
Phase B



Phase A



Site Overview



Block B6

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**

- The updated planning application was submitted on 9th October 2023.
- The application was validated on the 23rd October 2023.
- The application is now pending determination by Hackney Council following a delay with the Committee date in March.
- A hard copy of the application is available to view in the Redmond Centre.



5. MASTERPLAN 2023

Masterplan Update

- An update on the masterplan and second round of consultation will be presented at the April Board.

Design Committee Progress

- The final meeting was held on 6th March.

Planning Engagement

- The final meeting was held with LBH Planning Officers on 7th March.

Planning Submission

- The application is due to be submitted to LBH Planning Officers in early-May.

6. APPRENTICES & LOCAL LABOUR

- We have 17 Apprentices and Graduates working on our Woodberry Down Project. These are broken down as follows:
 - Reach Apprentices (Berkeley Homes direct) - 8
 - Supply Chain Contractor Apprentices - 9
- The local labour levels for March 2024 were:
 - 14% which equates to 68 persons out of 494 operatives.

7. SALES & MARKETING

Phase 3

- 46 of 49 sold in Emerald Quarter
- 66 of 66 sold in Hawker House (Sold Out)
- 62 of 68 sold in Darter Apartments
- 29 of 50 sold in Amber Apartments
- 47 of 108 sold in Emperor Point

8. COMMUNITY

- MHDT will lead delivering the local events, with creative inputs from the other Partners (WDCO, BH, LBH, & NHG).
- The events include:
 - Summer Fun Day
 - Hidden River Festival
 - Winter Festival