

# Berkeley

Designed for life

## Woodberry Down WDCO Board Meeting July 2024



WOODBERRY DOWN



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## 1. **HEALTH & SAFETY**

- Residence 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 reviewed 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**

- TC2 & TC6 Removed in period and last crane due down in September 24.
- NHG inspections on going in A1, A2 & A3 as well as stock inspections in B6 & B1.
- Landscaping around block A is on going and due to complete in September
- Road 1 will be opened up in July ready for Block B6 completions
- 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 is at crown level and due to complete in August 24



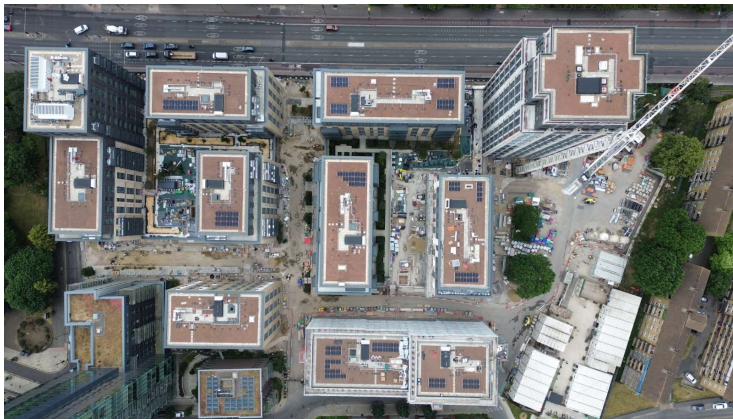
## **2B. PROGRESS PHOTOS - PHASE 3**



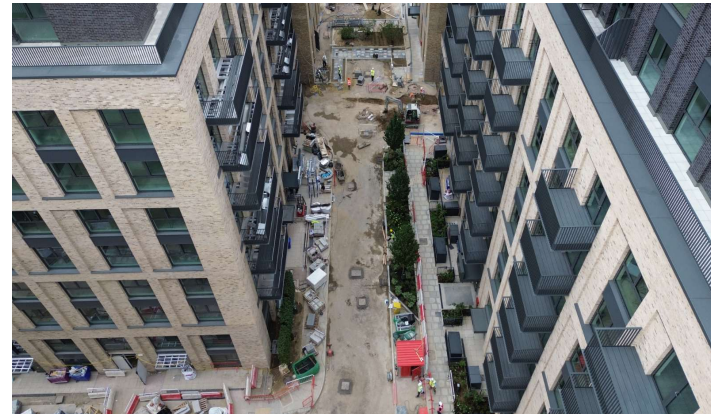
Phase B



Phase A



Site Overview



Road 2

### 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.
- We are pleased to announce that Phase 4 received a resolution to grant at the 8<sup>th</sup> May Planning Sub-Committee Meeting.
- We are targeting a start on site in Summer 2025.





## 5. **MASTERPLAN 2023**

### Design Committee Progress

- An update on the Masterplan will be presented to the Design Committee and to the WDCO Board.
- Berkeley are liaising with Roda to find a suitable date for these meetings.

### Planning Engagement

- The final meeting was held with LBH Planning Officers on 7<sup>th</sup> March.

### Planning Submission

- The application is due to be submitted to LBH Planning Officers in Summer 2024.

## 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 - 10
- The local labour levels for June 2024 were:
  - 14% which equates to 59 persons out of 424 operatives.

## 7. SALES & MARKETING

### Phase 3

- 47 of 49 sold in Emerald Quarter
- 66 of 66 sold in Hawker House (Sold Out)
- 67 of 68 sold in Darter Apartments
- 30 of 50 sold in Amber Apartments
- 56 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