

# Berkeley

Designed for life

## Woodberry Down WDCO Board Meeting November 2024



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## 1. HEALTH & SAFETY

- Residence Tower Window – further to our previous update, we are pleased to report that our consultant is nearing the end of his final review of the KSS1 windows, in order to confirm the remedial work to further enhance the performance, operation and use of these windows. In addition to the interim remedial work that was carried out two years ago, our consultant has carried out and procured extensive review, examination, calculation and testing work on the KSS1 windows to inform and verify the remedial work that is now being proposed. This work has been necessary and lengthy because there is a lack of published industry standards and guidance on the performance of windows when open. We acknowledge and appreciate your and the residents' patience and understanding throughout this process. We are aiming to provide further details of the remedial work, including a proposed works programme, within the next six weeks.
- There have been no incidents or serious injuries on the site since the last report.



**2. Phase 3**



## **2A. PROGRESS TO DATE - PHASE 3**

- Tower Crane 5 is being dismantled and will be completely removed by Monday 11<sup>th</sup> November.
- Block B6 & B1 are handed over and residents have started moving in
- A1, 2 & 3 were all legally complete in October which equates to 161 Affordable homes being handed over to NHG.
- A4 is now snag free by build ahead of serving notice to customers w/c 11<sup>th</sup> November.
- B3 is at snagging stage on the lower floors.
- Façade is progressing well on Block B4 & B5 and scaffold has now been struck down to 3<sup>rd</sup> floor on B5.
- Landscaping completed to Phase A of the project and Damsel Grove has been opened to the public.
- Final sections of Pre-Cast Façade on B2 was installed in October to the hoist zip up.
- There has been no movement on programme generally. We continue to mitigate any delays.
- Overall Completion – still remains as July 2025.



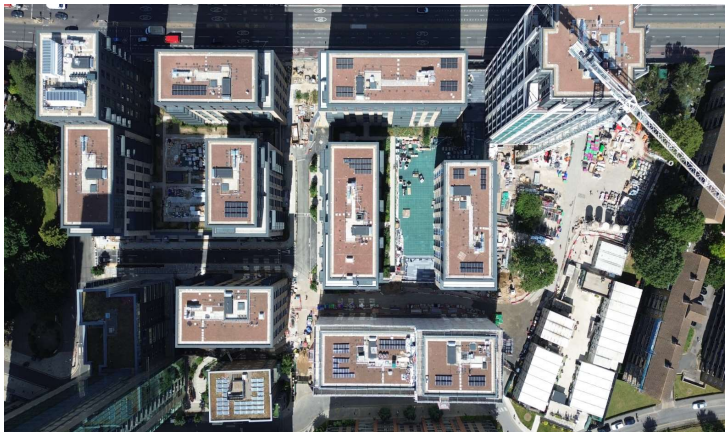
## **2B. PROGRESS PHOTOS - PHASE 3**



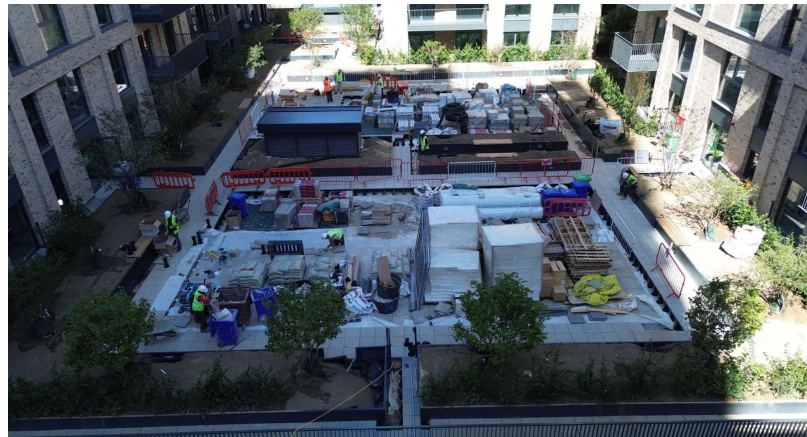
Phase B



Phase A



Site Overview



Block A Podium

### 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/Autumn 2025.





## 5. **MASTERPLAN 2023**

### Masterplan Update

- A Design Committee meeting was held on 1<sup>st</sup> October to provide an update on the Masterplan.
- This update will be presented at the October WDCO Board.
- Submission of the Masterplan is targeted for this year.

## 6. APPRENTICES & LOCAL LABOUR

- We have 12hb Apprentices and Graduates working on our Woodberry Down Project. These are broken down as follows:
  - Reach Apprentices (Berkeley Homes direct) - 4
  - Berkeley Homes Graduates - 2
  - Supply Chain Contractor Apprentices - 6
- The local labour levels for September 2024 were:
  - 20% which equates to 48 persons out of 245 operatives.

## 7. SALES & MARKETING

### Phase 3

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