

Berkeley

Designed for life

Woodberry Down

WDCO Board Meeting

October 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 Phase 3 Construction Site since the last report.

2A. PROGRESS TO DATE - PHASE 3

- Tower Crane 5 will now be removed mid-October (final crane on site)
- Block B6 & B1 are handed over and residents have started moving in
- 3A handover for the Social Rented and Shared Ownership are targeted for October 24.
- Façade is progressing well on Block B4 & B5 and scaffold will be removed by end of this year
- Landscaping completed to Phase A of the project
- There has been no movement on programme generally. We continue to mitigate any delays.
- Overall Completion – still remains as July 2025.
- Final section of Pre-Cast Façade on B2 will start to be installed on 07.10.24

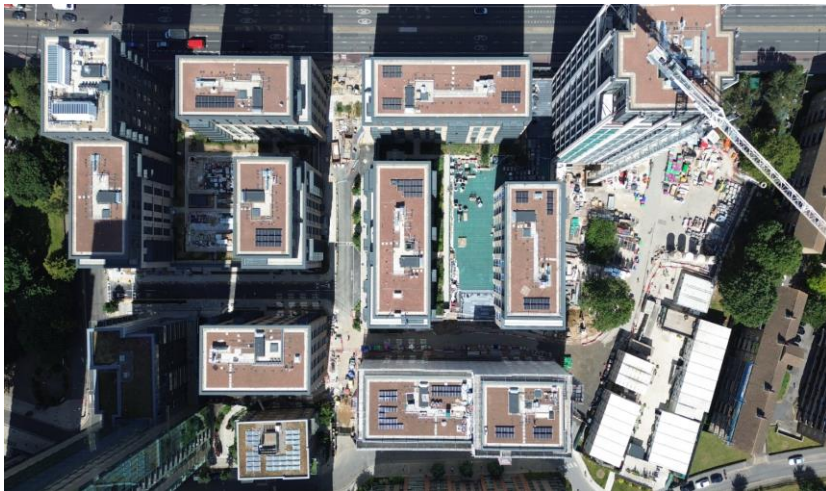
2B. PROGRESS PHOTOS - PHASE 3



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
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 Phase 4 Application has now been fully approved and the first condition submitted by the technical team
- The CPO will be made in October by LB Hackney
- We are targeting a start on site in Summer 2025.



5. **MASTERPLAN 2023**

- The final Design Committee workshop was held on 1st 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 Autumn 2024.

6. APPRENTICES & LOCAL LABOUR

- We have 12 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:
 - 19% which equates to 50 persons out of 267 operatives.

7. SALES & MARKETING

Phase 3

- 46 of 49 sold in Emerald Quarter
- 66 of 66 sold in Hawker House (Sold Out)
- 67 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).
- Winter Festival is currently targeting 4th December and an update will be given once this is confirmed.