

Berkeley

Designed for life

Woodberry Down WDCO Board Meeting Sept 2024



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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

- Tower Crane 5 will now be removed mid-September (final crane on site)
- Block B6 is now handed over and residents have started moving in
- 3A handover for the Social Rented and Shared Ownership still on target for September this year.
- Façade is progressing well on Block B4 & B5 and scaffold will be removed by end of this year
- Landscaping is near completion around Phase A and the fencing has started to be removed
- 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 crown and will complete in Sep 24

2B. PROGRESS PHOTOS - PHASE 3



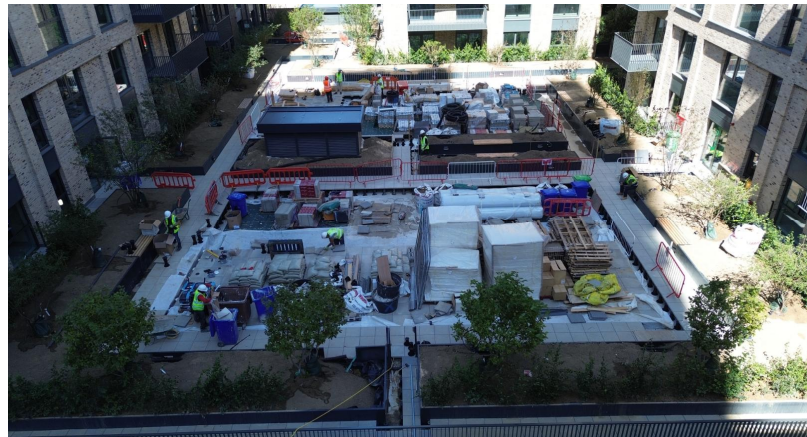
Phase B



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 updated planning application was submitted on 9th October 2023.
- The application was validated on the 23rd October 2023.
- We are pleased to announce that Phase 4 received a resolution to grant at the 8th May Planning Sub-Committee Meeting.
- We are targeting a start on site in Summer 2025.



5. **MASTERPLAN 2023**

Masterplan Update

- A Design Committee meeting is being scheduled for early October to provide an update on the Masterplan.
- This update will then be presented at the October WDCO Board.
- Submission of the Masterplan is targeted for Autumn 2024.

6. APPRENTICES & LOCAL LABOUR

- We have 10 Apprentices and Graduates working on our Woodberry Down Project. These are broken down as follows:
 - Reach Apprentices (Berkeley Homes direct) - 4
 - Supply Chain Contractor Apprentices - 6
- The local labour levels for July 2024 were:
 - 14% which equates to 54 persons out of 375 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
- 32 of 50 sold in Amber Apartments
- 60 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