

Berkeley

Designed for life

Woodberry Down WDCO Board Meeting December 2024



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1. HEALTH & SAFETY

- Residence Tower Window – Further to our previous update, our consultant and internal team are close to concluding the review of the KSS1 windows, in order to confirm the remedial work to further enhance the performance, operation and use of the windows. We are aiming to provide further details of the remedial work before the Christmas break. We acknowledge and appreciate your and the residents' patience and understanding throughout this process.
- 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

- We have now removed all tower cranes from site and the remaining scaffold will be down by Feb 25.
- Phase A has been handed to NHG, occupations of these blocks has started.
- The private Blocks B6, B1 and A4 are now occupied.
- The next Block to be handed over is B3 which is due to build complete in February 25.
- Cradle works are taking place on the B2 façade.
- There has been no movement on programme generally. We continue to mitigate any delays.
- Overall Completion – remains as July 2025.

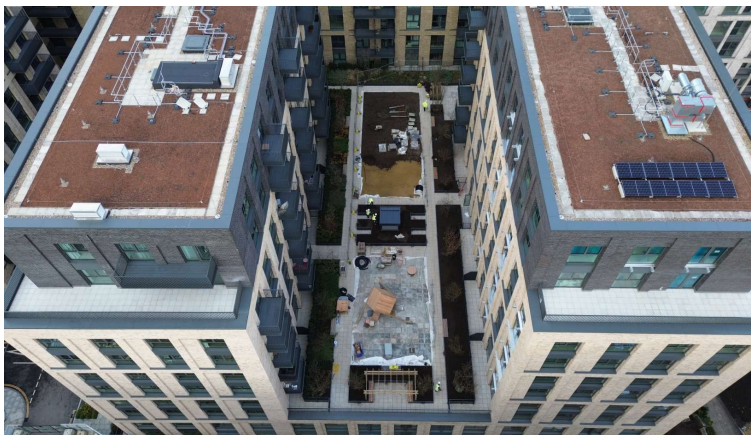
2B. PROGRESS PHOTOS - PHASE 3



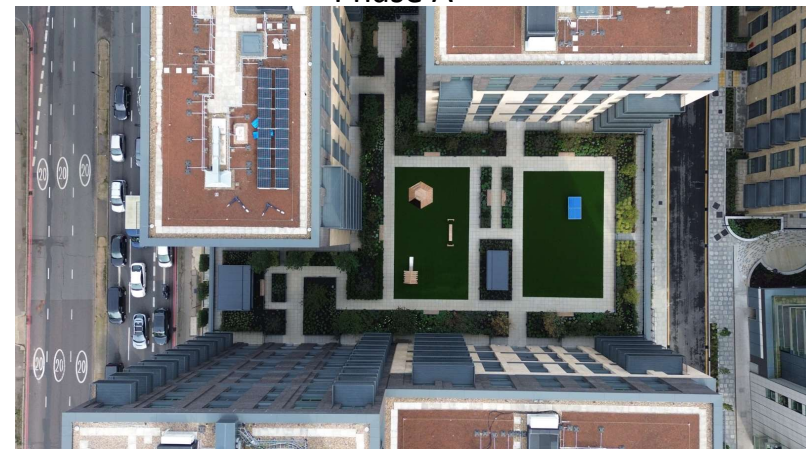
Phase B



Phase A



Podium B



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/Autumn 2025.



5. **MASTERPLAN 2023**

Masterplan Update

- A Design Committee meeting 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 this year.

6. APPRENTICES & LOCAL LABOUR

- We have 12no 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 - 5
- The local labour levels for November 2024 were:
 - 20% which equates to 42 persons out of 208 operatives.

7. SALES & MARKETING

Phase 3

- 48 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
- 73 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