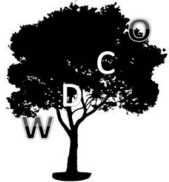


Woodberry Down WDCO Board Meeting February 2022



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1. **HEALTH & SAFETY**

- Window to Residence Tower – on the 28th of January 2022 a 6th floor window fell to the ground in the west side courtyard. Thankfully no one was injured. A full investigation is ongoing as well as all apartments with the same type of window being visited to check the stability of their windows. Until the investigation is complete all residents have been asked to keep their windows closed.
- There have been no accidents or incidents on either of the Construction sites since the last Board Meeting.

2. Build Update

- Phase 2 Block B:
 - The completion of Spring Park is ongoing and will be complete by the end of February 2022.
 - The Modular Townhouses will be complete by the end of February 2022.
 - Spring Park Drive is currently being relayed and will be complete by the 18th of February.
- Phase 3:
 - The new site accommodation units are now installed and the Berkeley Development Team are now placed there. We have new facilities for our staff and expected labour force of up to 600 tradesmen and women.
 - The 2nd site entrance has been formed on Woodberry Grove and the 3rd onto Seven Sisters Road is due to be complete at the end of February.
 - The first of the Tower Cranes is now on site and the basement construction, which houses the new Energy Centre, is well underway.

Build Update Photos



Spring Park Drive is being relayed



Landscaping on Spring Park is progressing



Piling work now complete



New site compound

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
TOTAL	3408	1193	1181	5782
% of Total Homes	59%	21%	20%	

4. FUTURE PHASES – PLANNING UPDATE

Masterplan 4-8

- We continue to engage with the Design Committee, meetings are held on a fortnightly basis. The next meeting is being held on the 16th February.
- Feedback from the first consultation is to be provided in Spring 2022.
- Our Consultation Engagement Strategy is currently being modified to align with the latest guidance from the Government on Covid-19; allowing for further in person meetings.

5. APPRENTICES & LOCAL LABOUR

- We have 7 Apprentices working on our two Woodberry Down Projects. These are broken down as follows:
 - Reach Apprentices (Berkeley Homes direct) - 4
 - Supply Chain Contractor Apprentices - 3

- The local labour levels for January 2022 (London borough of Hackney) were:
 - 10% which equates to 9 persons out of 90 operatives.



6. SALES & MARKETING

- **Phase 2**

- Westacre (the Green Lanes side of Phase 2 Block B), has 74 units and we have 6 left to sell.

- **Phase 3**

- Emerald Quarter, of the 49 units, 44 have been sold.
- Hawker House, of the 66 units, 44 have been sold.
- Darter Apartments, of the 68 units, 14 have been sold.

7. COMMUNITY

- We are in the early stages of working on the next local community event: the Easter Egg Hunt. In previous years this has included drawing worksheets, arts & crafts and an Easter Egg trail around the reservoir, with refreshments provided for the accompanying adults.
- We will work with the Comms Group to produce a full calendar of events for 2022.

