

Berkeley Homes Update

WDCO Board 20/01/22

Health and Safety

- There have been no serious incidents or accidents on any of the construction sites since the last WDCO Board.
- Safe working practices have continued since the COVID-19 outbreak.

Progress Updates

Phase 2 Block B:

- Works commenced 22 October 2018.
- All fit out works are on programme for completion this month. Practical completion of the affordable units was confirmed on the 11 November 2021 and all apartments have now been handed over to NHG. .
- Green Lanes landscaping is now complete.
- The completion of Spring Park (where cabins sat) is ongoing and will be completed February 2022.
- The townhouses have been installed on site and brickwork is now complete. They have been constructed using modern methods of construction, whereby the modules are constructed in a controlled factory environment, increasing sustainability and site assembly. Completion of these 7 houses has been delayed until February 2022. Roof works and painting internally is ongoing.

Phase 3:

- FDL, the frame contractor, are onsite having commenced in August 2021.
- Piling is ongoing and is on target to be completed to entire site February 2022.
- The new site accommodation units are installed (all modules lifted) with internal works being completed before the entire project team base themselves in the new accommodation from end of January 2022.
- New site entrance complete.

Progress of Homes Delivered

	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%	

Planning Update – Masterplan 4-8

- The Masterplan Phase 4-8 consultation is underway. Two live events have been held and the Commonplace website is currently live.
- The latest Design Committee was held on 19th January 2022.

Local Labour & Apprenticeships

- December 2021 – 10% which equates to 9 persons out of 90 operatives.
- Monthly employment and skills meetings have recommenced virtually. Local Labour strategy is in the process of being reviewed.
- There are currently 10 apprentices working at Woodberry Down. 5 are through Berkeley Home's Reach Programme and 5 are through supply chain contractors.

Sales & Marketing

Phase/Block	Launch Date	Number of Homes	Private	No of Homes left to sell
Ph2 Blk D - Hartingtons	September 2017	182		0
Ph2 Blk B - Willowbrook	Jan 2019	122		0
Ph2 BLK B - Westacre	Feb 2020	74		6
Ph3 Blk A4	Oct 2020	49		5
Ph3 Hawker House	March 2021	66		25
Ph3 Darter Apartments	Sept 2021	68		60

Community

- Woodberry Down Winter Lights Festival held 1 December 2021. Lanterns created by the community on display in the Redmond Centre.
- Friends of Woodberry Down festive celebrations held on 13 December 2021.
- Woodberry Aid Christmas food parcels and vouchers prepared and delivered on 17 December 2021.

