

Woodberry Down

WDCO Board Meeting

MAY 2022



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1. HEALTH & SAFETY

- Window to Residence Tower – The investigation into the incident has now been concluded. A recommendation report on remedial works required has also been received and this is currently under review. As soon as this is concluded a detailed programme of works will be issued out to the effected residents. All apartments that have had their windows checked, and are confirmed as safe, have now been advised that they can open them as usual.
- There have been no accidents or incidents on either of the Construction sites since the last Board Meeting.

2. Build Update

Phase 2:

- Phase 2 works have now been completed.
- On 3rd May Hackney Council commenced works to the neighbouring Children's Centre. This includes a temporary footpath to the Liliput Centre.

Phase 3:

- The new Energy Centre basement construction is well advanced and the ground floor slab is being constructed over the basement box.
- The 3rd Construction Access Gate off Seven Sisters Road is now complete and this will relieve congestion problems to the Woodberry Grove and Devan Grove Roads.
- The 4th of our 5 Tower Cranes is now in place.

Build Update Photos



Hackney Council works providing temporary footpath to Liliput Centre



New site access off Seven Sisters Road completed



Fourth Tower Crane now in place on Phase 3

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

- Last Design Committee meeting was held on 11th May 2022 where Phase 4 Building Design & External Appearances was discussed.
- The next Design Committee meeting is on the 25th May to discuss Phase 4 Building Management and Operations



5. APPRENTICES & LOCAL LABOUR

- We have 9 Apprentices working on our Woodberry Down Project. These are broken down as follows:
 - Reach Apprentices (Berkeley Homes direct) - 6
 - Supply Chain Contractor Apprentices - 3
- The local labour levels for April 2022 (London borough of Hackney) were:
 - 20% which equates to 34 persons out of 170 operatives.



6. SALES & MARKETING

- **Phase 2**

- All apartments and houses are now sold.

- **Phase 3**

- Emerald Quarter, of the 49 units, 47 have been sold.
- Hawker House, of the 66 units, 60 have been sold.
- Darter Apartments, of the 68 units, 39 have been sold.
- Amber Apartments, of the 50 units, 5 have been sold.

7. COMMUNITY

- A successful Spring Event was held on Saturday 16th April which included free arts & crafts in the Redmond Centre, a treasure hunt (with prizes) and an animal display.
- The event saw a huge turnout from the local community with approximately 600 people attending throughout the day. The animal display (in particular the guinea pigs, rabbits, owl and snakes) was very popular with a constant queue of people waiting patiently.

