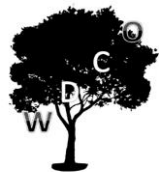


# Berkeley

Designed for life

## Woodberry Down WDCO Board Meeting September 2022



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## 1. **HEALTH & SAFETY**

- Window to Residence Tower - The investigation into the cause of the incident is now complete. We have ordered the new replacement parts needed and these are due to be delivered towards the end of this month. A substantive update will be provided to all residents, and WDCO, next week.
- There have been no accidents or incidents on either of the Construction sites since the last Liaison Meeting.

**2. Phase 3**



## **2A. PROGRESS TO DATE - PHASE 3**

- The Energy Centre box is nearing completion ahead of the fitting out in October.
- The Concrete Frame to the first block of Affordable Apartments is now at 3<sup>rd</sup> floor level.
- Ground work has continued on the last 2 blocks closest to the new river which are Shared Ownership and Social Rented.
- We are still slightly behind programme due to material and labour shortages which means some of our key start dates have slipped:
  - Façade – November 22
  - Fit Out – December 22
  - Last Concrete Frame to be complete – June 2023
  - Overall Completion – still remains as July 2025

## **2B. PROGRESS PHOTOS - PHASE 3**



Concrete superstructure taking shape



Ground work commencing to B4 & B5



Concrete frame reaching third floor level

### 3. PROGRESS OF HOMES DELIVERED (including 268 Green Lanes)

	Private Homes	Social Rented Homes	Shared Ownership Homes	Total
<b>Homes Completed</b> (268 Green Lanes, KSS1, KSS2, KSS3, KSS4, KSS5, Phase 2 Blocks E, F, D and B)	1430	537	350	2317
<b>% of Homes Completed</b>	62%	23%	15%	
<b>Homes in Build</b> (Phase 3)	341	117	126	584
<b>% of Homes in build</b>	58%	20%	22%	
<b>Permitted</b> (KSS5 Site 1 & Masterplan Phases 4-8)	1637	539	705	2881
<b>% of Homes Proposed</b>	57%	19%	24%	
<b>TOTAL</b>	3408	1193	1181	5782
<b>% of Total Homes</b>	59%	21%	20%	

## 4. FUTURE PHASES – PLANNING UPDATE

### a) Phase 4

#### Response to Motion

- Delivery Partners are preparing a written response to the motion which will be circulated to the WDCO Board. In advance of issuing this response a Design Committee Workshop is being held to discuss and explore the nine points raised within the motion.
- Following the Design Committee Workshop a formal written response to the WDCO motion will be circulated to all members of the WDCO Board.
- Following the Design Committee Workshop the Delivery Partners would also like to invite the WDCO Board to a specific session so that the Phase 4 design evolution, constraints and parameters and response to the motion can be discussed in more detail. The Delivery Partners will be in touch shortly about proposed dates for the meeting.



## b) Masterplan (Phases 5-8)

- Works on the Masterplan to continue in Winter 2022 upon submission of the Phase 4 Planning Application. We anticipate to undertake further public consultation for the Masterplan in Spring 2023.



## 5. APPRENTICES & LOCAL LABOUR

- We have 11 Apprentices and Graduates working on our Woodberry Down Project. These are broken down as follows:
  - Reach Apprentices (Berkeley Homes direct) - 10
  - Supply Chain Contractor Apprentices - 1
- The local labour levels for August 2022 (London borough of Hackney) were:
  - 14% which equates to 25 persons out of 180 operatives.

## 6. SALES & MARKETING

- **Phase 2**

- Westacre all apartments have now been sold.

- **Phase 3**

- Emerald Quarter, of the 49 units, 47 have been sold.
- Hawker House, of the 66 units, 61 have been sold.
- Darter Apartments, of the 68 units, 44 have been sold.
- Amber Apartments, of the 50 units, 11 have been sold.

## 7. COMMUNITY

- The most recent local community event was the Summer Screenings which took place at Spring Park on the 8-10<sup>th</sup> of July.
- Upcoming events include:
  - Inter-gen Fest (Saturday 17<sup>th</sup> September)
  - Hidden River Festival (Saturday 24<sup>th</sup> September)

