

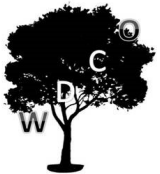
Berkeley

Designed for life

Woodberry Down

WDCO Liaison

October 2021



CONTENTS

1. HEALTH & SAFETY

2. PHASE 2 BLOCK B - PROGRESS

a)Progress to Date

b)Progress Photos

3. PHASE 3 - PROGRESS

a)Progress to Date

b)Progress Photos

4. PROGRESS OF HOMES DELIVERED TO DATE

5. FUTURE PHASES

6. LOCAL LABOUR

7. APPRENTICES

8. SALES AND MARKETING

9. COMMUNITY ENGAGEMENT

1. HEALTH & SAFETY

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

Phase 2 Block B

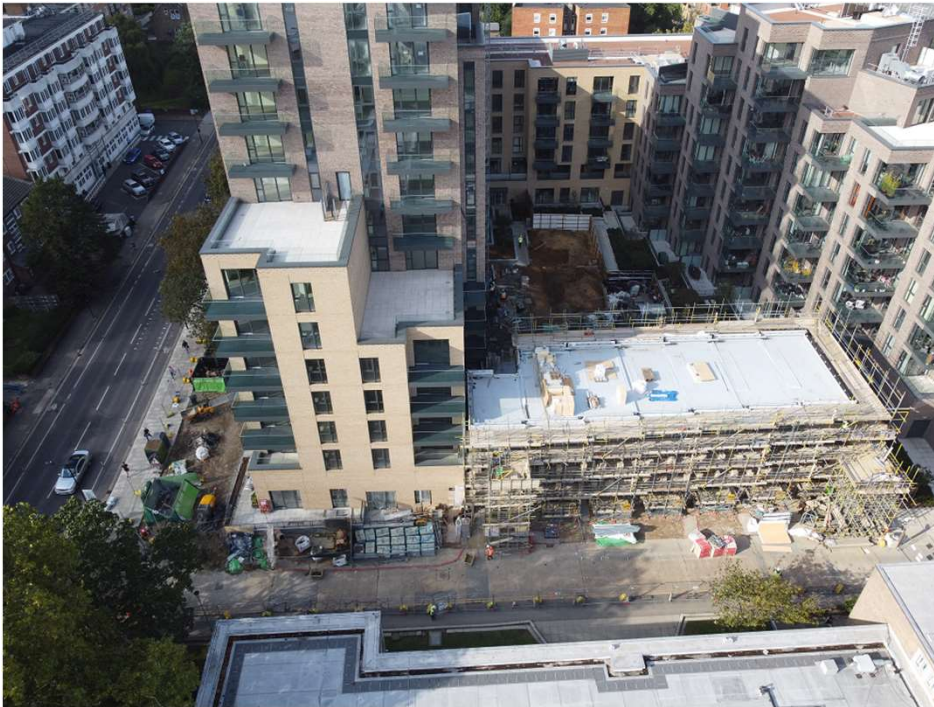


CGI view from Spring Park Drive

2. PROGRESS TO DATE - PHASE 2 BLOCK B

- Works commenced 22nd October 2018.
- The first 3 cores, comprising 128 apartments are now complete and we have new residents living here.
- All other fit out works are on programme for completion in November this year.
- We are now working on the landscaping to Green Lanes elevation.
- The cabins have now been de commissioned and are being moved to Phase 3 on Thursday.
- The townhouses have been installed on site and brickwork is 80% 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.

Phase 2 Block B



Townhouse modules delivered and brickwork continues.



Landscaping on Green Lanes continues.

Phase 2 Block B



Balcony installation to Core B1 complete



Core B3 roof works complete

3. Phase 3



3A. PROGRESS TO DATE - PHASE 3

- FDL, the concrete frame contractor, are onsite having commenced in August.
- The demolition contractor has now moved offsite.
- Demolition crush will be used as piling mat material.
- Piling operations have now begun.
- The new site accommodation units are being installed this week and will be fully operational in November.

3C. PROGRESS PHOTOS - PHASE 3



Drainage pipes are being laid



Hardstanding for the site compound is being laid






4. 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 Part of B)	1369	530	278	2177
% of Homes Completed	63%	24%	13%	
Homes in Build (Parts of Phase 2 Block B and Phase 3)	402	124	198	724
% of Homes in Build	56%	17%	27%	
Permitted (KSS5 Site 1 & Masterplan Phases 4-8)	1637	539	705	2881
TOTAL	3408	1193	1181	5782
% of Total Homes	59%	21%	20%	

5. FUTURE PHASES – PLANNING UPDATE

Masterplan 4-8

- The consultation is underway. Two live events have been held and the Commonplace website is currently live.
- The next Design Committee is scheduled for 13th October.

<p>Living at Woodberry Down</p>  <p>171 comments</p> <p>We care about creating new homes and always put residents' needs first. Woodberry Down's regeneration will deliver exceptional housing for the local community.</p> <p>View details & comment</p>	<p>Landscape</p>  <p>185 comments</p> <p>The landscape is an integral part of Woodberry Down. Woodberry Down's landscape was designed to complement local features and enhance your wellbeing.</p> <p>View details & comment</p>	<p>Amenities</p>  <p>250 comments</p> <p>Woodberry Down has a variety of amenities to serve a diverse and energetic Woodberry Down community. We want to understand what you want in the local area.</p> <p>View details & comment</p>
<p>Movement</p>  <p>245 comments</p> <p>Woodberry Down's regeneration is being designed with your needs in mind. So whether you are going for a stroll or nipping to your local corner shop, we want to ensure you can get about easily.</p> <p>View details & comment</p>	<p>Culture</p>  <p>128 comments</p> <p>Culture is core to the way we live and experience our lives. It is the glue that connects us to the places we live in, our relationships with each other and the things we enjoy in our lives.</p> <p>View details & comment</p>	



6. LOCAL LABOUR

- The local labour levels for September 2021 (London borough of Hackney) were:
10% which equates to 12 persons out of 125 operatives.
- Local Labour Fairs will resume following Lockdown easing.
- Monthly employment and skills meetings have recommenced virtually.

7. APPRENTICES

- We have 10 Apprentices working on our two Woodberry Down Projects. These are broken down as follows:

Reach Apprentices (Berkeley Homes direct)	5
Supply Chain Contractor Apprentices	5



8. SALES & MARKETING

• Phase 2

- Hartington's (Phase 2 Block D), of the 182 private units we have 1 left to sell.
- Willowbrook House (Phase 2 Block B), of the 122 private units we have 5 left to sell.
- 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, 33 have been sold.
- Darter Apartments, of the 68 units, 1 has been sold.

9. COMMUNITY

- The Partnership and the Mayor visited the new Social Rent Homes in Phase 2 on Monday 13th September. This visit also marked the celebration of the 2000th home.
- Plans are currently in progress to host a Woodberry Down Halloween Party, within the Redmond Community Centre.

