

Berkeley
Designed for life

Woodberry Down

WDCO Board Meeting

January 2025



WOODBERRY DOWN



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1. **HEALTH & SAFETY**

- Residence Tower Window – Please see below summary of the remedial work that we intend to procure for all KSS1 windows. This work has been recommended by our specialist façade consultant following extensive review, examination and testing of the windows and/or the component parts, in order to enhance the performance, operation and use of the windows and/or to provide a fresh benchmark for the annual maintenance of them going forward:

Replace all restrictors with new and fix into fresh fixing holes. Previous fixing holes will be made good; Replace all hinges with new; Install security fixings to the restrictors and hinges to reduce the incidence of tampering/accidental damage; Apply an adhesive compound to the security fixings for the restrictors and hinges to reduce the incidence of tampering/accidental damage; and Install a warning plate to the window to inform users how to operate the window correctly and safely.
- A site fire occurred on the 16th of December which required the LBF to attend. There were no injuries or long standing damage to the building (B2 – Emperor Point) but the investigation is still ongoing.

2. Phase 3



2A. PROGRESS TO DATE - PHASE 3

- We have now removed all tower cranes from site and the remaining scaffold will be down by Feb 25.
- Phase A has been handed to NHG, occupations of these blocks has started.
- The private Blocks B6, B1 and A4 are now occupied.
- The next Block to be handed over is B3 which is due to build complete in February 25.
- The last 2 blocks in Build (B4 & B5) will have their balconies installed in February 25.
- There has been no movement on programme generally. We continue to mitigate any delays.
- Overall Completion – remains as July 2025.

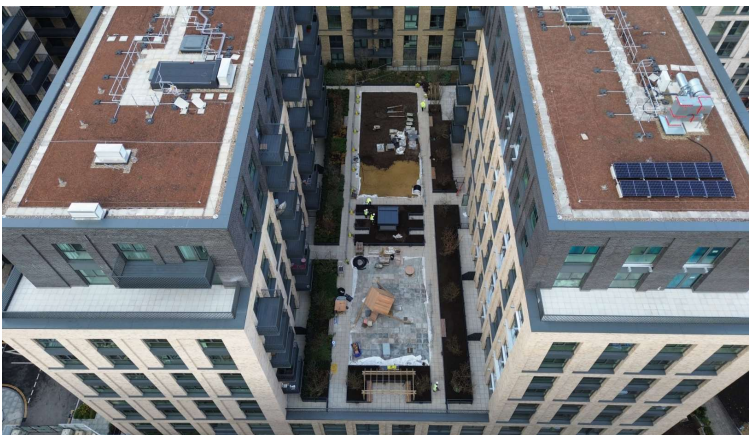
2B. PROGRESS PHOTOS - PHASE 3



Phase B



Phase A



Podium B



Block A Podium

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

	Market Homes	Social Rented Homes	Shared Ownership	Total
Homes Completed (268 Green Lanes, KSS1, KSS2, KSS3, KSS4, KSS5, Phase 2, Phase 3: Blocks A1, A2, A3, A4, A Podium, B1, B6)	1613	612	436	2661
<i>% of homes Completed</i>	61%	23%	16%	
Homes in Build (Phase 3B)	158	42	40	240
<i>% of homes in build</i>	66%	18%	17%	
Permitted (KSS5 Site 1, Phase 4, Mplan 2014 Phases 5-8)	1686	548	735	2969
<i>% of homes permitted</i>	57%	18%	25%	
TOTAL	3457	1202	1211	5870
<i>% of Total Homes</i>	59%	20%	21%	

4. **PHASE 4 UPDATE**

- The updated planning application was submitted on 9th October 2023.
- The application was validated on the 23rd October 2023.
- We are pleased to announce that Phase 4 received a resolution to grant at the 8th May Planning Sub-Committee Meeting.
- We are targeting a start on site in Summer/Autumn 2025.



5. **MASTERPLAN 2024**

Masterplan Update

- The Masterplan application was submitted on 20th December 2024 and is still pending validation.
- Once validated the application will be publicly available to view on the LB Hackney Planning Portal and we will notify you when this is the case.
- We will continue to keep you updated on any progress.

6. APPRENTICES & LOCAL LABOUR

- We have 12no Apprentices and Graduates working on our Woodberry Down Project. These are broken down as follows:
 - Reach Apprentices (Berkeley Homes direct) - 4
 - Berkeley Homes Graduates - 2
 - Supply Chain Contractor Apprentices - 5
- The local labour levels for December 2024 were:
 - 19% which equates to 34 persons out of 175 operatives.

7. SALES & MARKETING

Phase 3

- 48 of 49 sold in Emerald Quarter
- 66 of 66 sold in Hawker House (Sold Out)
- 67 of 68 sold in Darter Apartments
- 34 of 50 sold in Amber Apartments
- 75 of 108 sold in Emperor Point

8. **COMMUNITY**

- MHDT will lead delivering the local events, with creative inputs from the other Partners (WDCO, BH, LBH, & NHG).
- The events include:
 - Summer Fun Day
 - Hidden River Festival
 - Winter Festival