

**Berkeley**  
Designed for life

# Woodberry Down

## WDCO Board Meeting

February 2025



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## 1. **HEALTH & SAFETY**

- Residence Tower Window – A scope of works is being produced to send out for pricing the upcoming remedial works on the KSS1 windows:
  - 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.
  - There will be no need for scaffolding for the remedial works. All works will be carried out from inside the apartment or in the case of Residence Tower, with assistance from the BMU.
- There has been no incidents or injuries on the live Construction Site since the last WDCO Board Meeting.



## **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.
- 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.



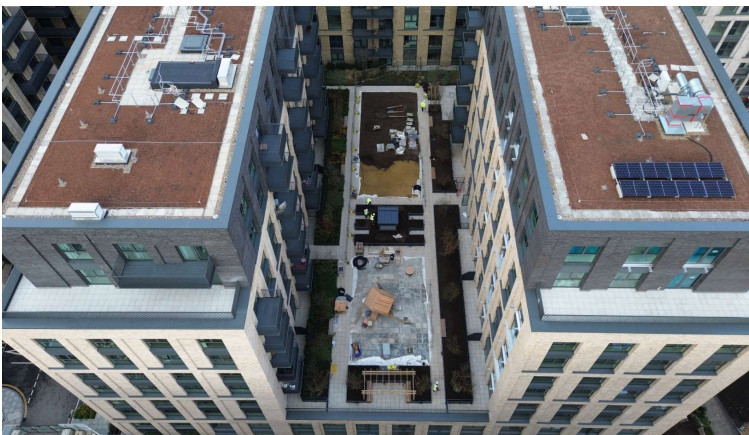
## **2B. PROGRESS PHOTOS - PHASE 3**



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
<b>Homes Completed</b> (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%	
<b>Homes in Build</b> (Phase 3B)	158	42	40	240
<i>% of homes in build</i>	66%	18%	17%	
<b>Permitted</b> (KSS5 Site 1, Phase 4, Mplan 2014 Phases 5-8)	1686	548	735	2969
<i>% of homes permitted</i>	57%	18%	25%	
<b>TOTAL</b>	3457	1202	1211	5870
<i>% of Total Homes</i>	59%	20%	21%	

#### 4. **PHASE 4 UPDATE**

- The updated planning application was submitted on 9<sup>th</sup> October 2023.
- The application was validated on the 23<sup>rd</sup> October 2023.
- We are pleased to announce that Phase 4 received a resolution to grant at the 8<sup>th</sup> 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 20<sup>th</sup> December 2024.
- The Masterplan application has been validated and is now available to view on the Hackney Council website.
- A paper copy of the primary control documents is available to view in the Redmond Centre.
- The application is targeted for determination from 30<sup>th</sup> April 2025.

## **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) - 3
  - Berkeley Homes Graduates - 2
  - Supply Chain Contractor Apprentices - 4
- The local labour levels for January 2025 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)
- 66 of 68 sold in Darter Apartments
- 35 of 50 sold in Amber Apartments
- 72 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).
- Discussions are on going with MHDT & Delivery Partners around funding. We anticipate a similar programme of events to 2024.