



# Woodberry Down

## WDCO Board Meeting

April 2025



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## 1. **HEALTH & SAFETY**

- Residence Tower Window –  
Further to our previous update summarising the remedial work to all KSS1 windows, we are now finalising the scope and methodology of the works with the specialist façade consultant.  
We can then procure and mobilise the works, which we anticipate will take approximately three months. We should therefore be in a position for the work to commence in mid-June. We will provide further details of the works programme and timescales for completion in due course.
- 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**

- B3 is the latest of the PD Blocks to be completed and occupations are now underway.
- B2 (Tower) is well advanced with fit out works and the first 8 floors are now at their snagging stage.
- Works have continued on the landscaping outside B2 as we push for completion in July 25.
- Blocks B4 & B5 (NHG) are into finals and completion with NHG is June 25 with the Devan Grove street scape now complete.
- There has been no movement on programme generally.
- Overall Completion – remains as July 2025.



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



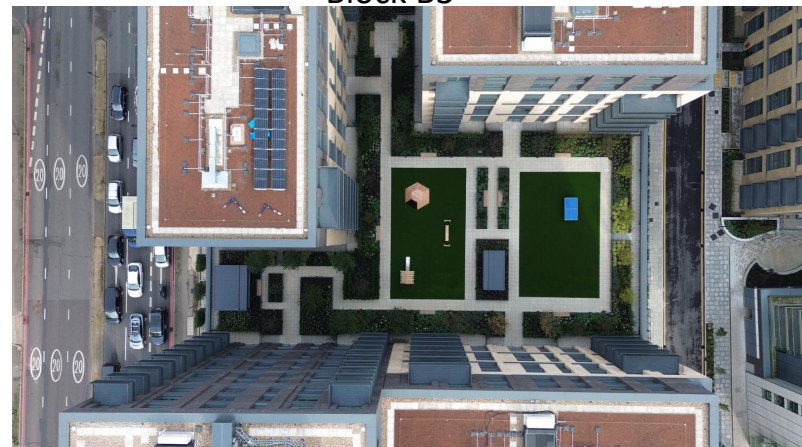
Phase B



Block B3



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	2713
<i>% of homes Completed</i>	61%	23%	16%	
<b>Homes in Build</b> (Phase 3B)	158	42	40	188
<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 close to placing the order for the Demolition Works.
- We are targeting a start on site in 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 6no 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 - 1
- The local labour levels for March 2025 were:
  - 18% which equates to 31 persons out of 169 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
- 39 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).
- Discussions are on going with MHDT & Delivery Partners around funding. We anticipate a similar programme of events to 2024.