

Berkeley
Designed for life

Woodberry Down

WDCO Board Meeting

May 2024



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1. **HEALTH & SAFETY**

- Residence Tower Window – The interim remedial work to the previously locked off KSS1 windows is complete insofar as possible. A further update will be provided once we have reviewed our consultant's advice on any other recommended measures to further enhance the performance, operation and use of the KSS1 windows.
- There have been no incidents or serious injuries on the Phase 3 Construction Site since the last report.

2. Phase 3



2A. PROGRESS TO DATE - PHASE 3

- Last remaining cranes at Woodberry are planned to come down in June
- NHG inspections on going in A1 as well as stock inspections in B6 & B1.
- Façade completion to A Blocks with all scaffold now coming down.
- Landscaping has started on the podium and ground floor
- Road 1 will be opened up in June ready for Block B6 completions
- There has been no movement on programme generally. We continue to mitigate any delays.
- Overall Completion – still remains as July 2025.
- Pre-Cast Façade on B2 has reached the 16th floor and will complete in June 24

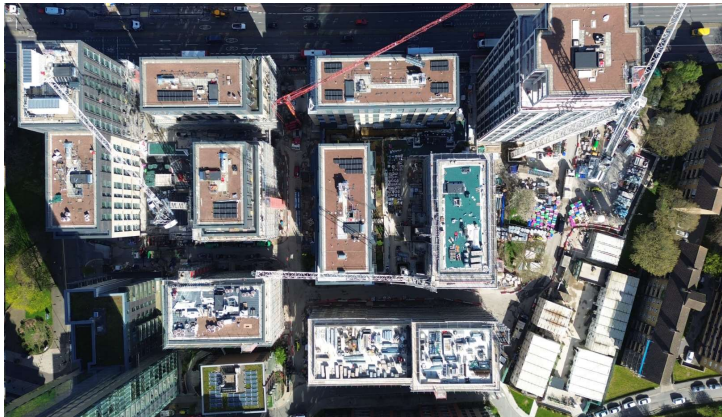
2B. PROGRESS PHOTOS - PHASE 3



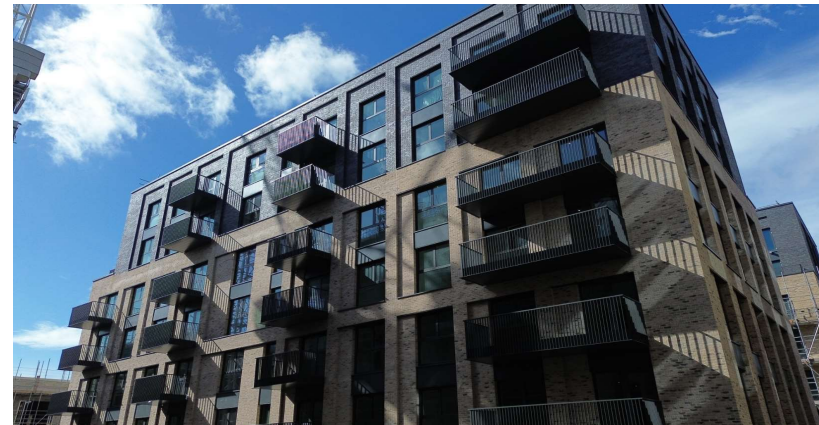
Phase B



Phase A



Site Overview



Block B6

3. 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 B)	1430	537	350	2317
% of Homes Completed	62%	23%	15%	
Homes in Build (Phase 3)	341	117	126	584
% of Homes in build	58%	20%	22%	
Permitted (KSS5 Site 1 & Masterplan Phases 4-8)	1637	539	705	2881
% of Homes Proposed	57%	19%	24%	
TOTAL	3408	1193	1181	5782
% of Total Homes	59%	21%	20%	

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 2025.



5. MASTERPLAN 2023

Masterplan Update

- An update on the second round of consultation will be presented at the May Board.
- An update on the masterplan is targeted for the June Board.

Design Committee Progress

- A summary of the submission proposals will be presented to the Design Committee following submission.

Planning Engagement

- The final meeting was held with LBH Planning Officers on 7th March.

Planning Submission

- The application is due to be submitted to LBH Planning Officers in May.

6. APPRENTICES & LOCAL LABOUR

- We have 17 Apprentices and Graduates working on our Woodberry Down Project. These are broken down as follows:
 - Reach Apprentices (Berkeley Homes direct) - 8
 - Supply Chain Contractor Apprentices - 10
- The local labour levels for April 2024 were:
 - 15% which equates to 62 persons out of 420 operatives.

7. SALES & MARKETING

Phase 3

- 46 of 49 sold in Emerald Quarter
- 66 of 66 sold in Hawker House (Sold Out)
- 64 of 68 sold in Darter Apartments
- 28 of 50 sold in Amber Apartments
- 51 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