

**Berkeley**  
Designed for life

# Woodberry Down

## WDCO Board Meeting

December 2022



## **CONTENTS**

### **1. HEALTH & SAFETY**

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

a)Progress to Date

b)Progress Photos

### **3. PROGRESS OF HOMES DELIVERED TO DATE**

### **4. FUTURE PHASES**

a) Phase 4

b) Masterplan

### **5. APPRENTICES & LOCAL LABOUR**

### **6. SALES AND MARKETING**

### **7. COMMUNITY ENGAGEMENT**

## 1. **HEALTH & SAFETY**

- Window to Residence Tower – the remedial works have continued to the windows currently locked off within KSS1. To date we have attended to 39 of these windows and are on track to complete by the Christmas break. A letter has been sent to WDCO from Berkeley Legal outlining our position regarding the investigation into the initial incident.
- There have been no accidents or incidents on the Construction site since the last WDCO Board Meeting.



## **2. Phase 3**



## **2A. PROGRESS TO DATE - PHASE 3**

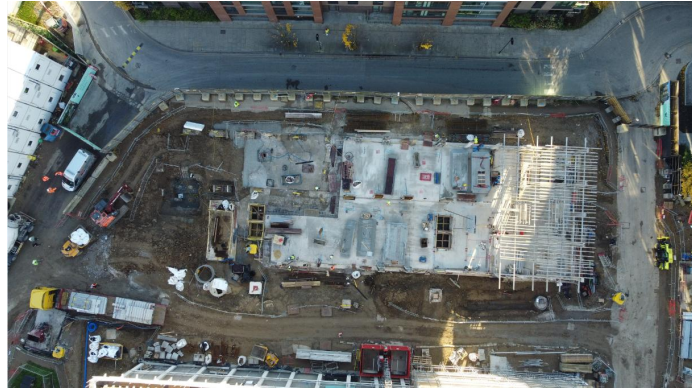
- The Energy Centre plant installation is well underway.
- The Concrete Frame construction is progressing well with blocks ranging from ground to 6<sup>th</sup> floor level.
- We have completed the installation of our first new electrical substations and have power on.
- We have also commenced the façade cladding to the block known as Hawker House. The windows to this block have now been manufactured and stored awaiting delivery.
- We are still a couple of weeks behind programme.
- Overall Completion – still remains as July 2025.



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



Concrete superstructure developing



Ground work advancing on B4 & B5



Concrete frame reaching 6<sup>th</sup> floor level



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

	Private Homes	Social Rented Homes	Shared Ownership Homes	Total
<b>Homes Completed</b> (268 Green Lanes, KSS1, KSS2, KSS3, KSS4, KSS5, Phase 2 Blocks E, F, D and B)	1430	537	350	2317
<b>% of Homes Completed</b>	62%	23%	15%	
<b>Homes in Build</b> (Phase 3)	341	117	126	584
<b>% of Homes in build</b>	58%	20%	22%	
<b>Permitted</b> (KSS5 Site 1 & Masterplan Phases 4-8)	1637	539	705	2881
<b>% of Homes Proposed</b>	57%	19%	24%	
<b>TOTAL</b>	3408	1193	1181	5782
<b>% of Total Homes</b>	59%	21%	20%	

## **4. FUTURE PHASES – PLANNING UPDATE**

### **a) Phase 4**

The third round of public engagement, to present the designs for Phase 4 prior to the submission of a detailed planning application, is underway. This consultation followed two earlier rounds of consultation in summer 2021 and summer 2022.

Events were held at:

- The Rose Garden on Saturday 12 November 2022;
  - The Rose Garden on Thursday 17 November 2022; and
  - In Rowley Gardens on Tuesday 22 November 2022.
- Friday 28 November - Autumn public engagement 2022 closes



## b) Masterplan (Phases 5-8)

- Works on the Masterplan to continue in Winter 2022 upon submission of the Phase 4 Planning Application. We anticipate to undertake further public consultation for the Masterplan in Spring 2023.



## **5. APPRENTICES & LOCAL LABOUR**

- We have 18 Apprentices and Graduates working on our Woodberry Down Project. These are broken down as follows:
  - Reach Apprentices (Berkeley Homes direct) - 12
  - Supply Chain Contractor Apprentices - 6
- The local labour levels for November 2022 (London Borough of Hackney) were:
  - 12.3% which equates to 30 persons out of 333 operatives.

## 6. SALES & MARKETING

### Phase 3

- Emerald Quarter, of the 49 units, 46 have been sold.
- Hawker House, of the 66 units, 62 have been sold.
- Darter Apartments, of the 68 units, 50 have been sold.
- Amber Apartments, of the 50 units, 19 have been sold.



## 7. COMMUNITY

- **Recent Local Community Events:**

- The Halloween Community Event was held on Saturday 29<sup>th</sup> October.
- Winter Lights Festival took place on Monday 28<sup>th</sup> November. The Mayor was in attendance and there were mince pies, non-alcoholic mulled wine and hot chocolate. There was a performance around the Christmas Tree in the Rose Garden from Fame Star Youth and this was followed by festive activities at the Redmond Centre including wreath making.

