

Berkeley
Designed for life

Woodberry Down

WDCO Board Meeting

July 2025



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1. **HEALTH & SAFETY**

- Residence Tower Window –
Our engineer is still finalising their report to conclude the remedial strategy so we can appoint a contractor to execute the works. We should be able to issue a concluding statement from our Legal Team shortly.
- 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 occupations now completed for all sold units
- B2 (Tower) is now snagged up to Level 15 with the first few units now having received DSO inspections
- Works continue to the park landscaping. North section will be opened up with B2 handover while the southern will remain in build
- Blocks B4 & B5 (NHG) are nearing completion of snagging with NHG. Completion is due in July
- Overall Completion – Now due at End of August 25 with B2 being the last block to be occupied

2B. PROGRESS PHOTOS - PHASE 3



Phase B



Block B2 / Park Landscaping



Block B4/5 & Chaser Avenue



B2 show apartment

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	2713
<i>% of homes Completed</i>	61%	23%	16%	
Homes in Build (Phase 3B)	158	42	40	188
<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 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 20th 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 30th April 2025.

6. APPRENTICES & LOCAL LABOUR

- We have 9no 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 - 2
- The local labour levels for June 2025 were:
 - 65% which equates to 66 persons out of 102 operatives.

7. SALES & MARKETING

Phase 3

- 48 of 49 sold in Emerald Quarter
- 66 of 66 sold in Hawker House (Sold Out)
- 68 of 68 sold in Darter Apartments (Sold Out)
- 47 of 50 sold in Amber Apartments
- 79 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 programme of events for 2025 is as follows:
 - Fun Day (5th July 2025)
 - Hidden River Festival (September 2025)
 - Winter Fest (Late November 2025).
- Please see the MHDT update for further information.
- Separately Berkeley Homes will also be putting on the Summer Screenings in July 2025.