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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) occupation commenced.
- Works continue to the park landscaping with target finish end of September. North section will be opened with B2 handover while the southern will remain in build.
- The Phase 3 project office will remain in operation throughout the construction of Phase 4, with the potential for continued use during Phase 5





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

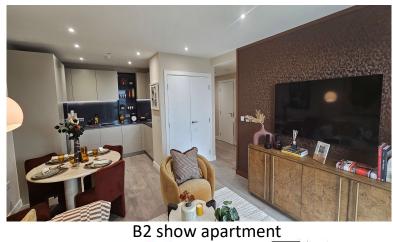


Phase B

Block B4/5 & Chaser Avenue



Block B2 / Park Landscaping







# 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
% of homes Completed	61%	23%	16%	
Homes in Build (Phase 3B)	158	42	40	188
% of homes in build	66%	18%	17%	
Permitted (KSS5 Site 1, Phase 4, Mplan 2014 Phases 5-8)	1686	548	735	2969
% of homes permitted	57%	18%	25%	
TOTAL	3457	1202	1211	5870
% of Total Homes	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.
- The site has recently been fenced off in preparation for demolition in Autumn this year.







#### 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.
- The Masterplan received a resolution to grant at Planning Committee on the 3<sup>rd</sup> September.

# 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 September 2025 were:
  - 62% which equates to 30 persons out of 48 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:
  - Hidden River Festival (September 2025)
  - Winter Fest (Late November 2025).
- Please see the MHDT update for further information.