

Berkeley
Designed for life

Woodberry Down

WDCO Board Meeting

September 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) 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 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.
- 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 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.
- The Masterplan received a resolution to grant at Planning Committee on the 3rd 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.