

Woodberry Down

WDCO Board Meeting

November 2025



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1. **HEALTH & SAFETY**

- There have been no incidents or injuries on the live Construction Site since the last WDCO Board Meeting.

2. **BUILD PROGRESS**

Phase 3

- Phase 3 has achieved practical completion
- The Phase 3 project office will remain in operation throughout the construction of Phase 4, with the potential for continued use during Phase 5

Phase 4

- Soft-Strip due to commence on 01/12/25 – disconnecting existing services etc
- ‘Traditional’ Demolition due to commence 05/01/26
- Permanent works due to commence Summer 2026

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

	Market	Social Rented	Intermediate	Total
Homes Completed	1771	654	476	2901
Homes in Build (P4)	289	90	132	511
Homes Permitted	1762	567	754	3083
Total	3,822	1,311	1,362	6,495

4. **FUTURE PLANNING UPDATE**

Masterplan

- The decision notice was issued on 21st October

Phase 5

- First Introductory Design Committee was held on 26th September where Masterplan principals were recapped and lessons learnt were considered.
- Second Design Committee Workshop was held on 29th October where initial Landscaping and Servicing principals were shared and considered.
- The consultation and engagement strategy was reviewed in an initial Sub-Group Committee on the 23rd October. The next Sub-Group on this matter will be held on 20th November ahead of an initial round of public consultation taking place from 27th November.

5. **APPRENTICES & LOCAL LABOUR**

- We have 4no Apprentices and Graduates working on our Woodberry Down Project.
- These are broken down as follows:
 - Reach Apprentices (Berkeley Homes direct) - 2
 - Berkeley Homes Graduates - 2
 - Supply Chain Contractor Apprentices - 0
- The local labour levels for October 2025 were:
 - 19% which equates to 4 persons out of 38.2 operatives.

6. SALES & MARKETING

Phase 3

- 49 of 49 sold in Emerald Quarter (Sold Out)
- 66 of 66 sold in Hawker House (Sold Out)
- 68 of 68 sold in Darter Apartments (Sold Out)
- 48 of 50 sold in Amber Apartments
- 81 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 remaining event for 2025 is Winterfest (27th November 2025).
- The programme of events for 2026 will be discussed by Partners in the New Year.