

**Woodberry Down**  
**WDCO Board Meeting**  
**February 2026**



## **CONTENTS**

1. HEALTH & SAFETY
2. PHASE 4 BUILD PROGRESS
3. PROGRESS OF HOMES DELIVERED TO DATE
4. FUTURE PLANNING UPDATE
5. APPRENTICES & LOCAL LABOUR
6. SALES AND MARKETING
7. COMMUNITY ENGAGEMENT

## 1. **HEALTH & SAFETY**

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

## 2. **PHASE 4 BUILD PROGRESS**

- Demolition commenced on 26/01/26 and is due to complete in April
- Hoarding graphics are currently being installed
- 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
<b>Total</b>	<b>3,822</b>	<b>1,311</b>	<b>1,362</b>	<b>6,495</b>

## 4. FUTURE PLANNING UPDATE

### Phase 5

- First round of public consultation took place from Nov – Dec 2025, Feedback from this consultation is available on the Woodberry Down Consultation website
- Second round of public consultation will take place from the 16<sup>th</sup> to the 30<sup>th</sup> of March
- Consultation Subgroup Design Committee on upcoming Consultation scheduled for early March
- Fourth Design Committee Workshop was held where design progression was shared with a focus on the updated landscaping and the ground floor arrangements

## 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) - 1
  - Berkeley Homes Graduates - 2
  - Supply Chain Contractor Apprentices - 0
- The local labour levels are currently unavailable for the site. This will be in place when Phase 4 begins full scale construction (post demolition)

## 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)
- 49 of 50 sold in Amber Apartments
- 95 of 108 sold in Emperor Point

## 8. COMMUNITY

- The programme of events for 2026 is being discussed by Partners
- The Budget for events is going through internal sign off processes by the Delivery Partners