

Berkeley

Designed for life

Woodberry Down WDCO Board Meeting April 2026



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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. PHASE 4 BUILD PROGRESS

- Demolition commenced on 26/01/26 and is due to complete in April
- Hoarding graphics have been 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
Total	3,822	1,311	1,362	6,495

4. FUTURE PLANNING UPDATE

Phase 5

- Second round of public consultation took place from the 16th to the 30th of March and looked at Height Massing and Materiality.
 - 296 local people were directly engaged
 - Phase 5 consultation website has been live over both stages and has received 1092 views to date
- Sixth Design Committee Workshop was held looking at Layouts with a follow up session scheduled for 15th April.

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)
- 50 of 50 sold in Amber Apartments (Sold Out)
- 102 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