

Berkeley

Designed for life

Woodberry Down

WDCO Board Meeting

May 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 and Enabling Works

- Hard demolition for Phase 4 is now complete.
- The main piling works will start at the beginning of July.

CMLP Implementation

- We have begun implementing the Construction Mgmt Logistics Plan.
- As part of this, the west footpath on Woodberry Grove has been closed.
- Parking bays along Woodberry Down have now been terminated in advance of the complete road closure in early Summer.
- Pedestrian routes will still be available along Woodberry Down, but vehicles will need to use Goodchild Road.

Site Welfare

- Delivery of the new welfare cabins is scheduled for 26 June.

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

- DHN Working Group session was held on the 29th April where an update on the Energy Strategy for Phase 5 and future phases was shared
- Subsequently, the 7th Design Committee Workshop was held on the 6th May looking at the Phase 5 Energy and Sustainability Strategy
- The 8th Design Committee Workshop was held on the 20th May looking at updated Landscape information and GF configurations
- The final Phase 5 Public Exhibition will take place in July and is intending to be incorporated with the screenings of Wimbledon to maximise resident engagement.

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) – reporting will begin over the Summer

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 (6 remain)

7. COMMUNITY

- The programme of events for 2026 is being discussed by the Partnership
- The budget for events will shortly be confirmed by the Delivery Partners