

Woodberry Down
WDCO Board Meeting
September 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

- Start on site for Phase 4 is on hold as we await Gateway 2 sign off from the Building Safety Regulator.

Site Welfare

- The foundations for the welfare cabins have competed.
- The welfare cabins are expected to be delivered and installed at the end of September.

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

- The Phase 5 RMA was submitted to the Local Planning Authority on the 4th September
- The documents will be available to view online shortly and a printed pack of core documents will be available in the RCC

5. HERITAGE HISTORY PROJECT

- Building on the success of the Woodberry Down People's Story Heritage Project and the guided heritage walks delivered during the Phase 5 consultation, Berkeley is funding a 12-month heritage and history training project that will train up to 10 residents in archival research, history and heritage skills.
- Led by heritage specialist John Whelan, Director of The People's Company, participants will receive free professional training before researching the history, people and stories of Woodberry Down.
- The project will culminate in a public exhibition showcasing their work, building on the community heritage resource.
- This will be open to all residents with an interest in history, heritage, storytelling or community engagement with no prior experience required.
- The programme will last one year and will start with an outreach/recruitment stage beginning in October 2026.
 - 3 months: Outreach and recruitment
 - 2 months: Heritage and archival training
 - 6 months: Community research and project development
 - 2-4 weeks: Public exhibition

5. **APPRENTICES & LOCAL LABOUR**

- We have 3no 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
- Local labour levels are currently unavailable for the site as we do not have a 'live site'

6. **SALES & MARKETING**

- 7 sales remaining in Phase 3 (Emperor Point- 102 of 108 sold, Amber Apartments – 49 of 50 sold)
- In Phase 4, The Alba has 4 of 77 sold and The Iris has 5 of 66 sold.