

Woodberry Down

WDCO Board Meeting

October 2026



CONTENTS

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



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 installation of the site welfare is complete and fit out of the cabins has commenced.
- Phase 4 was granted BSR Gateway 2 approval on the 30th September.
- Piling is targeted to commence this month.
- Monitoring of dust, noise and vibration will continue to be assessed, site works will cease if there is an exceedance.
- Construction newsletters will continue throughout the process.

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 Application has been validated, and all documents are now available on the Hackney Planning Portal.
- Printed copies of core documents are now available in the RCC.

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
 - Industry Placement - 1
 - Supply Chain Contractor Apprentices - 0
- We will soon have a live site which will enable reporting on local labour.

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.