Berkeley
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Woodberry Down

WDCO Board Meeting

November 2026



WOODBERRY DOWN

Berkeley
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Hackney

manor house
development trust

Notting Hill Genesis

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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

- The site welfare facilities opened 09-November
- Piling commenced on 26-October and groundworks will start end-November, with the first crane to be installed towards end-December
- 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

- There is no update since the previous WDCO Board.
- The Application remains validated, with all documents available on the Hackney Planning Portal.
- Printed copies of core documents are available in the RCC.

5. APPRENTICES & LOCAL LABOUR

- We still 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
  - Industry Placement - 1
  - Supply Chain Contractor Apprentices - 0
- We now have a live site so will be able to start reporting on local labour shortly.

6. SALES & MARKETING

- 5 sales remaining in Phase 3 (Emperor Point - 104 of 108 sold, Amber Apartments – 49 of 50 sold).
- In Phase 4, The Alba has 12 of 77 sold and The Iris has 12 of 66 sold