Written Questions for Partners 15th October
WDCO Board

Berkeley Homes

1. Given the safety record of the Berkeley Group concerning windows, what exactly are the safety issues delaying the building of Phase 4?

There were no safety issues delaying the commencement of Phase 4. There was a significant volume of information that needed to be reviewed by the BSR, but this has now been resolved and we received GW2 approval on 30-Sep-26.

2. Following the address to the Board by Georgia of KSS1, how are such costs divided between all of the different tenures?
How does this affect for example, the proposed piece of art and the current wooden platform space?

Costs are divided on a £/sqft basis for those that have access to the services. For example, a 3Bed flat would pay more for the concierge than a 1Bed flat as their home is larger. If a tenure is not given access to a certain area/service then they will not be charged for this via service charge. The proposed piece of public art in Phase 4 and wooden platform space in Spring Park are located within the adoptable areas of the public realm and do not form part of the service charge budget.

3. A supposed Non Material Amendment was submitted and approved on 27 August 2026. This is mentioned in the new Phase 5 Planning Application Design and Access Statement Part 1 on page 23 .
The 2025 Approved Masterplan (page 112 of the D & A statement), indicated general ranges of building heights and did not specify actual heights – ie it stated a 'Range of 14-18 storeys'.
The supposed Non Material Amendment reported in the current application Design Access statement shows two towers of 18 storeys which are 95 metres high that were approved on 27 August . Note the heights previously agree in 2014 Masterplan were for the highest building to be 65.8 metres high.
How are these significant changes considered to be a Non Material Amendment? Should there have been a new application for this level of change to the 2025 Masterplan?

The NMA approved in August did not alter the heights approved as part of the 2025 Masterplan, so I believe there has been a misunderstanding here.