

## Woodberry Down

### WDCO Board Meeting

May 2023



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## 1. **HEALTH & SAFETY**

- The majority of the interim remedial work to the previously locked off windows is complete. A further update will be provided once we have our consultant's advice on any other recommended measures to further enhance the performance, operation and use of the KSS1 windows

## **2. Phase 3**



## **2A. PROGRESS TO DATE - PHASE 3**

- All works associated with the problems we encountered with the concrete problems have now been resolved as the frames of all buildings move towards completion.
- The next Tower crane to be removed from site will be TC1 at the start of June.
- The last of the Affordable Blocks will have their concrete frame 'topped out' on the 7th of June 2023.
- The Energy Centre is well advanced and the heat on date is set for Aug 23. The ASHP will be lifted on the roof of A1 in Oct 23.
- The façade cladding and window installation has continued and works have started in Blocks B6, A1 and B1.
- There has been no movement on programme and as explained at the last WDCO Board, generally and we are still 2 weeks behind across the project.
- Overall Completion – still remains as July 2025.

## **2B. PROGRESS PHOTOS - PHASE 3**



Concrete superstructure developing



Concrete frame advancing on B4 & B5



B1 (Dartar Apartments) roof level completed. Concrete frame reaching 9<sup>th</sup> floor level on the A Blocks



### 3. PROGRESS OF HOMES DELIVERED (including 268 Green Lanes)

|                                                                                                         | Private Homes | Social Rented Homes | Shared Ownership Homes | Total |
|---------------------------------------------------------------------------------------------------------|---------------|---------------------|------------------------|-------|
| <b>Homes Completed</b><br>(268 Green Lanes, KSS1, KSS2, KSS3, KSS4, KSS5, Phase 2 Blocks E, F, D and B) | 1430          | 537                 | 350                    | 2317  |
| <b>% of Homes Completed</b>                                                                             | 62%           | 23%                 | 15%                    |       |
| <b>Homes in Build</b><br>(Phase 3)                                                                      | 341           | 117                 | 126                    | 584   |
| <b>% of Homes in build</b>                                                                              | 58%           | 20%                 | 22%                    |       |
| <b>Permitted</b><br>(KSS5 Site 1 & Masterplan Phases 4-8)                                               | 1637          | 539                 | 705                    | 2881  |
| <b>% of Homes Proposed</b>                                                                              | 57%           | 19%                 | 24%                    |       |
| <b>TOTAL</b>                                                                                            | 3408          | 1193                | 1181                   | 5782  |
| <b>% of Total Homes</b>                                                                                 | 59%           | 21%                 | 20%                    |       |

#### 4. **PHASE 4 UPDATE**

- A verbal update was provided by JP at previous WDCO Board Meeting (20/04/23). Due to new HSE Building Regulations a second stair core will need to be added to each of the cores of the 7 blocks on Phase 4. This will be worked into the design and brought to the Design Committee at a future date.



## 5. **MASTERPLAN 2023**

### Design Committee Progress

Masterplan Vision, Principles and Objectives discussed in detail over two meetings on 29th March and 13th April

Movement, Routes and Spaces (Incl. broad building locations) discussed in detail over two meetings on 19<sup>th</sup> April and 3<sup>rd</sup> May

TA to present summary of discussions at May Board

### Wider Community Engagement

A number of successful and insightful workshops with Community Groups have now been carried out across April and May as follows:

- 11th April – 8-12 year olds
- 11th April – 13-18+ year olds
- 27th April – Young Families/Parents with Young Children
- 27th April – Tenants Residents Associations
- 5th May – SEN Groups
- 5th May – Friday Prayers

Due to the large amount of feedback received, it is taking longer than expected to compile feedback. In the first instance it will be presented to the Design Committee before the WDCO Board (targeting June Board ahead of formal consultation in July).

### LB Hackney Planning

Two formal pre-application meetings have been carried out on 20<sup>th</sup> April and 2<sup>nd</sup> May

## 6. **APPRENTICES & LOCAL LABOUR**

- We have 14 Apprentices and Graduates working on our Woodberry Down Project. These are broken down as follows:
  - Reach Apprentices (Berkeley Homes direct) - 12
  - Supply Chain Contractor Apprentices - 2
- The local labour levels for April 2023 (London Borough of Hackney) were:
  - 14% which equates to 42 persons out of 295 operatives.
- We have arranged for 4 students from Skinners to complete their 1 week work experience with us. Two students will do this in June and the other two will join us in July.

## 7. SALES & MARKETING

### Phase 3

- Emerald Quarter, of the 49 units, 46 have been sold.
- Hawker House, of the 66 units, 64 have been sold.
- Darter Apartments, of the 68 units, 53 have been sold.
- Amber Apartments, of the 50 units, 19 have been sold.
- Emperor Point, of the 108 units, 17 have been sold.

## 8. COMMUNITY

- The Coronation event took place on Saturday 6th May. A Street Party was delivered by Residents with arts and crafts, coronation themed music and food and a large screening of the actual event. Arsenal Community also attended and ran Sports Day challenges during the day.
- We will be supporting the Hidden River Festival this year which will be in September - Date to be confirmed.

