

**Berkeley**  
Designed for life

# Woodberry Down

## WDCO Board Meeting

May 2025



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## 1. **HEALTH & SAFETY**

- Residence Tower Window –  
Our engineer is finalising their report following some observations made by the BH team. Upon receipt we expect to be able to approve and then progress immediately into procurement to get the remedial works started for the 4 KSS1 blocks.
- There has been no incidents or injuries on the live Construction Site since the last WDCO Board Meeting.



## **2. Phase 3**



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

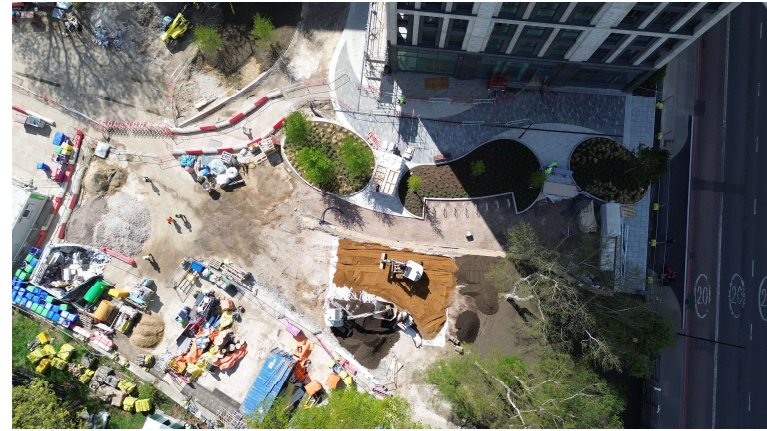
- All balconies have now been installed to B4 & B5 with final snagging being completed currently.
- B3 occupations are continuing following the completion of the block.
- B2 (Tower) is now snagged up to Level 10 (halfway) with the first few units now accepted into stock
- Works continue to the park landscaping now that the welfare relocations have been completed
- Blocks B4 & B5 (NHG) are into snagging with NHG and still on track for completion June 25
- There has been no movement on programme generally.
- Overall Completion – remains as July 2025.



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



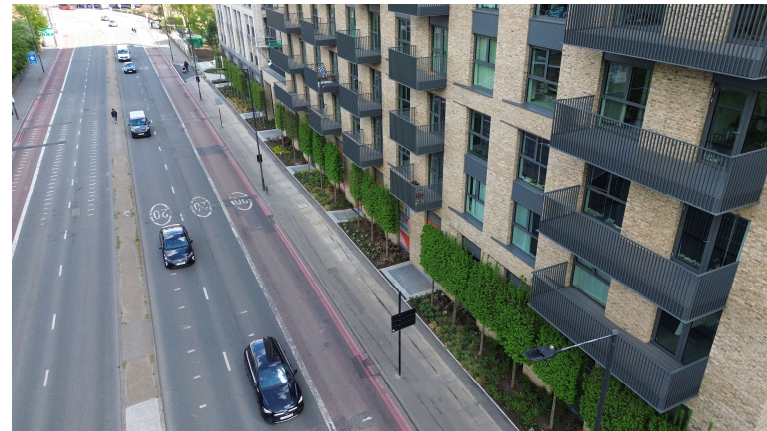
Phase B



Block B2 / Park Landscaping



Block B4/5 & Devan Grove



Seven Sisters Road

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

|                                                                                                                                      | Market Homes | Social Rented Homes | Shared Ownership | Total |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------|------------------|-------|
| <b>Homes Completed</b><br>(268 Green Lanes, KSS1, KSS2, KSS3, KSS4, KSS5, Phase 2, Phase 3: Blocks A1, A2, A3, A4, A Podium, B1, B6) | 1613         | 612                 | 436              | 2713  |
| <i>% of homes Completed</i>                                                                                                          | 61%          | 23%                 | 16%              |       |
| <b>Homes in Build</b><br>(Phase 3B)                                                                                                  | 158          | 42                  | 40               | 188   |
| <i>% of homes in build</i>                                                                                                           | 66%          | 18%                 | 17%              |       |
| <b>Permitted</b><br>(KSS5 Site 1, Phase 4, Mplan 2014 Phases 5-8)                                                                    | 1686         | 548                 | 735              | 2969  |
| <i>% of homes permitted</i>                                                                                                          | 57%          | 18%                 | 25%              |       |
| <b>TOTAL</b>                                                                                                                         | 3457         | 1202                | 1211             | 5870  |
| <i>% of Total Homes</i>                                                                                                              | 59%          | 20%                 | 21%              |       |

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

- The updated planning application was submitted on 9<sup>th</sup> October 2023.
- The application was validated on the 23<sup>rd</sup> October 2023.
- We are pleased to announce that Phase 4 received a resolution to grant at the 8<sup>th</sup> May Planning Sub-Committee Meeting.
- We are close to placing the order for the Demolition Works.
- We are targeting a start on site in Autumn 2025.





## 5. **MASTERPLAN 2024**

### Masterplan Update

- The Masterplan application was submitted on 20<sup>th</sup> December 2024.
- The Masterplan application has been validated and is now available to view on the Hackney Council website.
- A paper copy of the primary control documents is available to view in the Redmond Centre.
- The application is targeted for determination from 30<sup>th</sup> April 2025.

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

- We have 9no Apprentices and Graduates working on our Woodberry Down Project. These are broken down as follows:
  - Reach Apprentices (Berkeley Homes direct) - 4
  - Berkeley Homes Graduates - 2
  - Supply Chain Contractor Apprentices - 3
- The local labour levels for April 2025 were:
  - 27% which equates to 37 persons out of 138 operatives.

## **7. SALES & MARKETING**

### **Phase 3**

- 47 of 49 sold in Emerald Quarter
- 66 of 66 sold in Hawker House (Sold Out)
- 67 of 68 sold in Darter Apartments
- 44 of 50 sold in Amber Apartments
- 75 of 108 sold in Emperor Point



## **8. COMMUNITY**

- MHDT will lead delivering the local events, with creative inputs from the other Partners (WDCO, BH, LBH, & NHG).
- The programme of events for 2025 is as follows:
  - Fun Day (July 2025)
  - Hidden River Festival (September 2025)
  - Winter Fest (Late November 2025).
- Please see the MHDT update for further information.
- Separately Berkeley Homes will also be putting on the Summer Screenings in June 2025.